



## Historic District Commission

# Meeting Agenda

The Provincetown Historic District Commission will hold a Work Session at 3:30 P.M. followed by a Public Meeting at 4:00 P.M. on Wednesday, October 4, 2023 in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

Pursuant to Chapter 2 of the Acts of 2023, 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: 961 900 052#

**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 items 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 a subsequent scheduled meeting.**

1. Board Training with Elizabeth Paine
2. 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 November 15, 2023 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

## VOTES MAY BE TAKEN:

- i) [26 Tremont St.](#) (*postponed from the meeting of September 20<sup>th</sup>*) – To remove and replace white cedar shingles on a north elevation, an old deck, 3 windows on the first floor, and 4 windows on a second floor;
  - ii) [359 Commercial St., U4](#) – To replace a window;
  - iii) [72 Commercial St.](#) – To replace 4 bay and 1 attic window;
  - iv) [198 Commercial St.](#) – To renew HDC 21-194;
  - v) [353 Commercial St.](#) - Remove and replace of old door, window, framing and sheathing and make and install a new window;
  - vi) [665 Commercial St.](#) – To replace 18 windows in kind;
  - vii) [137 Commercial St.](#) -To replace decking and railings on the upper rear deck, the decking on the lower rear deck, and roofing and siding, with rotten trim boards replaced when needed;
  - viii) [291 Bradford St.](#) – To add a porch and overhang in the front, replace all windows, siding, trim, the front door, a garage door, and to construct new deck and stairs on the rear of a structure;
  - ix) [7 Bradford St.](#) – To add a shed;
  - x) [34 Alden St.](#) – To replace a hedge with a picket fence;
  - xi) [535-537 Commercial St.](#) – To replace a chimney;
  - xii) [3 Carver Ct.](#) - To renovate a structure; including removal and replacement of exterior windows, siding, roofing, doors, decks, stairs and railings, to relocate windows, to remove all skylights and replace with dormers, to replace a failed retaining wall and add an in-ground spa; and
  - xiii) [551 Commercial St.](#) – To replace leaking windows.
3. **Any Other Business That Shall Properly Come Before the Commission:**  
Discussion re 624 Commercial Street project with Jay Abbiuso.
  4. **Public Comments:** On any matter not on the agenda below.
  5. **Full Hearings:**
    - a) [HDC 23-163](#) (*continued from to the meeting of September 20<sup>th</sup>*)  
Application by **Ginny Binder**, on behalf of **73 Commercial Street, LLC**, requesting to raise a building by 4' 7" and move it 2' 5" to the south, to remove an exterior stair on the west elevation, to add new windows on the southwest corner, new wood railings and an egress stairway on the north and west elevations, cable railings with wood handrails on 3 decks, and a new deck access stairway on the south elevation, and to replace a brick chimney in kind on the property located at **73 Commercial Street**.
    - b) [HDC 23-171](#) (*postponed from the meeting of September 6<sup>th</sup>*)  
Application by **Bradford Walker**, on behalf of **21 Commercial Street, LLC**, requesting to demolish, rebuild, and raise a structure 5.5' higher than the existing lowest floorboard on the property located at **21 Commercial Street (Residential 1 Zone)**.

c) [HDC 23-172](#) (continued from the meeting of September 20<sup>th</sup>)

Application by **Rob Madry** requesting to construct a covered porch and sunroom on the east elevation, a new entry hall to the second floor on the north elevation, and a two-story addition on the west elevation, and to replace existing exterior doors and windows on the structure located at **26 Bangs Street**.

d) [HDC 23-176](#) (continued from the meeting of September 20<sup>th</sup>)

Application by **Ted Smith**, on behalf of **Richard B. Higgins**, requesting to renovate, including adding a one-story sunroom, a new covered porch on the south elevation, a new deck and trellis on the north elevation, replacing windows, and re-siding on the structure located at **554 Commercial Street**.

e) [HDC 23-213](#)

Application by **Doug Dolezal**, on behalf of **Thomas G. Myers et al.**, requesting to add a fence and to modify locations for two windows and one door on the side elevations of the structure on the property located at **27 Winthrop Street**.

## 6. Review and Approval of Minutes

## 7. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

Submitted By: John Dowd, Chair

Posted By: Town Hall, [www.provincetown-ma.gov](http://www.provincetown-ma.gov); 09/29/2023, 8:40 am AR