

Public Meeting

November 16, 2016

The Provincetown Historic District Commission will hold a Work Session at 3:30 P.M. and a Public Hearing at 4:00 P.M. on Wednesday, November 16, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session

a) Update on potential violations reported to the Building Commissioner.

b) Determinations as to whether the applications below involve any Exterior Architectural Features within the jurisdiction of the Commission; Administrative Reviews to be placed on the Special Meeting agenda below; Full Reviews to be placed on the December 7th agenda or, if previously advertised, on the regular Public Hearing agenda below:

- i. [8 W. Vine St.](#) – To erect a red cedar fence between two properties;
- ii. [148 Commercial St., #3](#) – To replace a garage door;
- iii. [259 Commercial St., #1](#) – To replace 27 windows;
- iv. [15 Center St.](#) – To replace shingles in kind on a lower gambrel roof and replace the front face trim in kind on 12 windows;
- v. [535 Commercial St.](#) – To replace west wall of structure with red cedar shingles.
- vi. [12A Pleasant St.](#) – To install new windows and a door, including trim, in kind;
- vii. [258 Bradford St.](#) – To strip and re-shingle a roof;
- viii. [24 Pearl St.](#) – To replace all windows in kind and replace rear exterior staircase;
- ix. [15 Winthrop St.](#) – To replace three south-facing exterior doors with $\frac{3}{4}$ light doors;
- x. [15 Alden St.](#) – To replace a front fence in kind; and
- xi. [192-194 Commercial St.](#) – To replace two bay windows, two third floor windows and alter stair rail systems to retail spaces on the south elevation; to add a cedar fence, a wooden second and third floor egress staircase, second and third floor doors and a third floor dormer and to replace second floor windows on the east elevation; and to replace third floor windows on the north elevation.
- xii. [348 Commercial St.](#) – To reduce the height of a fence and repair and replace rotted posts, remove pickets and cap with pressure-treated wood;
- xiii. [637 Commercial St.](#) – To remove and replace windows, siding and rotted trim on the front of a structure;
- xiv. [23 Commercial St.](#) – To remove and replace existing windows and door on the front of a structure;
- xv. [539 Commercial St.](#) – To remove and replace windows and siding;
- xvi. [422 Commercial St.](#) – To replace 18 double-hung windows and a casement window in kind;
- xvii. [22 Bradford St.](#) – To remove and replace roofing shingles;
- xviii. [157 Commercial St.](#) – To re-shingle a structure;
- xix. [9-11 Commercial St.](#) – To remove and replace 6 windows in kind in the rear of the structure;
- xx. [382 Commercial St.](#) – To rebuild an overhang on the front of a structure;
- xxi. [177 Commercial St.](#) – To replace siding in kind;
- xxii. [11 Tremont St.](#) – To demolish a portion of an addition and to replace a deficient foundation with a crawl space;
- xxiii. [634 Commercial St.](#) – To remove and replace roofing shingles.
- xxiv. [194 Bradford St.](#) – To remove and replace an existing deck;
- xxv. [157 Commercial St.](#) – To replace an exterior staircase on a north elevation; and
- xxvi. [3 Court St.](#) – To remove and replace 20 windows.

c) Appoint a subcommittee to act on, at the Special Meeting posted to take place after this public meeting, those agenda items from (b) above that were determined to require Administrative Review.

- d) **Review and approval of Minutes of the meetings of January 20** (needs signature), [March 2](#), [May 18](#), [June 15](#) and [July 6, 2016](#), July 20, August 3, September 7, September 21, October 5 and October 19, 2016.

2. Public Hearings

- a) [Case #FY17-033](#) (continued from the meeting of October 19)
Application by **Regina Binder**, on behalf of **Cynthia Binder**, requesting to modify an approved plan for a cottage addition to comply with FEMA building requirements and with State Building Code requirements for ridge height and knee walls to the structure at the property located at **242 Bradford Street**.
- b) [Case #FY17-049](#) (request to withdraw without prejudice)
Application by **Ted Smith, Architect, LLC**, on behalf of **Tom Tannariello**, requesting to add a full second story to a half-story structure and to reconfigure and relocate doors and windows on all elevations of the structure located at **12 Cudworth Street**.
- c) [Case #FY17-055](#) (continued from the meeting of October 19)
Application by **William N. Rogers, II**, on behalf of **Russell Davies**, requesting to add a 20' by 22' second floor addition extending over an existing northwest first floor wall that includes a cantilevered deck on the southwest elevation of the structure located at **23 Winthrop Street, #E5**.
- d) [Case #FY17-060](#)
Application by **Jeffrey Mulliken & Elbert Ruff** requesting to extend a roofline with a new 12/12 pitch and add new shed dormers on the main structure and to add a half story and a recessed one-story connector to the main structure on a cottage at the property located at **34A Pearl Street**.
- e) [Case #FY17-065](#) (continued from the meeting of October 19)
Application by **Ron Kollen** requesting to replace an existing 6' by 8' shed with a 10' by 12' shed at the property located at **572 Commercial Street**.
- f) [Case #FY17-069](#)
Application by **Deborah Paine, Inc.**, on behalf of **Reuben Reynolds & William Casey** requesting to move a front door on the south elevation approximately 18-24" to the west to align with a window and chimney above on the structure located at **3 Court Street**.
- g) [Case #FY17-078](#)
Application by **Tom Thompson**, on behalf of **Clyde Mellert**, to replace a previously-approved skylight with a larger unit on the north elevation at the property located at **389 Commercial Street**.
- h) [Case #FY17-082](#)
Application by **Don DiRocco/Hammer Architects**, on behalf of **Frank Pantano** requesting to add a 126 sq. ft. single-story addition and two roof dormers to an existing two-story structure, to replace existing aluminum siding with red cedar clapboards and to add a new red cedar-shingled roof on the structure at the property located at **11 Bradford Street**.
- i) [Case #FY17-085](#)
Application by **Philip Scholl & Scott Powell** requesting to replace two bay windows, two third floor windows and alter stair rail systems to retail spaces on the south elevation; to add a cedar fence, a wooden second and third floor egress staircase, second and third floor doors and a third floor dormer and to replace second floor windows on the east elevation; and to replace third floor windows on the north elevation of the structure at the property located at **192-194 Commercial Street**.

4. Any other business that shall properly come before the Commission

Thomas Biggert, Chairman

Posted by the Town Clerk www.provincetown-ma.gov, 11/10/16 4:10 pm dv

REVISED: 11/14/16 8:55 am dv