



Historic District Commission

Minutes

The Provincetown Historic District Commission Public Meeting of Wednesday, August 4, 2021; Work Session at 3:30 PM followed by a Public Hearing 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.

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To Participate during public comment:

- Teams: Raise hand to be called on to speak; or
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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.

Members present: Laurie Delmolino (LD), Chairman, Historical Commission Rep.; John Dowd (JD), Vice Chair, PGB Rep. (arrived at 4:00pm)

Members by remote: Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Christopher Mathieson (CM), PAAM Rep.; Michela Murphy (MCM), Alternate; Anthony Iannacci (AI), Alternate.

Staff present: Anne Howard (AH), Building Commissioner; Thaddeus Soulé (TS), Town Planner.

TS gave opening remarks at 3:32pm and called for LD to give quorum by roll call. LD issued roll-call and called the meeting to order.

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

3:30 P.M. 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 September 1, 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 for Full Review to be heard at the HDC meeting of September 1, 2021. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.

- i) [136 Bradford St.](#) – To renovate an existing structure by removing a one-story wing on the rear and replacing it with an addition that includes a three-bedroom apartment and to add a second structure on the site that will be used to store bicycles and feature two one-bedroom apartments on an upper level.
 - ii) [17 Conant St., U1](#) – To add louvered shutters on each side and an awning over a front door.
 - iii) [5 Brewster St., U2](#) – To add a window.
 - iv) [3 Soper St.](#) – To demolish a shed and add a glass door to a structure.
2. **Any other business that shall properly come before the Commission**
None reported.
 3. **Public Comments:** On any matter not on the agenda below.
None presented.

Public Hearing: VOTES MAY BE TAKEN

4. **Full Hearings:**

- a) [HDC 21-14](#) (*continued from the meeting of July 7th*)
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 the hearing to the meeting of September 2, 2021 at the applicant's request. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.
- b) [HDC 21-112](#) (*request to withdraw without prejudice*)
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**.
LD made a motion to approve the request to withdraw without prejudice. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.
- c) [HDC 21-118](#) (*continued from the meeting of July 21ST*)
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. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.

[Note: No one replied when call on to present] LD made a motion to continue the hearing to the meeting of September 1, 2021. HS seconded the motion and it passed, 6-0-0; HS, JD, CM, MM, AI.

d) [HDC 21-138](#) (*request to postpone to the meeting of September 1st*)

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**.

LD made a motion to postpone the hearing to the meeting of September 1, 2021 at the applicant's request. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.

e) [HDC 21-144](#) (*continued from the meeting of July 21st*)

Application by **Joe McCarty**, on behalf of **GS PTown, LLC**, requesting to demolish and rebuild a structure in a larger footprint by expanding it 7' on the west elevation on the property located at **193 Bradford Street**.

LD made a motion to postpone the hearing to the meeting of September 1, 2021 at the applicant's request. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.

LD called for recess, with the Public Hearing to resume at 4:00pm.

f) [HDC 21-159](#)

Application by **Olivier Jamin Changeart** requesting to extend an existing communal deck using Azek decking and a stainless-steel railing system above a storage space on the south elevation of the property located at **259-263 Commercial Street**.

LD tabled the hearing to the end of the meeting; *continued at 4:00pm*.

Oliver Jamin Changeart presented; referenced 2018 application and explained work stoppage due to a need for preparation; changes concern a surface area expanded to 900 sq. ft., or almost double the existing; Azek requested with stainless steel railing which Mr. Changeart said was approved nearly three years ago.

No public comments or letters.

JD said it looked fine, as did HS. CM asked if posts and top rails are wood, which Mr. Changeart confirmed.

LD made a motion to approve as presented with the specifications that the flooring is Akek, railings are metal cable and tops posts and caps are wood. HS seconded the motion and it passed, 4-0-1: HS, JD, CM, LD, in favor; MM, abstained.

g) [HDC 21-163](#)

Application by **Casey Clark** requesting to install a pergola over an existing brick patio on the west side of the property located at **133 Bradford Street**.

LD tabled the hearing to the end of the meeting.

[Note: continued at 5:08pm.]

Casey Clark and Dominic Marangi, owner of Mistralino restaurant, presented. Mr. Clark said the pergola addition is to beautify the property and help patio patrons feel more comfortable; materials are weathered mahogany, unpainted, scrolled ends.

MM and HS said they were fine with it.

No public comments or letters.

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

h) [HDC 21-164](#) (continued from the meeting of July 21st)

Application by **Jeffrey Burchard**, on behalf of **Christine Barker**, requesting to demolish a dilapidated structure and rebuild a new structure containing 31 hotel units, 4 condominiums, and a restaurant/bar, featuring 2 long and narrow volumes with gabled roof profiles facing to the north and south, an interior passageway between the structure linking the north and south ends, a flat area that sits in a valley formed by 2 parallel gables in the center of the roof, divided lite windows on the outer facade, cedar shake cladding, pipe railings on the south, east, and west-facing sides, and wood picket railings on the north-facing stair on the property located at **227R Commercial Street**.

Jeffrey Burchard presented by remote with Christine Barker in attendance. Mr. Burchard cited four HDC requests per the proposal involving new column studies, a northeast corner window, third floor balconies or façade studies, and tower studies.

Ms. Barker thanked the HDC for its comments and challenging feedback; said she can live with any of the three column options, but does have a preference for the playfulness of the original as proposed; liked the wraparound window and felt the approach without it is less interesting; said the closed balcony overheads made the small rooms a bit claustrophobic and as she is aiming for year-round occupants it would, she felt, make a difference in the experience; was fine with whichever the Board prefers per tower options.

HDC Deliberations

LD asked per the height of the tower, to which Mr. Burchard said they were given a 10' allowance by the Zoning Board; as it stands, option #1 is 5'6" and option #2 is about 3'. HS said she liked the bundled column for its nautical feel, preferred option #1 on the wrap-around window; framed balcony openings and option #2 for the tower.

AI asked if there is a change of roofing material or is it a color distinction in the renderings. Mr. Burchard said it is a proposed zinc roof on the gables, more of a copper-colored cover on the tower whereby a patina can be achieved. AI said he is not a fan of the bundled columns where original tapered columns give the building distinction; in favor of framed openings at the balcony; asked per the four smaller windows on the first floor. Mr. Burchard said these are the windows of the restaurant kitchen. MM preferred the bundled or cylindrical columns; Community Meeting windows as option #1 or #2; framed openings on the balcony as they are appropriate in featuring a water-view; option #2 on the tower.

JD said he is not in favor of whimsy in architecture, stated column preference as a slight tapering at the top and widening at the bottom; can be satisfied with option #1 or option #2 on the Community Meeting windows; struggling with open balconies – enclosed balconies more balanced and simplified, found the view of spying the water while seated or lying down as misleading; option #2 on the tower is a better shape, not in favor of an alternate color scheme; explained a plan for horizontal panels to break up the window outlay. CM was in favor of the cylindrical column with modifications; option #1 on the wraparound window in the community meeting room; framed openings at the balcony level; option #2 on the tower but not with another added window; agreed with JD on the muntins on the sides of the windows.

LD referenced the look of the buildings as maritime-industrial or utilitarian and functional; found option #1 per the columns as too Disneylandish – cylindrical probably most fitting in keeping with the vernacular, asked if the cylindrical column could be tapered at the top. Mr. Burchard said 12' columns such as these would not be tapered, cross-section is at about 16"-20". JD referenced a house on Dyer and Commercial as an example of how tapered is more aesthetically pleasing than straight units that he said, resemble drainage pipes. LD continued with preferences for option #1 in the meeting windows; enclosed

balconies as in league with a maritime building; agreed with muntins on the second floor balconies; option #2 on the tower, with which she said the Board is in agreement.

LD cited no precedent for a metal roof in a wharf building where wood is the historical standard followed by asphalt, as an acceptable substitute. HS said she didn't feel a metal roof is appropriate, would like to discuss other roof options. MM said she is okay with a metal roof, or asphalt. AI said she would be in favor of zinc over asphalt and felt that a metal roof is in keeping with an industrial warehouse, although wood would be ideal. JD agreed with AI that a zinc roof would be more consistent than asphalt and a wood roof, while ideal, would not be practical as it would need to be replaced often, being on the water, tower roof should not be a different color. CM agreed with JD, AI, and MM per windows and tower.

Ms. Barker said the interior program changes when they change the tower configuration regarding staircase, windows; spoke of the need for environmentally prescient materials regarding the state of climate change and its effect on the Cape; zinc is not just an aesthetic choice but the responsible choice, which LD cited as a very good indicator; asked if a second window could be added to the tower option, to which Mr. Burchard explained as not appropriate or feasible.

HDC polled fine with either option #1 or #2 for the conference room window, with the applicant in favor of option #1; cylindrical posts with tapered modifications. AI asked per tapering the previous whimsical options which Mr. Burchard said might not look very good with that precise curvature. HDC favored metal roof; balcony doors to have muntins, to which Mr. Burchard asked the Board to reconsider this condition as the proposed window units are not adhering to historical components. Ms. Barker made the case that adding bars to the windows would be too busy. LD said she could concur with Ms. Barker but requested that the applicant indulge the HDC by placing muntins in the next plans for all to have a look at this perspective. LD related that, with the exception of herself and JD, the Board appears to be on board with the framed balconies option.

AH read a letter from Sally J. Deane at 16 Thistlemore Road who wrote in strong support of the Pier Hotel Project.

LD made a motion to continue the decision to the meeting of September 1, 2021. HS seconded the motion and it passed, 5-0-0; HS, JD, CM, MM, AI.

Ms. Barker signed a time-waiver.

i) [HDC 21-170](#)

Application by **Rob Costa, of Dune Good, LLC**, requesting to add 2 fully retractable awnings above a building front on the property located at **308 Commercial St., UB3**.

LD tabled the hearing to later in the meeting.

Applicant did not reply when called on to present later in the meeting.

AH read a letter in support from Radu Luca, Executive Director of the Chamber of Commerce.

HS offered that the Sunbrella material as proposed is extremely durable.

LD made a motion to approve as presented on the Agenda. HS seconded the motion and it passed, 5-0-0; HS, JD, CM, MM, AI.

j) [HDC 21-172](#)

Application by **Eliot Parkhurst, Esq.**, on behalf of **67 Bradford Street, LLC**, requesting to approve open-picket existing fence around an outdoor seating area on the property located at **67 Bradford Street**.

Eliot Parkhurst and Thomas Walther presented. Mr. Parkhurst presented the white picket as applicable to the Brass Key Guest House.

AH reported 50 letters in support; read one into the record from Thomas Frost at 32 Alden St., U1. HDC all weighed in with support.

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

k) **HDC 21-174**

Application by **Casey Clark**, on behalf of **Stephane L. Ginez Revocable Living Trust, Stephane L. Ginez, Trustee**, requesting to replace windows on all elevations and a door on the north elevation and to re-side with cedar shingles on the structure located at **8 Montello Street**.

LD recused herself. JD assumed the Chair.

Casey Clark, Stephane Ginez and Alex Guerra presented. Mr. Clark announced the windows as single pane and in need of repairs with not a lot of wood left; replacement to be in kind, clad 6/6 on top, 2/2 on all others; seeking to replace vinyl with cedar shakes, keeping the front painted white; presented other window options not on file and projected on screen, which AH sent to the Board. Mr. Ginez fielded the HDC for its window-style preference.

No public comments or letters.

JD cited the front as the historically correct opening size of the building, late Greek Revival; spoke of a favorable window configuration as four across the front, left and right sides of the dormer on the second floor; gave a design plan alternative for the first floor configuration and cited the lack of historical significance of the existing side door. Mr. Guerra mentioned a plan to replicate the second story window below due to the location of the bedroom and the side window based on the kitchen being found at that level. JD rejected a symmetrical goal, as symmetry, he said, is not a facet of the building, offered up his home at 112 Commercial as an example of an aesthetic look for consideration.

CM agreed with JD, requested elevations. AI asked if the windows on the south-facing façade were to be in kind. JD said the north and south should be similar to be correct, although the owners are within their rights to replace in kind; approached the applicant with a suggestion; offered that no plastic or vinyl windows be employed, to which Mr. Clark said are 2/2 Pela wood clad. AH advised the applicant to have new drawings in by August 25, 2021.

JD made a motion to continue the hearing to the meeting of September 1, 2021. MM seconded the motion and it passed, 4-0-0; MM, HS, CM, JD.

JD asked per the white brick wall and if it can go away. The applicants agreed, as did other Board members. Mr. Clark asked per windows on the courtyard side if two double-hungs with shutters would work, to which JD said is not the right historic look, but a three or four window configuration could work – with three being the better choice.

5) **Appointment of PMPM member to the Commission.**

LD said she is still awaiting clarification from the Town Clerk in order to put a vote to the HDC on the appointment of a HDC representative to the Pilgrim Monument and Provincetown Museum.

6) **Review and approval of Minutes:**

LD made a motion to approve the HDC meeting minutes of May 5, 2021, June 2, 2021 and June 16, 2021. HS seconded the motion and it passed, 5-0-0; HS, JD, CM, MM, LD.

7) **Deliberations on Pending Decisions: VOTES MAY BE TAKEN**

Decisions from the last meeting read into today's record:

HS made a motion to approve the July 21, 2021 decision of **HDC 21-111, 36 Commercial Street**, written and read into the record by HS. MM seconded the motion and it passed, 5-0-0; MM, HS, JD, CM, AI.

HS made a motion to approve the July 21, 2021 decision of **HDC 21-166, 77 Commercial Street, U1**, written and read into the record by HS. MM seconded the motion and it passed, 5-0-0; MM, HS, JD, CM, AI.

TS said he is working with the MIS Department to implement some of the decision writing as an auto-fill option via the new online program; to be available in one to two months' time.

AH sought verification on the fence to be replaced in kind at 624 Commercial St. AH said the owner, Cynthia Packard, has been in touch about compliance.

LD made a motion to adjourn the meeting at 6:35pm. MM seconded the motion and it passed, 6-0-0; JD, HS, CM, MM, AI, LD.

Respectfully Submitted,
Jody O'Neil