



## Historic District Commission

# Minutes

**The Provincetown Historic District Commission Public Meeting of Wednesday, December 1, 2021 at 3:30 PM 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: 669 206 611#**

**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.

Members present: John Dowd (JD), Acting Chair, PGB Rep.; Christopher Mathieson (CM), PAAM Rep.; Michela Murphy (MM), Alternate; Anthony Iannacci (AI), Alternate.

Excused absence: Laurie Delmolino, Chair, Historical Commission Rep.

Member by remote: Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.

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

JD called the meeting to order at 3:30pm and gave roll-call. TS read the protocols per the State guidelines for in-person Town Meeting then handed the meeting over to JD.

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

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 December 15, 2021 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

**VOTES MAY BE TAKEN**

- i) [536 Commercial St., U2](#) (continued from November 17<sup>th</sup>) – To replace a window and entry door in kind.  
Steve Seager of Renewal by Anderson presented; said it was not his project but he would guess the existing door is wood.  
JD made a motion to approve with the condition that the door be wood. MM seconded the motion and it passed, 5-0-0; MM, HS, CM, AI, JD.
- ii) [240 Bradford St., U3](#) – To replace 1 patio door and 3 windows not visible from the street.  
Steve Seager from Renewal by Anderson presented; said the area is completely fenced in and cannot be seen from any vantage point unless from a second floor.  
JD made a motion to approve as presented. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- iii) [3 Franklin St.](#) – To replace decking and railings in kind.  
No one presented.  
JD made a motion to approve as presented with the condition that the replacement is exactly in kind. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- iv) [152 Bradford St.](#) – To replace 21 windows in kind.  
Jake Roberts and Steve Seager of Renewal by Anderson presented. Mr. Roberts cited same grille pattern, 2/1, top sash, and no exterior trim to be touched on 19 of the units; two windows to be re-done full frame – wood on exterior casing; openings not to be re-sized.  
JD made a motion to approve as presented. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- v) [41 Commercial St., U3](#) – To replace 6 windows in kind.  
Mike Cyzoski did not reply when called on to present.  
MM said a number of these have already been approved and she was fine with it.  
JD made a motion to approve as presented with the condition that the replacement is exactly in kind. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.

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

None fielded.

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

None fielded.

4. **Full Hearings:**

a) [HDC 21-189](#) (continued from the meeting of November 17<sup>th</sup>)

Application by **Audrey Mostaghim** requesting to flatten a roof, add a roof deck over an existing structure and add a spiral stair as a second means of egress on the property located at **133 Commercial Street**.

Audrey Mostaghim and George Tegarlis presented. Ms. Mostaghim gave a brief history of the property formerly known as Friday's and noted that the original building was demolished and rebuilt with a request to put in steel i-beams, at the time predicated on an open-air restaurant at the top which, due to Frank Cook's death at 47, never reached fruition.

Mr. Tegarlis referenced a 1950 photograph; said wood paneling under bay windows is now proposed as a polished black granite and white granite trim above, with an art deco-feel. Ms. Mostaghim said they would seek to expand the bays, thin muntin at the corner and same door and façade replication; also hoping to replicate the sign with her logo and add two lanterns to flank the front windows; granite rather than cement steps; deck to extend to the hood fans with bathroom and bar on the upper level as permanent fixtures. Mr. Tegarlis spoke of a detachable shade or awning over the top, which Ms. Mostaghim suggested as beige or neutral and not intrusive on the landscape.

No public comments.

MM read letters into the record as follows: support from the owner of Mistral restaurant, Thomas G. Tannariello of 170 Commercial St., and from Cliff Teston of 130 Commercial St.; in opposition from Mike Penn; in favor: George Tegarlis, Gary Vance, Jeffrey Haley, Robert Lieberman, Larry Hyer, Eddie Zaidner, Noah Santos of Fliers - direct abutter, Steven Kane and Keva Schooler, Peter Staller and Christopher Puccio, Daniel O'Donnell and Larry Busching (sp); opposition from Roxanne at 100 Commercial St. and Robert Pastor of 128 Commercial St., the resident of 132 Commercial St., U4; support expressed from the owners of Wild Flower at 136 Commercial St. and Donald G. Preston and Frank C. Torres; opposition from Keith Stone and Mario and Tom at 136 Commercial St. MM noted that most if not all of the letters against are from September and based on information that has since been updated by the submission of full plans.

Rick Bankhead on line voiced support for the plans in rendering the building to the 1950s.

CM said he felt the plans were fantastic but the windows larger than in the historic photo. AH read the bylaw pertaining to illuminated exterior or interior signs as relating to scaling at no more than 50% of the window surface where applicable. JD suggested more people might welcome more Lobster Pot-type neon signs but that it would come up at Town Meeting and to which MM said is a matter for Zoning.

Mr. Tegarlis said he is interested in offsetting with smoked glass behind the railings to cover up a 4" gap per Code.

JD asked of the awning on the second floor in suggesting that it be up for the season; advised that the poles line-up with the posts. AI preferred a cover that is a bit more robust in lieu of bad New England weather while noting that such a cosmetic feature lies not in the HDC purview. JD spoke of having the top floor relate to the lower level, referencing Gene Poyant's place next to Town Hall which had a striped canvas with a summer-y, beachy look.

AI said granite steps or panels would not achieve the desired historical look. CM asked per the height of the fence, which AH said is a 6' limit as a set-back. MM said she is in support of the project and agreed with the Board's commentary; said that outdoor dining is only in operation for two months of the year and will create a public service for the West End. Ms. Mostaghim said she and her neighbors co-own the fence; JD suggested a lower height.

JD made a motion to continue the decision to the meeting of December 15, 2021 with submitted elevations. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.

- b) [HDC 21-206](#) (continued from the meeting of November 17<sup>th</sup>)  
Application by **Ted Smith**, on behalf of **Gregory Whitehead et. vir.**, requesting to demolish a garage and replace it with a one-story addition on a northwest elevation, infill a southwest corner and add a dormer on the southeast corner of the structure located at **24 Standish Street**.  
Ted Smith presented; depicted a view of the house in proximity to the Pilgrim Monument; said they are foregoing the option for a porch and are still undecided on how to go with septic; minimized design to allow for increased headroom; separated dormer windows and reduced dormers making bedrooms more in a L-shape; structure pulled back from Alden St. to allow for a parking space; mass broken down on the north elevation.  
MM read a letter in support from direct abutters, Daniel Jackson and Thomas Mueller of 19 Alden St.  
JD said the new version is much more in keeping with the natural growth of a Town building; approved of re-spaced windows and dormers and other adjustments. Mr. Smith acknowledged that Zoning has approved the larger building.  
JD made a motion to accept as presented from the October 25, 2021 plans. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- c) [HDC 21-242](#) (continued from the meeting of November 17<sup>th</sup>)  
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**.  
JD made a motion to continue the decision to the meeting of December 15, 2021. CM seconded the motion and it passed, CM, HS, MM, AI, JD.
- d) [HDC 21-251](#) (continued from the meeting of November 17<sup>th</sup>)  
Application by **Ed Feijo** requesting to repair and replace a fence on the property located at **23 Brewster Street**.  
JD made a motion to continue the decision to the meeting of December 15, 2021. CM seconded the motion and it passed, CM, HS, MM, AI, JD.
- e) [HDC 21-256](#)  
Application by **Jeffrey Mulliken** requesting to install a 96 sq. ft. shed on the property located at **34A Pearl Street, U1**.  
Jeffrey Mulliken presented; noted minimal visibility and front yard as accessed at Harry Kemp Way; house clad in white cedar shingle with white trim, black windows, shed to utilize same materials; shed window a simulated divided lite awning unit – same as in main house.  
No public comments or letters.  
JD made a motion to approve as presented. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- f) [HDC 21-261](#)  
Application by **Brad Walker**, on behalf of **Benjamin Steinberg et al.**, requesting to restore a garage/studio with like materials and new bay doors; and to construct a new one-bedroom residential structure that connects to it on the property located at **282 Bradford Street**.  
Darla White, co-owner with husband Ben, and Brad Walker, Architect, presented. Mr. Walker addressed the new re-purposed building to sit behind re-vamped garage and stand 22' tall, garage at 14'; distinctive, rectangular north-side garage window to be moved to the east elevation; new building to be set back 3 ½' from the back of the garage; position stated as providing basically no visibility from the east.

MM read 5 letters in support: Guy Busa and Scott Gasparello of 2 Conway St. and 4 Conway St.; Paul Caccamo of 5 Snow St.; Rick and Marie Trainer of 3 Conway St.; Ross Dube and Michael Lynch of 7 Conway St.; Pamela Stubbs DeCoo of the abutting property at 282 Bradford St.

JD applauded the restoration of the old garage and retention of the buildings' pitch; appreciated the set-back and how it allowed for the antique in the front and contemporary in the rear. HS concurred

AI made a motion to approve as presented. JD seconded the motion and it passed 5-0-0, based on plans dated October 5, 2021; AI, HS, CM, MM, JD.

g) [HDC 21-262](#)

Application by **AJ Santos**, on behalf of **Adam J. Stump**, requesting to remove and replace windows, a deck and railings, and to add a slider on the structure located at **244 Bradford Street, U1**.

AJ Santos presented; said house is over 50 years old and set in the Historic District; grilles will be applied to slider; crescent window on south-facing gable to be removed, which JD said he approved; plan to place grilles on existing structure, remaining crank-out casements; 15-lite windows on the slider, 6-lite per casement.

Paul Boucher and Chris Gage, co-owners of the adjoining condo, asked if trim would remain white, to which Mr. Santos said it would, with Andersons.

AI asked why the condo association is not making the exterior structure requests, to which AH said the Association is at liberty to set a schedule for common changes and that objections and approvals between unit owners' plans carry weight in deliberations.

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

h) [HDC 21-263](#)

Application by **Curtis Balom** requesting to replace a gable eave with a dormer on the west elevation, add a dormer and replace a deck on the east elevation, repair an existing foundation, replace windows and doors, and add a skylight on the structure located at **7 Arch Street**.

Curtis Balom; Ezra Block, Architect; Kaye McFadden, Contractor, presented. Mr. Balom said they are restoring the original roof line on the west side of the 1850 building and dormering both sides; replacing a failing foundation with poured concrete and brick veneer to allow living space in the basement permitted by raising the first floor 18"; new wood windows to match 2/2; 4-lite exterior for all four visible doors; adding a skylight to match existing; Alaska yellow cedar shakes for roof and trim board – to weather naturally; back deck areas to flatten and be joined.

No public comments or letters.

AH asked per the four diamond patterns as pertain to an historical context by the HDC. JD replied that the patterns appear to have been done at the time when other changes were made in the past; recognized a great job in respect to the historic integrity of the revamp. MM agreed but noted LD's preference for dormers to set a bit down from the ridgeline. AI asked of the width of the steps leading up to the front door and the accompanying roof. Mr. Block said the awning is to match the existing on Arch St. with the landing Code-compliant.

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

JD announced a short break.

i) [HDC 21-264](#)

Application by **Ginny Binder**, on behalf of **Richard R. Bankhead Revocable Trust, Richard R. Bankhead, Trustee**, requesting to enclose a small balcony that is minimally visible from the street on the structure located at **586 Commercial Street, U11**.

Ginny Binder presented; said first floor does not change; that in closing Juliet balcony, ratio is consistent and complimentary to first floor windows with cedar shingle trim and asphalt roofing; no changes to east and north; said the plan is an elegant solution and the balcony not original nor a character-defining feature.

No public comments or letters.

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

j) [HDC 21-265](#)

Application by **James Stukel**, on behalf of **Hennep Properties, LLC**, requesting to replace a window with an egress door on the structure located at **246 Commercial Street**.

Ben Stone, Senior Project Manager and Andrew Koudijs, owner, presented remotely. Mr. Stone said an egress will be added at an exit door.

JD questioned the orientation of the new door as affects the pedestrian pathway. AH suggested a 'right-hand out' position for the exit door direction.

AI said he felt this change would be an unfortunate diminishing aspect to the store. HS asked if the door could be moved to the left side under the crank windows. Mr. Stone said this was do-able but the existing door flow is not practical for the new business. Mr. Koudijs said the pocket door was a hazard and not currently permitted by the Cannabis Control Commission. TS countered that as the HDC's jurisdiction is exterior architectural features, the Board could rule in favor of a pocket door at its discretion and prevail, to which Mr. Koudijs responded that the business might not then be awarded approval and AH said it could decrease the occupancy load – something JD said was not pro-business. CM said he would want to see an architectural elevation of the new proposed door on the side, as did MM. A solid wood door as suggested by JD was agreed on by other members. JD said he wished for the return of the large port-hole window on the art-deco 1930s façade.

JD made a motion to continue the decision to the meeting of December 15, 2021. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.

k) [HDC 21-266](#)

Application by **Paul Muldoon**, on behalf of **TMW Properties, LLC**, requesting to remove and replace an existing retaining wall, stair structure, and fence on the property located at **28 Bradford Street**.

Paul Muldoon presented remotely; highlighted failures of cement block retaining wall; changes to allow for two regular-sized vehicles to park at the site; new structure proposed as a segmented, reversal lock-type product for what he said was less invasive than a poured concrete block requiring only a 12" crushed base.

JD asked if the tiered section could be replicated at the parking section rather than blocking the public view with a mass of wall as proposed to which CM agreed. AI concurred but disapproved of the choice of New England fieldstone mix material as cited and expressed that concrete is more beautiful than this option. JD noted that brick-face would not have an historical precedent.

Mr. Muldoon said they could provide new drawings based on JD's recommendation of lowering the retaining wall height. Per the fence, MM said she would prefer a traditional picket. Mr. Muldoon said the pickets would be replaced as currently exists and at under 4'.

JD made a motion to continue the decision to the meeting of December 15, 2021. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.

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

MM made a motion to approve the meeting minutes of November 17, 2021. CM seconded the motion and it passed, 5-0-0; MM, CM, HS, AI, JD.

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

Per HS, the following decisions were filed with Town Clerk on November 22, 2021:

**HDC 21-138**, 12 Center Street; **HDC 21-218**, 491 Commercial St, U4.; **HDC 21-245**, 135 Commercial St., UA; **HDC 21-247**, 300A Commercial St.

HS thanked MM for sitting in as Clerk at today's meeting. AH said there is a hard-stop of 5:45pm at the December 15<sup>th</sup> meeting due to a Select Board meeting.

HS made a motion to adjourn the meeting at 6:12pm. MM seconded the motion and it passed, 5-0-0; HS, MM, CM, AI, JD.

Respectfully Submitted,  
Jody O'Neil