



Historic District Commission

Minutes

**The Provincetown Historic District Commission Public Meeting of
Wednesday, February 2, 2022 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](#)

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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: Laurie Delmolino (LD), Chair, Historical Commission Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Michela Murphy (MM), Alternate.

Members by remote: John Dowd (JD), Vice Chair, PGB Rep.; Anthony Iannucci (AI), Alternate.

Excused Absence: Chris Mathieson (CM), PAAM Rep.

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

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

Agenda items 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 February 16, 2022 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

VOTES MAY BE TAKEN:

LD made a motion to consider the following for Administrative Review:

[437-439 Commercial St.](#) – To replace windows in kind; [25 Tremont St., UA2](#) – To replace 16 windows in kind; [25 Tremont St., UC2](#) – To replace 6 windows in kind; [7 Gosnold St.](#) – To replace a fence in kind; [140 Bradford St., U1](#) – To replace windows and trim on Cottages 1 & 2.

MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

LD made a motion to consider the following for Full Review at the March 2, 2022 meeting:

[172 Bradford St., U3](#) – To expand a deck; [5 Pleasant St.](#) - To add a dormer;
[174 Commercial St.](#) – To replace balconies on the south façade, to reconstruct the west facade decks, balconies, and a stairwell in order to add a lift.

MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

- i) [437-439 Commercial St.](#) – To replace windows in kind.
Nate McKean presented by remote; said windows on west side to be replaced; Boston sash, wood for wood.
LD made a motion to approve as presented. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.
- ii) [25 Tremont St., UA2](#) – To replace 16 windows in kind.
Carlos Verde presented by remote; cited shingles on outside; 6/6, and a couple at the back that are 8/8; wood trim on outside. LD asked if they were modern-ish, to which Mr. Verde said the Anderson 400 series would serve as replacements and have been ordered at full screen.
LD made a motion to approve as presented. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.
- iii) [25 Tremont St., UC2](#) – To replace 6 windows in kind.
Carlos Verde presented by remote; said some shingles will be pulled off and replaced with Anderson 400 series; no grilles, 1/1.
LD made a motion to approve as presented. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.
Mr. Verde said he would try to convert to half-screens where possible.
- v) [7 Gosnold St.](#) – To replace a fence in kind.
Anna Tate and sister, Lisa Tate, presented by remote. Anna Tate said the fence of 25 years is falling over and rotting; fence runs along the line to 258 Commercial, or the back of Saki and John Doe's; confirmed same height.

JD asked per the location of the fence and asked why the height as indicated. Ms. Tate noted the presence of dumpsters and two large commercial refrigeration units. JD asked if the applicant would consider a lower fence for the area of the charming yellow cottage. Anna Tate said the cottage is not charming, but a temporary employee residence with doors and windows left open in season, noisy and not kept-up. Lisa Tate said the fence reduces flies just a bit. LD asked if the first 8', or panel on the street, could be made lower, which Lisa Tate said would not be practical.

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

- vi) [140 Bradford St., U1](#) – To replace windows and trim on Cottages 1 and 2.

No one presented.

JD said he could not comment as there is nothing to see. AF described the property as the John Randall house, which JD pulled up on Google Maps and said he was fine with the plans as proposed.

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

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

Acknowledge receipt of a proposed general bylaw amendment to Ch 15.

LD acknowledged the proposed bylaw amendment; said she is curious what brought on this request and why the Select Board has now decided it wants complete control over nominating and authorizing a new representative position to the HDC. AI concurred. MM said she was fine with it. LD said she would pass along all correspondence on the matter and cautioned against implementing any system that is worse than what is already in place.

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

None fielded.

4. Full Hearings:

- a) [HDC 21-242](#) (continued from the meeting of January 19th)

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**.

LD made a motion to continue the decision to the meeting of February 16, 2022 at the applicant's request. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

- b) [HDC 21-279](#) (continued from the meeting of January 19th)

Application by **Alexander Sprague**, on behalf of **Brian Piccini**, requesting to replace a fence on the property located at **191-A Commercial Street, U1**.

Alexander Sprague presented by remote; said the current fence is rotting and falling over; goal is to keep the same height but attach the unit to the deck with horizontal planks giving way to staggered slats toward the top to reduce wind resistance.

JD said that the presentation currently on the screen appeared more attractive; Mr. Sprague said he could comply with JD's recommendation. MM asked per the site plan if the fence is just along the side of the house – and not the beach or facing the water, to which Mr. Sprague said is as MM stated.

LD referenced a similar case in the East End whereby the fence was attached to the deck and so the request was declined based on the position of the balusters; suggested a nicer look than a board-fence. Mr. Sprague said was happy to keep the structure as a fence but that they do want their privacy; noted he has already purchased the cedar.

JD disagreed; said that a traditional fence would be inappropriate for a modern building such as this, although he expressed complete agreement with LD per a 19th century structure and accompanying language. HS said she felt the applicant should be able to choose as the fence was already in place.

MM said she would be fine with either vertical or horizontal as long as it is a fence and not facing the water or a deck. AI said that the request for a fence rather a wall is an important one; asked if it might be acceptable for the clean lines in the photo on screen to be altered as vertical slats.

LD made a motion to approve with the condition that the 1x6 cedar planks are installed as a vertical 6' fence, not attached to the deck. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

c) [HDC 21-316](#)

Application by **Michael Frattarelli** requesting to replace siding, windows, roofing, and doors, to construct a 512 sq. ft. addition and deck to the rear and east side of Unit 2 and 3, and to relocate a front door on Unit 1 on the structure located at **11 Conant Street**.

Michael Frattarelli and Kaye McFadden presented. Mr. Frattarelli said he has purchased the bottom two units and is seeking to restore the building to its historical integrity; rear addition not visible from the street while the side addition is; back unit is half clapboard, half cedar siding, windows 6x6, doors don't match currently.

AH reported letters in support from: Tod Driskell and Derek Nixon of 7 Conant St., #1 and #4; Paul DeTacchio and Jay Zimmerman at 5 Atlantic Ave.; Tim Sheehan, B. Fidellow and E. Long of 7 Atlantic Ave.; Deb VanderVenn and Chris Norcross of 9 Atlantic Ave.; Brenda Dean and Jill Smith of 6 Atlantic Ave.

Ross Collingan, owner of 9 Conant St. spoke in favor of the rebuild, referenced plans that were altered from what was approved at 7 Conant St. LD related how at times amendments are sought and the neighbors not always apprised of the new approvals.

JD said that his initial concern with the structure was that there appeared to be a doubling of the mass; spoke of the recessed first story porch area on the south elevation as not something found in Town; questioned windows operating at a different height level in the addition than with the existing building. Mr. Frattarelli said he stepped up the windows based on a ceiling adjustment but agreed with JD said it would be easier to build.

JD asked per the pitch of the roof on the east side addition which, he said, almost wants to be a hip, but is almost as high as a mansard and not making sense in this context. Ms. McFadden explained the plans as they relate to another property at 27 Conant.

JD addressed the little windows on the second floor of the east elevation as not relating in historical size, muntin pattern or otherwise. Mr. Frattarelli said he would be fine with JD'S adjustment on these units.

MM remarked that the rear elevation cannot be seen, or at most minimally, per her site visit. JD suggested leaving the 4-square attic window. Per the west elevation, Mr. Frattarelli said the window sizes would not be changed. Discussion continued with window placement outlay. Ms. McFadden explained the mansard roof as retaining the full back gable.

AI asked per the window and door placement as not necessarily historic and set so close to the edges of the building. LD interjected that the rear façade should not be further addressed based on lack of visibility and the hard-out of today's meeting.

MM said she was fine with JD'S suggestions, as did LD with the addition of the dormer as visible on the west side elevation and the negative space on the second floor;

asked per the half-sash window which was explained as owing to the presence of three bathrooms. LD made a strong recommendation for normal size windows as these units were to be highly visible, as with the front facade Ms. McFadden said she would figure it out.

HDC recommendations were summarized and confirmed. North elevation: to bring roof down by a foot and a half to two feet (at least) in a new drawing to be submitted; South elevation: to show dormer with window retained, half-sash for smaller sized units; East elevation: Pairs of three windows will be two of the original size and center window at half-sash; do away with step-in porch element; West elevation: 2nd floor dormer to feature a window, door at the end moved down to make more room.

JD asked if the cornice can be as deep as the front part of the original structure to mimic the same language. Ms. McFadden confirmed and added a desire to replicate the little awnings as was initially applied to each building on Conant. JD made note of the importance of the corbels or bracket holding up the structure, which Mr. Frattarelli said he would apply.

LD made a motion to continue the decision to the meeting of February 16, 2022. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

d) [HDC 21-318](#)

Application by **Ronald Santosuosso**, on behalf of **The Boatslip, LLC**, requesting to selectively demolish a parking garage deck to expose corroded steel in conjunction with concrete repairs and waterproofing at a later time on the property located at **161 Commercial Street**.

No one presented.

AH said there were no letters on file and that the HDC had the right to approve, independent of the application designation as a Full Review.

LD made a motion to approve with the condition that there are no visible changes from the street. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

e) [HDC 21-321](#)

Application by **Douglas Boulanger** requesting to replace existing fences on the property located at **211½ Bradford Street**.

Doug Boulanger, owner and occupant, presented; went through the proposal as regarding various fence modifications through the years; said his plan is for a 6' No. 1 cedar board-style fence with 5"x5" pressure-treated posts and 1x2 cedar cap-tip; fence to run along the south property to the trash area of Bay Side Condos, then to other elevations; seeking to replace the Bradford St.-facing lattice fence with a 3' high open picket.

Genevieve Martin at 211 Bradford St. called in to fully support Mr. Bolanger's plans.

AI asked per the height which LD cited as 3' at the top, 6' along the perimeter. JD, HS, MM and AI said they were all in agreement.

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

f) [HDC 21-322](#)

Application by **Jonah Swain** requesting to replace siding and roofing shingles and to install a privacy door on the structure located at **333 Commercial Street, U1B**.

Jonas Swain and Joachim Sandbichler, representing the tenant, presented by remote. Mr. Swain said he was on hand to facilitate approvals as the work was done by another party.

LD said she would prefer to have a site visit before fully weighing in.

Mr. Sandbichler said that at the time they were desperate to make improvements in suggesting they had perhaps jumped the gun before seeking permissions; concurred with Mr. Swain that they will do whatever the HDC relates as an acceptable replacement. JD said the trapezoidal upper section does not relate to the building and that the cornice of the original structure should have aligned with the roof pitch. Mr. Sandbichler said the name of the establishment will be changed from Edwige to Freeman's (after Nathan Freeman) and the addition of a sign is not yet in the plans.

AF noted nine letters in support and one opposed from the other condo owner, Ashok Aggarwal (Peter), at Unit 1A.

LD made a motion to continue the decision following a site visit. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

g) **HDC 21-325**

Application by **Nate McKean**, on behalf of **Michael A. Rogala**, requesting to replace window on the structure located at **19 Center Street, U1**.

Jon Paterson presented by remote on behalf of Nate McKean; said the front of the building is Center St., featuring the two bay windows; kitchen at back, minimal visibility.

No public comments or letters.

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

5. Review and approval of Minutes:

LD made a motion to approve the HDC meeting minutes of January 19, 2022. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

6. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

Decisions to be written, as per HS:

HS: **HDC 21-279, 191a Commercial St., U1; HDC 21-321, 211 ½ Bradford St.; HDC 21-325, 19 Center St., U1.**

MM: **HDC 21-318, 161 Commercial St.**

2. Any other business that shall properly come before the Commission: [CONTINUED]

Kiley Court

AH reported on a non-contributing garage structure with a roof that is caving; said owners request to remove the damaged roof section and clean out the area, employing a temporary tarp; seeking to retain the garage but do not have plans as yet for a re-build. MM and JD said they were fine with it. AH said it is not possible to ascertain the visibility of a dormer which is not yet built but signaled this as something to keep under consideration.

LD made a motion to adjourn the HDC meeting at 5:24pm. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

Respectfully Submitted,
Jody O'Neil