

# Public Meeting

December 7, 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, December 7, 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; with Full Reviews to be placed on the December 21<sup>st</sup> agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

- i. [437 Commercial St.](#) – To replace existing windows on the west side of the structure in kind;
- ii. [293 Commercial St.](#) – To replace rotted trim on east and west elevation of building;
- iii. [198 Bradford St.](#) - To re-roof a shed dormer and repair existing trim;
- iv. [7 Central St.](#) – To strip and replace 6 square of clapboard shingles;
- v. [73 Commercial St.](#) – To replace two asphalt roofs, one double-hung window and one entry door in kind;
- vi. [6 Conwell St.](#) – To replace shingles on the east side of the structure;
- vii. [307 Bradford St.](#) – To replace a damaged fence;
- viii. [93 Commercial St., #4](#) – To strip and replace white cedar shingles and 4 square of roof area;
- ix. [12 Commercial St., #15](#) – To install 4 glider windows and 1 window on each side of the structure in kind;
- x. [18 Standish St., #A](#) - To replace 4 windows in kind;
- xi. [378 Commercial St.](#) – To replace 2 double-hung windows and 2 slider windows in kind;
- xii. [82 Commercial St.](#) – To modify an existing picket fence and to replace it along two sides of the property with a solid board privacy fence;
- xiii. [465 Commercial St., #A&B](#) – To replace a window and re-shingle on the south side of structure;
- xiv. [4A Conway St., #1](#) – To remove and replace roofing and shingling in kind;
- xv. [51 Commercial St., Front](#) – To renovate an existing structure, including removing all existing windows, replacing shingled siding, constructing an addition on the south elevation, and adding a PV solar panel array on the southwest roof elevation;
- xvi. [51 Commercial St., Rear](#) – To renovate an existing structure, including removing all existing windows, a second floor deck and an exterior stairway, replacing shingled siding and an existing concrete block foundation with a poured concrete foundation with a brick façade, constructing a 14' 10" by 11' addition on the north elevation and adding a PV solar panel array on the southwest roof elevation, and to re-locate the structure approximately 18' to the north and elevate it 18" pursuant to FEMA regulations;
- xvii. [4 W. Vine St.](#) - To construct two pergolas, a picket fence mounted on a perimeter curb-wall, a raised terrace with fieldstone pavers, a palletized wood deck, a 4' high trash enclosure and a 6' privacy fence;
- xviii. [300A Commercial St.](#) –To add a rear shed dormer and a 5' by 10' second floor addition over an existing first floor bump-out;
- xix. [52 Point St.](#) – To extend an existing deck on the southwest elevation by 7.5' and construct a shower enclosure underneath and to replace existing glass panels on a deck with stainless steel cables;
- xx. [307 Bradford St.](#) – To construct new dormers on the east and west elevations and a 4' addition on the south elevation of a structure;
- xxi. [579 Commercial St.](#) – To demolish and rebuild a new elevated structure pursuant to FEMA regulations ;

- xxii. [152 Commercial St.](#) – To erect stockade fences on the property; and
- xxiii. [132 Bradford St.](#) – To redevelop and upgrade an existing site, including renovating and changing the use of an existing building from a souvenir shop to a CVS pharmacy and landscaping improvements.

c) **Review and approval of Minutes:** July 6, July 20, August 3, September 7, September 21, October 5 and November 16, 2016.

## 2. Public Hearings

- a) [Case #FY17-033](#) *(continued from the meeting of November 16)*  
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 #FY17-055](#) *(continued from the meeting of November 16)*  
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**.
- c) [Case #FY17-060](#) *(continued from the meeting of November 16)*  
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**.
- d) [Case #FY17-87](#)  
Application by **Sylvia D. Robinson** requesting to remove and replace an existing deck on the south elevation of the property located at **194 Bradford Street**.
- e) [Case #FY17-097](#)  
Application by **Christopher Barry**, on behalf of **Tonny Wong**, requesting to demolish the upper portion of a structure under Building Permit #BLD-17-000472 and requesting a determination by the Historic District Commission that said demolition will not be detrimental to the historic, architectural or cultural heritage of the Town as set forth under General Bylaws Chapter 11, Section 11-1-5, Demolition Delay Permit, at the property located at **30 Mechanic Street**.
- f) [Case #FY17-101](#)  
Application by **Kevin O'Shea** requesting to replace an exterior staircase on the north elevation at the property located at **157 Commercial Street**.
- g) [Case #FY17-105](#)  
Application by **Cape Associates, Inc.**, on behalf of **Michael Buzel**, requesting to partially demolish an addition and replace a foundation with a crawl space on the structure located at **11 Tremont Street**.

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

Thomas Biggert, Chairman

Posted by the Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 12/2/16 10:35 am dv