Historic District Commission

Public Meeting
December 21, 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 21, 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) **Meet with applicant regarding deviation of approved plans at 29 Alden Street**

c) **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 January 4, 2017 agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

i. 192-194 Commercial St. – To install 3 steel doors in previously approved openings;
ii. 553 Commercial St., Unit A – To replace 3 windows; 2 in kind and 1 in a slightly larger opening;
iii. 2 Daggett Lane - To replace 2 skylights in kind;
iv. 611 Commercial St. – To replace 11 windows in kind;
v. 25 Bangs St., #2 – To replace 9 windows and 2 sliders in kind and wood with ipe decking;
vi. 277 Commercial St. – To replace 4 exterior doors in kind;
vii. 384 Commercial St. – To replace rotted siding and plywood doors with new wooden doors;
viii. 6 Lovett's Court – To replace front steps and railing in kind.
ix. 23 Watson's Court – To replace existing wood window sashes in kind, remove and replace a small room on the rear of the structure and relocate a shed on the property;
x. 153 Commercial St., #1- To install 2 new windows;
xi. 14 Standish St. – To replace all windows and siding and to add 2 new windows; and
xii. 12 Cudworth St. – To add 2 dormers, a farmer's porch, continue a ridge over a flat roof section, raise a ridge by 3' and replace all doors, window, roofing and siding.

d) **Review and approval of Minutes:** July 20, August 3, September 7**,** September 21, October 5 and December 7, 2016.

2. Public Hearings

a) **Case #FY17-080**
Application by **Russ Crosby** on behalf of **Charles Westcott**, requesting to remove and replace a shrub wall with a cedar wood fence on the property located at **6-8 W. Vine Street.**

b) **Case #FY17-107**
Application by **Don DiRocco, Hammer Architects,** on behalf of **Jay Anderson,** requesting to renovate an existing structure, including the removal of all existing windows, shingled siding, and an addition on the south elevation, and to add a PV solar panel array on the southwest roof elevation of the structure located at **51 Commercial Street, Front .**

c) **Case #FY17-108**
Application by **Don DiRocco, Hammer Architects,** on behalf of **Jay Anderson,** requesting to renovate an existing structure, including the removal of all existing windows, shingled siding, a second floor deck and an exterior stairway, to replace an existing concrete block foundation with a poured concrete foundation with a brick façade, to construct a 14' 10" by 11' addition on the north elevation, to add 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 at the property located at **51 Commercial Street, Rear.**

d) **Case #FY17-112**
Application by **David Berarducci,** on behalf of **James McGuire,** requesting 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 in the rear yard at the property located at **4 W. Vine Street.**

e) **Case #FY17-118**
Application by **Tom Boland & Jim Farley** requesting to demolish a structure under Building Permit #BLD-17-000528 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 **7 Duncan Lane.**

f) **Case #FY17-123**
Application by **Alan R. Cabral, ARC Designs, LLC,** on behalf of **David Kubayko & Chip Holtz,** requesting to add a rear shed dormer with four new windows and a 5' by 10' second floor addition over an existing first floor bump-out with two new windows on the structure located at **300A Commercial Street.**

g) **Case #FY17-126**
Application by **KA Bazarian Construction,** on behalf of **RBA Flyer's, LLC,** requesting 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 the deck with stainless cables on the structure located at **52 Point Street.**

h) **Case #FY17-127**
Application by **Tom Thompson,** on behalf of **Hal Z. Katzen,** requesting to construct new dormers on the east and west elevations and a 4' addition on the south elevation of the structure located at **307 Bradford Street.**

i) **Case #FY17-128**
Application by **Joseph T. Realmuto** requesting to demolish and rebuild a new elevated structure pursuant to FEMA regulations, including the addition of solar panels on the south, east and west roof elevations of the new structure located at **579 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, 12/16/16 10:35 am dv