



Historic District Commission

Minutes

The Provincetown Historic District Commission Public Meeting of Wednesday, March 16, 2022 at 3:30 PM in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657. p3/25m

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
- 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: Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Chris Mathieson (CM), PAAM Rep.; Anthony Iannucci (AI), Alternate.

Members by remote: John Dowd (JD), Acting Chair, PGB Rep.; Michela Murphy, Alternate.

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

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

JD called the meeting to order at 3:30pm; gave roll-call. TS read hybrid meeting protocols.

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 April 6, 2022 Public Hearing Agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

VOTES MAY BE TAKEN:

- i) [522 Commercial St., UA](#) – To extend a fence and add a shed.
No one presented.
HS asked if a Full Review was required to add a shed. MM said abutters would need to be notified as the application indicates new construction.
JD made a motion to consider as Full Review at the meeting of April 6, 2022. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- ii) [27 Court St., U1](#) – To remove and replace an existing deck, railings and posts.
Bob Kaszanek presented; said replacement would be mahogany and horizontal deck boards with gray PVC.
MM said she was fine with it. CM noted captured balusters and two balconies on the other side of the building with 1950s features. AI asked why the HDC would approve a different kind of railing and why these decisions are not made by a condo association collectively. HS concurred. JD spoke of some owners who may not have the means to revamp or renovate their units as others might in the association. AI said he didn't feel it was a budgetary issue. MM added that HDC only has purview for what is directly in front of them.
JD made a motion to approve as presented. CM seconded the motion and it passed, 4-0-1: CM, HS, MM, JD, in favor; AI, abstain.
- iii) [262A Bradford St., U3](#) -To replace rake boards.
No one presented.
CM, HS, and MM said they were fine as presented.
JD made a motion to approve as presented. CM seconded the motion and it passed, 5-0-0. CM, HS, MM, AI, JD.
- iv) [82 Bradford St.](#) – To replace a rubber roof and 28 windows.
No one presented.
AI noted decks to be disassembled and re-applied following installation of the roof to which AH said they would not be altered. JD requested more information.
JD made a motion to continue the decision as Administrative Review at the meeting of April 6, 2022. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.
- v) [661 Commercial St.](#) – To replace existing railings and deck boards on an existing porch and stair.
Matthew Coleman presented; said he built the railings while working on the deck steps without realizing he needed a separate application; Azek kicks on the deck skirt.
JD expressed the HDC approval for captured balusters, asked why the trim doesn't meet all the way down to the stair, to which Mr. Coleman said because of how it was originally built and he was replacing in kind as two separate platforms; asked why JD related that Hardy Plank is not acceptable as surprised as it was used probably not 10 years ago, to which JD said was due to pre-HDC bylaws. AH said she would check the file on the dates of construction.

CM asked if the other work on the property had anything to do with the other fencing, to which Mr. Coleman said he had not been approached as yet on that detail but recognized that the HDC fence policy would apply; spoke of plans to apply a 2x4 which JD suggested might be not appropriate and that a drawing would be helpful in disseminating the design flow, to which other members agreed. CM recommended a picket.

JD made a motion to continue the decision as Administrative Review at the meeting of April 6, 2022, pending a drawing. CM seconded the motion and it passed, 5-0-0; CM, HS MM, AI, JD.

- vi) [312 Commercial St.](#) – To replace a staircase;

Hal Winard presented, representing the Governor Bradford; said an engineer's report has concluded the stairs to be currently unsafe, report as submitted. .

MM, and JD said they were fine with it.

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

- vii) [5 Winthrop St., UD](#) - To complete cedar siding on a garage, replace stair treads, risers, decking and railing uprights with mahogany, rebuild handrail sections in mahogany with a captured baluster design, remove a half-wall section to expose an exterior staircase, and slightly modify lower handrail sections to keep sections parallel.

Alan Diszewski presented; said the rebuild is to replace existing, staircase to become exposed, captured baluster and railings to begin at same, not different, level ADD... explained how the raises in the railings are planned per the winders. JD said he felt the two railings split by the winder should be parallel to each other, to which Mr. said was perhaps not possible per Code. JD opined that removing this staircase could be an improvement to the building's appeal. AI agreed, questioning why money would be spent on what appears a mess.

MM suggested a Full Review. Mr. Duszczewski said he could try to design the stair carriages but noted not much run before the upright column (ADD). HS and MM said they were fans of a spiral staircase option.

JD made a motion to continue the decision as AR at the meeting of April 6, 2022. HS seconded the motion and it passed, 4-0-0; CM recused.

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

- viii) [539 Commercial St., U6](#) - To replace a window, and to replace trim and an historic sill with bodyguard.

- ix) [357 Commercial St.](#) - To remove and replace a block chimney with a metalbest chimney on the back building;
- x) [7 Commercial St., U1](#) – To remove French doors from an east elevation and add a door and a window on the north elevation;
- xi) [357 Commercial St.](#) - To replace 2 skylights and to install a composite water table;

- xii) [149A Commercial St., UC3](#) - To add a round wood railing to a stairway that goes up to a roof deck;
- xiii) [8 Bradford St.](#) – To install a fence; and
- xiv) [286 Bradford St.](#) – To replace a garage door.

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

Appointment of a Coastal Resiliency Advisory Committee (CRAC) Representative.

MM said something...

CM spoke of the Hammock Shop in the East End said he felt the build is not as was approved and that the elevation raise and how it relates to the surrounding buildings. Where the historic nature of the street scape in Town is compromised. Has said she was just a bit shocked when she saw it but that she didn't anything could be done pertaining to the height. AI suggested conducting a site visit as a raise is proposed. JD agreed that context is important in new height approvals, citing the new structure at the corner of Whorf's Court.

AH related the 361 Commercial as determined to be a non-contributing structure. CM reiterated LD's coordination of meeting on the subject to which all members agreed.

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

4. **Full Hearings:**

a) [HDC 21-242](#) (continued from the meeting of February 16th)

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**.

b) [HDC 21-322](#) (continued from the meeting of March 2nd)

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**.

c) [HDC 22-11](#) (continued from the meeting of March 2nd)

Application by **Brian Calhoun**, on behalf of **Rainbow Connection Realty, LLC**, requesting to replace balconies on the south facade and to reconstruct the west facade decks, balconies, and stairwell to include a lift so that the first floor becomes more accessible on the structure located at **174 Commercial Street**.

d) [HDC 22-14](#)

Application by **Robert Greene**, on behalf of the **Robert B. Greene Realty Trust**, requesting to expand a deck by 3' on the property located at **172 Bradford Street, U3**.

e) [HDC 22-21](#) (continued from the meeting of March 2nd)

Application by **Attorney Lester J. Murphy**, on behalf of **53 Commercial Provincetown, LLC**, requesting to construct a two-story guest structure with a two-car garage on the front of the property located at **53 Commercial Street**.

f) [HDC 22-18](#)

Application by **Jeff Purcell**, on behalf of **8 & 20, LLC**, requesting to re-support a roof and to install new windows, roof cladding, trim, siding, a shed dormer with 3 new skylights on the north

elevation, and a new window, patio door, new railings, and balustrades on the south elevation of the structure located at **5 Kiley Court**.

g) [HDC 22-25](#)

Application by **John Day**, on behalf of **Beks Condominium Trust**, requesting to unify and clarify the massing and architectural language of 3 south elevation buildings by removing and replacing decking and deck railings, windows, front doors, trim, siding, chimney cladding, solar panels, and to make dormer modifications on the property located at **167 Commercial Street**.

h) [HDC 22-26](#)

Application by **Jessica LaMontagne** seeking to replace a roof, 3 windows, and a vinyl slider, and to add a skylight, a dormer with 2 windows, and a small window on a cottage located at **111 Commercial Street**.

i) [HDC 22-29](#)

Application by **Kurt Raber**, on behalf of the **Village at the Red Inn Condominium Association**, requesting to replace 8 existing doors with awning windows, to replace trim with PVC stock, to construct HVAC platforms on a roof, and to replace third-floor decking and existing iron pipe railings with a cable rail system on the structure located at **12 Commercial Street**.

5. **Review and approval of Minutes:** June 1, July 20, August 3, 2016, and March 2, 2022.
6. **Deliberations on Pending Decisions: VOTES MAY BE TAKEN**