

Public Meeting

February 7, 2018

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, February 7, 2018, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

1. Work Session: VOTES MAY BE TAKEN

- a) **Update on potential violations reported to the Building Commissioner.**
- b) **Determination 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 Public Hearing agenda on the February 21, 2018 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
 - i) [472 Commercial St.](#) – To re-roof;
 - ii) [18 Pearl St.](#) – To re-roof;
 - iii) [495 Commercial St., U10](#) – To replace a door and window in kind;
 - iv) [491 Commercial St., U6](#) – To replace a door in kind;
 - v) [277 Commercial St.](#) – To re-side;
 - vi) [7 Cook St.](#) – To replace a slider in kind;
 - vii) [3 Standish St.](#) – To re-roof;
 - viii) [49 Bradford St., #5 & 6](#) – To re-roof;
 - ix) [192 Bradford St.](#) – To replace windows in kind;
 - x) [381-383 Commercial St.](#) – To re-roof;
 - xi) [47 Commercial St., UC](#) – To replace windows in kind and re-roof;
 - xii) [331 Commercial St.](#) – To replace siding, windows and roof in kind.
 - xiii) [9 Arch St.](#) – To add a dormer on the east elevation and remove, relocate and install window in various locations and install new siding and trim to match existing;
 - xiv) [5 Brewster St.](#) – To install a new entry door;
 - xv) [26 Bradford St.](#) – To reconfigure and rebuild portions of a roof and roof deck and convert a one-story structure in the rear of the property into a two-story structure;
 - xvi) [466 Commercial St.](#) – To repair and replace siding, trim, windows and doors as needed and install a new foundation on the back 17' of the structure;
 - xvii) [535 Commercial St., #7 U9](#) – To replace 4 awning windows with 4 double-hung windows;
 - xviii) [348 Commercial St.](#) – To construct a one-room detached accessory structure;
 - xix) [3 Atkins Lane](#) – To change a screened porch to an all season sunroom and add shed dormers on the east and west elevations of the structure; and
 - xx) [225 Commercial St.](#) – To decrease the size of a deck on the south elevation and replace railings and move an exterior stairway on the west elevation to the south elevation.
- c) **Review and approval of Minutes:** June 1, July 20, August 3, September 21, October 5, 2016, February 1, February 15 and April 19, April 26, May 3, May 17, June 7, June 21, July 5, July 19, August 2, 2017, January 3 and January 24, 2018.

2. Public Comments: On any matter not on the agenda below

(Public Hearing continued on next page)

3. Public Hearings: VOTES MAY BE TAKEN

- a) [HDC 17-130](#) (continued from the meeting of January 24th)
To extend a previously issued Certificate of Appropriateness for TMC New England, LLC's project at the property located at **132 Bradford St.**
- b) [HDC 18-056](#) (continued to the meeting of February 21st)
Application by **Don DiRocco, of Hammer Architects**, on behalf of **Jay Anderson**, requesting to demolish an existing three-story structure and construct a new two-story structure on the south elevation of the property located at **53 Commercial Street, Rear.**
- c) [HDC 18-107](#) (continued to the meeting of February 21st)
Application by **KA Bazarian**, on behalf of **509 Commercial Street, LLC**, requesting to raise a structure 9' to meet FEMA regulations, to remove and replace a deck and enclose the area beneath it on the south elevation and to construct a stairway for egress on the west elevation on the property located at **509 Commercial Street.**
- d) [HDC 18-119](#) (postponed to the meeting of February 21st)
Application by **Peter Grosso**, on behalf of **Frederick Schulenburg**, requesting to re-shingle a structure located on the property at **349 Commercial Street, UA.**
- e) [HDC 18-141](#) (continued from the meeting of January 24th)
Application by **Peter Grosso**, on behalf of **Joseph Haley**, requesting to install a second egress door and replace a window on the structure located at **214A Commercial Street.**
- f) [HDC 18-153](#)
Application by **Peters Property Management**, on behalf of **The Willows Condominium**, requesting to replace doors and windows on the structures located at **25 Tremont Street, Units D1, F1 & A2.**
- g) [HDC 18-154](#)
Application by **Andrew Lindera**, on behalf of **Ed & Dottie Freitas**, to remove an octagonal window on the front gable and replace it with a fixed rectangular window, similar to other windows on the structure located at **8A Commercial St., U4.**
- h) [HDC 18-155](#)
Application by **KA Bazarian Construction**, on behalf of **Joanne Cancro & Charlene Allen**, requesting to expand a deck on the south elevation, replace a door and window with a 6' slider, remove a half-round window and replace it with a transom above, and add a transom to a window on the right side of, a slider and add two skylights to the west side roof on the structure located at **8D Commercial Street, UA.**
- i) [HDC 18-156](#)
Application by **Tom Thompson**, on behalf of **Premier Inns, LLC**, requesting to remove and reconstruct existing roof decks and egress stairs, construct a small side stoop and replace existing side stoop railings on the structure located at **166 Commercial Street.**
- j) [HDC 18-157](#)
Application by **Laurie Delmolino** requesting to install 20 solar panels on the east and west rear and south-facing roof of the structure located at **84 Commercial Street.**

(Public Hearings continued on next page)

- k) [HDC 18-159](#)
Application by **Steven H. Cook**, on behalf of **Matthew Metivier and Ricardo Gessa Abreus**, requesting to remove and rebuild a section of a structure on the south elevation, to construct a new addition on the east elevation, to remove hip dormers and add shed dormers on the east and west elevations, to remove and replace a deck on the east elevation, and to add new windows, doors and siding on the property located at **7 Bradford Street**.

- l) [HDC 18-160](#)
Application by **Steven H. Cook**, on behalf of **Matthew Metivier and Ricardo Gessa Abreus**, requesting to demolish a cottage subsequent to 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 **7 Bradford Street**.

- m) [HDC 18-161](#)
Application by **Ted Smith, Architect, LLC**, on behalf of **Karl Broussard**, requesting to demolish a structure subsequent to 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 **57A Pleasant Street**.

4. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

- a) **HDC 17-085 & 17-181: 192-194 Commercial St.;**
- b) **HDC 17-124 & HDC 17-185: 82 Commercial St.;**
- c) **HDC 17-127: 307 Commercial St.;**
- d) **HDC 17-146: 355 Commercial St.;**
- e) **HDC 17-150: 535 Commercial St.;**
- f) **HDC 17-177: 309 Commercial St.;**
- g) **HDC 17-217 & 18-029: 3 Cudworth St.;**
- h) **HDC 17-281: 16 Prince St.;**
- i) **HDC 17-294: 48½ Bradford St.;**
- j) **HDC 18-039: 104A Bradford St.;**
- k) **HDC 18-054: 105 Commercial St.;**
- l) **HDC 18-055: 51 Commercial St., Shack;**
- m) **HDC 18-064: 403 Commercial St.;**

Any other business that shall properly come before the Commission:

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

Thomas Biggert, Chairman

Posted by the Assistant Town Clerk www.provincetown-ma.gov 02/02/2018 8:55 am AR
Reposted 02/05/2018 3:40 pm AR