



Historic District Commission

Meeting Agenda

The Provincetown Historic District Commission will hold a Public Meeting on Wednesday, July 6, 2022 at 3:30 P.M. in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

Pursuant to Chapter 20 of the Acts of 2021, this meeting/hearing will be conducted **in person** and as a courtesy via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law.

Joining the Meeting: [Click here to join the meeting](#)

Microsoft Teams: Join on your computer or mobile app

Phone: Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 342 763 426#

To Participate during public comment:

- Teams: Raise hand to be called on to speak; or
- Phone: Speak name clearly to be called on to speak.

Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (*6 to mute & unmute your phone);
- Do not use speakerphone, Bluetooth devices (speakers or headphones); and
- Mute all background noises, including PTV, television or computer and use only phone audio.

Agenda item may be taken out of order and votes may be taken on any of the agenda items below.

The meeting will end at 7:00 P.M. Any application not heard will be postponed or continued until the next scheduled meeting.

1. 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 July 20, 2022 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

VOTES MAY BE TAKEN:

- i) [70 Bradford St.](#) – To replace and add to a fence;

- ii) [3 Atkins Ln.](#) – To install solar panels;
- iii) [213 Bradford St.](#) – To replace 3 windows in kind;
- iv) [90 Bradford St.](#) – To replace windows in kind;
- v) [19 Pearl St.](#) – To replace a fence;
- vi) [6 Webster Pl.](#) – To replace 19 windows in kind;
- vii) [16 Point St. U4](#) – To replace 14 windows;
- viii) [15 Bradford St.](#) – To renovate a structure, including replacing and reconfiguring windows, replacing doors, replacing a fence, relocating a shed, removing 2 chimneys, lifting a gable roof, and adding a cross-gable extension and a new dormer;
- ix) [154 Commercial St., U3](#) – To add a shed dormer, skylights, a parapet, and a roof deck, and to replace a window;
- x) [12 Winthrop St.](#) – To add a dormer, to replace a porch with a new deck, to replace siding, roofing, trim, a fence and railings, and to add French doors;
- xi) [501 Commercial St.](#) – To repair an existing a cast-in-place concrete structure and masonry infill, and to replace a roof, and all windows, doors, and metal railings.

2. **Any other business that shall properly come before the Commission:**

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

4. **Full Hearings:**

a. [HDC 21-242](#) *(continued to the meeting of July 20th)*

Application by **Brian Alexander**, on behalf of **James A. Green et al.**, requesting to install new windows on the northeast corner sleeping porch on the structure located at **592 Commercial Street.**

b. [HDC 22-11](#) *(continued to the meeting of September 7th)*

Application by **Brian Calhoon**, on behalf of **Rainbow Connection Realty, LLC**, requesting to replace balconies on the south facade and to reconstruct the west facade decks, balconies, and stairwell to include a lift so that the first floor becomes more accessible on the structure located at **174 Commercial Street.**

c. [HDC 22-81](#) *(continued from the meeting of June 15th)*

Application by **Mark Kinnane**, on behalf of **Dean Landy et al.**, requesting to construct a two-story addition on the structure located at **4 Miller Hill Road, U8.**

d. [HDC 22-100](#) *(continued from the meeting of June 15th)*

Application by **Ted Smith**, on behalf of **Bowman Morrison Family Holding Trust**, requesting to lift and renovate a structure, including adding dormers and expanding an existing dormer on the south elevation, adding a one-story addition on the west elevation, adding a new entry star on the northwest corner, and reconfiguring an existing egress stair and deck on the northeast corner on the property located at **5 Tremont Street.**

- e. [HDC 22-103](#) *(continued from the meeting of June 15th)*
Application by **Ted Smith**, on behalf of **Trevor's Trails II, LLC**, requesting to demolish and rebuild an existing two-family residential structure on the property located at **7 Snow Street**.
- f. [HDC 22-111](#)
Application by **Robert Williams** requesting to replace and add to a fence on the property located at **11 Bradford Street**.
- g. [HDC 22-112](#) *(continued from the meeting of June 15th)*
Application by **Michael Bellante** requesting to replace rotten siding and trim board, a cedar roof, existing gutters with copper gutters, all windows, back deck boards and railings, front and side stairs with brick and bluestone stairs, wooden shutters, and a front fence with a Bostonian picket fence, to add brick veneer to a new foundation and a dormer on the west elevation, and to extend an east elevation dormer on the property located at **49 Commercial Street**.
- h. [HDC 22-119](#)
Application by **Cass Benson** requesting to replace an aluminum railing with wooden railings on the property located at **6 Johnson Street**.
- i. [HDC 22-122](#) *(postponed to the meeting of August 3rd)*
Application by **Bradford Walker**, on behalf of **Brian Orter et vir.**, requesting to renovate a structure, including lifting the lower floor level by 2.5', replacing all windows in kind, adding a rear extension on the southeast elevation, replacing a roof deck and adding a steel and cable rail system, and rebuilding and shifting a cross-gable extension northward on the property located at **119 Commercial Street**.
- j. [HDC 22-128](#) *(continued from the meeting of June 15th)*
Application by **Ted Smith**, on behalf of **The Gift Box, Inc.**, requesting to add a second story to an existing single-story commercial street-side structure on the property located at **397 Commercial Street**.
- k. [HDC 22-129](#)
Application by **Scott Grady**, on behalf of the **Peter John Petas Living Trust, Peter John Petas, Trustee**, requesting to reconfigure interior and exterior living spaces, including re-installing existing windows, replacing white cedar shingles, and installing Azek window, fascia, and eave trim, a black rubber membrane roof, and mahogany decking and railings on the structure located at **463 Commercial Street**.
- l. [HDC 22-131](#)
Application by **Paul DiTacchio** requesting to construct a one-story addition and add a rubber roof on the structure located at **4 Atlantic Avenue**.

m. [HDC 22-134](#)

Application by **Robert Williams** requesting to build a 36" high masonry structure on an existing patio on the property located at **11 Bradford Street**.

n. [HDC 22-135](#)

Application by **Krasimir Kirov**, on behalf of **Jeffrey Stewart-Morales et vir.**, requesting to replace a front door on the structure located at **368 Commercial Street, UE**.

o. [HDC 22-136](#)

Application by **Sean Curran**, on behalf of **Ptown Place, LLC**, requesting to re-build an existing landscape wall and to add a bluestone top cap to an existing concrete retaining wall on the property located at **16 Bradford Street**.

p. [HDC 22-137](#)

Application by **Ted Smith**, on behalf of **Frederick H. Schulenburg Trust, Frederick H. Schulenburg, Trustee**, requesting to replace windows and doors on the structure located at **350 Commercial Street**.

q. [HDC 22-139](#)

Application by **Doug Dolezal**, on behalf of **Thomas G. Myers et al.**, requesting to demolish 2 structures on a parcel, divide the parcel into 2 Lots (A and B), and construct 5 new dwelling units on Lot A and a two-family structure on Lot B on the property located at **27 Winthrop Street**.

5. **Review and approval of Minutes:** June 1, July 20, August 3, 2016, May 18, and June 1 and 15, 2022.

6. **Deliberations on Pending Decisions: VOTES MAY BE TAKEN**

Submitted By: Laurie Delmolino, Chair

Posted By: Town Hall, www.provincetown-ma.gov; 07/01/2022, 9:40 am AR