



Historic District Commission

Minutes

The Provincetown Historic District Commission Public Meeting of Wednesday, June 16, 2021; Work Session held at 3:30 PM, followed by Public Hearing at 4:00 PM, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

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Members present: Laurie Delmolino (LD) Chair, Historical Commission Rep.; John Dowd (JD) Vice Chair, PGB Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Michela Murphy (MM); Anthony Iannacci (AI), Alternate.

Excused absence: Christopher Mathieson (CM), PAAM Rep.

Staff present: Anne Howard (AH), Building Commissioner.

LD called the meeting to order at 3:36pm, then turned the meeting over to AH who read the rules governing Public Meeting protocols under current State guidelines regarding the pandemic.

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

Work Session

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 July 7, 2021 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

LD made a motion to consider the following as Administrative Review: i) [162 Bradford St.](#); ii) [133 Bradford St.](#); iii) [105 Commercial St., U1](#); iv) [29 Tremont St.](#); vi) [18 Pleasant St., U3](#). And the following as Full Review to be heard at a future meeting: v) [193 Bradford St.](#); vii) [427 Commercial St.](#); viii) [19 West Vine St.](#); ix) [16 Winslow St., U5](#). MM seconded the motion and it passed, 4-0-0; MM, JD, HS, LD.

- i) [162 Bradford St.](#) – To replace 2 windows in kind.

No one presented.

LD noted wood but not as original to the building. AH said her preference is for wood, although as a lot of other replacement windows are not, she could be fine with it. MM and AI concurred.

LD made a motion to approve as presented. MM seconded the motion and it passed, 3-0-0; MM, HS, LD.

HS asked for legible signatures. AH said it would be helpful to add the condition that the trim be wood for all cases unless otherwise indicated. LD suggested squeezing this condition onto the application template. HS said she would mention it to the Town Planner.

- ii) [133 Bradford St.](#) – To replace 3 skylights in kind.

No one presented.

AH noted an active leak situation; said applicant seeks more ventilation upstairs, same size, same opening, same location.

LD made a motion to approve as presented. MM seconded the motion and it passed, 3-0-0; MM, HS, LD.

- iii) [105 Commercial St., U1](#) – To replace 5 windows in kind.

No one presented.

AH said the building was built in 1984-85 as a two-family up and down; subject of several applications for front or rear; recently addressing a half-moon window on the second floor; Anderson casement windows; this application indicates first floor only. HS requested close-ups of windows along with orientation photos that are representative of the work proposed.

LD made a motion to approve as presented. HS seconded the motion and it passed, 3-0-0; HS, AI, LD.

- iv) [29 Tremont St.](#) – To replace windows in kind.

No one presented.

AH said the property came before the HDC in 2013 and 2014; windows not in the budget at that time for the renovation, have now come up for replacement and approval.

LD asked for more information per the other window and whether American Craftsman or Anderson was installed. LD tabled the application pending files to be retrieved.

[NOTE: continued to later in the meeting.]

AH reported that the windows were Anderson 400 series; no indication of simulated divided light

LD made a motion to continue the decision to the meeting of July 7, 2021 awaiting more information on the window composition. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

- vi) [18 Pleasant St., U3](#) – To replace 2 windows and a rear entry door.

No one presented.

LD noted no visibility.

LD made a motion to approve as presented. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

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

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

LD made a motion to move Any Other Business and Public Comments to the end of the ending. MM seconded the motion and it passed, 4-0-0; MM, HS, AI, LD.

LD asked of the status of [25 Montello](#), which had previously been pushed to a Full Review.

Public Hearing: VOTES MAY BE TAKEN

4. Full Hearings:

- a) [HDC 21-14](#) (continued from the meeting of June 2nd)

Application by Nancy Lockwood requesting to enclose a porch and add a second story with a roof deck on the structure located at **1 Holway Avenue, U1A**.

LD made a motion to continue to the meeting of July 7, 2021. JD seconded the motion and it passed 5-0-0; JD, HS, MM, AI, LD.

AH said she would look into a time waiver request.

- b) [HDC 21-84](#) (continued from the meeting of June 2nd)

Application by **Christine Bezio**, on behalf of **Jeffrey Lick** and **Stephen McCarthy**, requesting to replace existing second and third floor decks, handrails, posts, and balusters on the structure located at **607 Commercial Street, Unit 3**.

Bill Woodward of Cape Associates presented.

LD noted removal of Juliet balcony and removal/alteration of railings. Mr. Woodward said an intermediate picket is to be added on the 3rd floor deck; three posts with a thin piece of stainless steel in between to stabilize the cable.

HS said she would approve. MM said she would abstain. JD questioned why the spacing would not be the same throughout the system. LD asked if the metal pickets could

be wood. Mr. Woodward said they are maybe an inch in diameter and that this request would require all the posts to be reconstructed for uniformity. AI said he was okay with it.

LD made a motion to approve as presented based on plans A1, 6-9-21. HS seconded the motion and it passed, 4-0-1: HS, JD, AI, LD, in favor; MM abstained.

c) [HDC 21-105](#) (continued from the meeting of June 2nd)

Application by **Yuriy Litvinov**, on behalf of **Marissa Mathews**, requesting to replace 4 windows with a slider with stationary panels, construct 2 decks on the lower and upper level and add a patio door on the lower level of the structure located at **361B Commercial Street, U3**.

Yuriy Litvinov was not present when called on. New plans are dated June 11, 2021. LD recused herself. JD assumed the Chair.

MM made a motion to approve as presented with the condition that the balusters be captured balusters; window on second floor kept as is and center window be made a door; corner boards and trim be wood, per plans dated 6/11/21. HS seconded the motion and it passed, 4-0-0; MM, HS, AI, JD.

After the motion, Mt. Litvinov appeared at the meeting, related the owners' conditioned agreement to the HDC's requests to put windows in if the slider is approved.

MM made a motion to amend the previous motion of conditioned approval to accept as presented with the condition that the second door on the second floor be a slider and the side windows on the east elevation, top and bottom, are 2/1, full size historic windows as per the drawing; trim be wood and existing shutters removed. HS seconded the motion and it passed 4-0-0; MM, HS, JD, AI.

d) [HDC 21-109](#) (continued from the meeting of June 2nd)

Application by **Sean Curran** requesting to renovate a structure, including replacing windows and doors and an entrance stairway and landing, expanding an existing shed dormer, removing a roofline at the rear to create a roof deck with wood railings, and installing a decorative trellis structure and a new fence on the property located at **16 Bradford Street**.

Sean Curran presented; went through changes per elevation including south elevation: lowering shed dormers, reduced overhang over the dormers by half, cladding dormer cheek with cedar shake shingles; increased corner board trim; changed front entry steps for front approach only, changed to brick stairs with request for bluestone tread or top; removed side lights from front entry door which is changed to a Provincetown door; east elevation: roofing on shed dormer as regular asphalt shingles; corner board detailing on first floor much wider, removed spiral stair, moved roof of the bulkhead on the right to match the roof and cheeks of the shed dormers; foundation to be clad in brick face; rear or north elevation: shed dormers taken off main roof ridge, changed cladding of dormer cheeks to cedar shake shingles; clapboard not cedar shaker shingles on rear elevations; corner boards on first floor are now 6"; corner board detailing on shed dormer is 3"; reduced overhang of roof on shed dormers; moved spiral stair; second story Provincetown door, solid with two panels below; added new outdoor shower where spiral stair was; west elevation: roof of bulkhead cedar shakes, removed spiral stair and added outdoor shower; west elevation: roof of the bulkhead to the left is cedar shingles; removed spiral stair, adding outdoor shower, aligned trellis to align with trim at top, lowered shed dormers, shed dormer is asphalt; corner board detailing at 6"; window centered.

Mr. Curran related the owner's request to have sidelights on the main door.

No public comments or letters.

AI said it looked great but felt the shutters appeared a bit arbitrary. Mr. Curran said he felt the shutters were not architecturally appropriate to the building but are added at his client's request. JD said he felt the shutters should be replaced on the second floor of the

front façade if they were to be added to the first floor, not necessarily on the dormers; preferred entablature or trim over doorway be beefed up slightly more; said it otherwise all looked dynamite.

MM said the new design is more appropriate, but felt the dormer could be taken in a couple more inches; agreed with JD on the shutters; prefers the door without side lights; asked how others felt about removal of the chimney. Mr. Curran said the chimney is to be removed. JD noted the chimney as not historic. HS opted to eliminate all shutters. LD asked what the Board felt about the blue stone on the front brick stairs as not 1850s. JD said brick would be more appropriate but is fine with the blue stone as so much has been conceded.

LD made a motion to approve with the condition that the chimney be removed, everything be in wood, add a couple of inches in height to trim board above the door and no side-lights per the door. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD

e) [HDC 21-111](#) (*postponed from the meeting of June 2nd*)

Application by **David High** requesting to construct a porch 8' in depth on the front of the Greek Revival structure located at **36 Commercial Street**.

David High, Louis Shaw, Alan Cabral presented. Mr. High said the goal is to add a front porch that would be appropriate to the history and style of the home with removal of 1980s windows.

LD made a motion to extend the deadline of the Certificate of Appropriateness for one year. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

MM read a letter in support from abutters of 38-40 Commercial St., Gilbert Schulenberg and William H. Smith. Mr. High said there should be another letter on file in support from Nancy A. Meads.

Mr. High said that they brought the vertical recessed panels forward to the posts; and as they were less than 30" and didn't have the code requirement, they opted to forego railings; rubber roofing material to suit a low-pitch shed roof

AI said the front façade was given the highest priority in the initial build and is its best feature; noted the front door at the property as one of the finest in Town which people want to replicate and that he would hate to see it obstructed by a porch.

JD said that if a porch is to be allowed he would like to see it stipulated that it be 100% historically accurate – which the current design does not express.

MM said she agreed with AI on the beauty of the structure, questioned if turn posts might be more appropriate, to which AH remarked cannot be less than 6x6, the span to dictate the rafter and exterior band, engineered lumber in order to omit the two center posts, probably look to beef up two exterior posts. HS agreed with MM, hopes for a happy median.

LD said she agreed with AI in noting one of the most beautiful doors in the West end, but also wants the owners' to have their porch; asked if they've considered placing the porch on the right side, to which Mr. High cited set-backs that would make that not workable.

Alan Cabral, asked per number of columns, said that an 8" tapered round column would work with four. JD presented an image of columns key to a Greek Revival match, was not in favor of the shed, preferred a hip so banding wraps on three sides, identical; best with no hand rails; asked per a copper roof that turns green. LD said elevating the roof a couple of inches and angled down enough could achieve this aspect.

LD made a motion to continue the hearing to the meeting of July 7, 2021. MM seconded the motion and it passed, 4-0-0; MM, JD, AI, LD.

f) [HDC 21-112](#) (*continued from the meeting of June 2nd*)

Application by **Michael Castillo**, on behalf of **635 Commercial Street Realty Trust**, requesting to replace windows with sliders on the structure located at **635 Commercial Street**.

No one presented. LD noted no new plans on file; recused herself.

JD made a motion to continue the decision to the next meeting. MM seconded the motion and it passed, 3-0-0; MM, AI, JD.

g) [HDC 21-118](#)

Application by **G. Bruce Head, III** requesting to replace a fence on the property located at **4 Atwood Avenue**.

LD made a motion to move the hearing to later in the meeting in order for the applicant to be present. JD seconded the motion and it passed, 5-0-0; JD, HS, MM, AI, LD.

LD made a motion to continue the hearing to the meeting of June 7, 2021. HS seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

h) [HDC 21-122](#) (*continued from the meeting of June 2nd*)

Application by **Kevin Bazarian**, on behalf of **Robert Connin, et al.**, requesting to remove a window on the west elevation and replace it with a French patio door on the structure located at **12 Cudworth Street**.

Kevin Bazarian presented; said the client is kind of okay with a P-Town door, but requests to have a double-hung window on both sides; first choice as a 6' slider or patio door, second option of single door with flanking windows and the third option being what the HDC has advised per as the Provincetown door with window retention; owners seeking to achieve what has been approved and installed by their neighbors, including at Prince St.

No public comments or letters.

HS said her choice was option three, as did MM and both said no to option two. JD concurred, cited option three as the most historically correct. AI said option three is the only one he would support, and that per the alcove door, it was important both doors match.

LD made a motion to approve option three as presented and all trim be wood. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

i) [HDC 21-125](#) (*continued from the meeting of June 2nd*)

Application by **Daniel Gallagher**, on behalf of **87 Bradford St., LLC**, requesting to restore a front porch and to add a deck and an access door to in-fill the rear of an existing structure on the property located at **87 Bradford Street**.

LD made a motion to table the hearing until further notice. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

[NOTE: hearing continued at 6:17pm.]

Daniel Gallagher presented with initial proposal and revised plans of June 7th, A2.

AI asked per the lattice below and if this area could be cleaned up a bit. JD suggested vertical slats might minimize the business below. HS said it made sense to use vertical boards and she liked the decking. Mr. Gallagher said they are proposing a solid wood unpainted mahogany top rail with captured balusters. JD asked why not just paint all. Mr Gallagher asked per a continuous top rail which JD said it would be cleaner. MM and HS said they would approve captured balusters. AH asked per spacing to the skirt.

LD made a motion to approve as presented per plans dated June 7, 2021 and with the condition that the top rails be continuous and that a vertical board at between 1x4 to 1x6 with ¾" spacing. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

j) [HDC 21-128](#)

Application by **Jonathan Guevara** requesting to replace 3 windows on a storefront with a single picture/display window on the property located at **220 Commercial Street, U1**.

No one presented. AH identified the building as French Feelings and Map, formerly the Emporium. LD noted no elevations on hand for review.

LD made a motion to continue the hearing to the meeting of July 7, 2021 based on no elevations or measurements, cited the need for dimensions of existing and proposed. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

k) [HDC 21-130](#)

Application by **Russell Cazeault**, on behalf of the **Moy Family Trust**, requesting to replace roofing shingles and siding and to remove a chimney on the structure located at **7 Brewster Street**.

No one presented. LD cited a utility chimney only.

LD made a motion to approve as presented, assuming that all wood is employed. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

l) [HDC 21-138](#)

Application by **Ted Smith**, on behalf of **Howard Burchman**, requesting to convert an existing guesthouse to 3 residential units, including reconfiguring an existing roof and various windows and doors, expanding a one-story appendage on the north elevation, adding a bay window on the south elevation, adding a second floor, and constructing a deck on top of an existing first-floor roof on the structure located at **12 Center Street**.

AH noted a request by the applicant to postpone to the meeting of July 7, 2021. .

LD made a motion to postpone the hearing to the meeting of July 7, 2021. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

m) [HDC 21-139](#)

Application by **Thomas Gregory Walker** requesting to replace wooden railings and deck material on several decks on the property located at **557 Commercial Street, U2**.

Thomas Walker presented by remote; said he was told by phone on two occasions by two different people that he did not need to provide elevations for this application and has sent at least 15 pictures of the plans in a file.

AH said the project had started work without benefit of a permit and some of the materials were not appropriate; deck boards currently off. Mr. Walker said they are proposing a corner post where one does not exist; work to engage both upper and lower decks.

MM said she could not vote today without more information. LD related the need for a photo of both decks featuring the structure in its entirety; another photo with a closer look of just the decks, with elevations. Mr. Walker said they were requesting Azek wraps and cable-rail systems; noted a great deal of deterioration from the weather. LD said the HDC does not typically approve this degree of Azek. Mr. Walker said he would have all the requested information turned in by the deadline of July 1st for the July 7th meeting.

LD made a motion to continue the hearing to the meeting of July 7, 2021 upon receipt of elevations, photos and any other pertinent information. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

n) [HDC 21-140](#)

Application by **Nicole Barnum** requesting to replace a picket fence gate with a cedar stockade fence gate on the property located at **259 Bradford Street**.

Sophia Lee and Nicole Barnum presented by remote; Ms. Lee apologized for an application that is not all in one place; open to negotiation on fence style; referenced previously approved 3' picket and gate at same location three years ago, but that the area has changed and they are now seeking more privacy by extending the 6' fence which will comply with HDC fence policy in starting at least 10' back from the front property line.

AH noted letters of approval from Ginny Binder; John Murphy and Paul Hastings of 261 Bradford St.; Tom Thurston of 258 Bradford St.; Daniel Hammond of 3 Kendall Lane and an e-mail approval from Karen Jasper and Janette Beattie (sp).

JD said he doesn't like fill stockade fences, but didn't feel the proposal was obstructing an historical view. LD noted a board fence not approved at 3 Kendall – which JD said he had been fine with that, as well. AI made a distinction between the two properties as mentioned; is fine with these plans. HS said she would go with the flow. MM said she would defer to the rest of the Commission but cautioned against some expected blow-back from the community per the decision to approve as presented. AI added to the approval defense. LD made a motion to approve as presented or to apply a 3' or 4' high picket fence, which may be mitigated with plantings. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

o) **HDC 21-143**

Application by **Hal Winard**, on behalf of **Lorraine B. Smith**, requesting to replace a slider in kind and one egress window with a door on the structure located at **538 Commercial Street, U11**.

Hal Winard presented; requested to replace a broken slider and a 2'6" casement window with a 2'6" door; said window has westward view from Bradford, overlooks a deck and is not functional.

LD made a motion to approve as presented with wood trim. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

5. **2. Any Other Business (continued)**

Don Murphy of 56 Commercial Street presented; read a document into the record summarizing his issue regarding the replacement of the fence at 4 Atwood Avenue and highlighting the long history he holds with the property and its resident owners; requests the existing fence at 56 Commercial be repaired and remain as it has for 38 years. AH related that Commissioner Mathieson has insisted that the fence is taller. JD said it should be allowable as replaced in kind. AH said she has turned over Mr. Murphy's statement and communications document to the Permit Coordinator. LD said the HDC will be thrilled to approve Mr. Murphy's fence replacement when it comes under application review.

JD requested to address Whorf's Court in the future, which AH said she has on the list.

MM left the meeting at 6:47pm.

6. **Update on potential violations reported to the Building Commissioner.**

None reported.

7. **Review and approval of Minutes:**

None approved.

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

HS made a motion to approve the June 16, 2021 decision of **HDC 21-105, 361B Commercial Street**, written and read into the record by HS. LD seconded the motion and it passed, 4-0-0; HS, JD, AI, LD.

HS made a motion to approve the June 16, 2021 decision of **HDC 21-84, 607 Commercial Street, U3** written and read into the record by HS. LD seconded the motion and it passed,

4-0-0; HS, JD, AI, LD.

LD made a motion to approve the June 16, 2021 decision of **HDC 21-122, 12 Cudworth Street**, written by HS and read into the record by LD. HS seconded the motion and it passed, 4-0-0; HS, JD, AI, LD.

LD made a motion to approve the June 16, 2021 decision of **HDC 21-109, 16 Bradford Street**, written by HS and read into the record by LD. HS seconded the motion and it passed, 4-0-0; HS, JD, AI, LD.

JD made a motion to approve the June 16, 2021 decision of **HDC 21-140, 259 Bradford Street**, written by HS and read into the record by JD. HS seconded the motion and it passed, 4-0-0; HS, JD, AI, LD.

LD made a motion to approve the June 16, 2021 decision of **HDC 21-125, 87 Bradford Street**, written by HS and read into the record by JD. HS seconded the motion and it passed, 4-0-0; HS, JD, AI, LD.

AI made a motion to approve the June 16, 2021 decision of **HDC 21-130, 7 Brewster Street**, written by HS and read into the record by AI. LD seconded the motion and it passed, 4-0-0; AI, JD, HS, LD.

AI made a motion to approve the June 16, 2021 decision of **HDC 21-143, 538 Commercial St., U11**, written by HS and read into the record by AI. LD seconded the motion and it passed, 4-0-0; AI, JD, HS, LD.

Per HS, the following approved decisions were filed with the Town Clerk's office on June 7, 2021:

HDC 21-124, 34A Pearl Street, U1
HDC 21-123, 329 Commercial Street
HDC 21-107 5 Dyer Street

LD made a motion to adjourn the meeting at 7:18pm. JD seconded the motion and it passed, 4-0-0; JD, HS, AI, LD.

Respectfully Submitted,
Jody O'Neil