



Historic District Commission

Minutes

The Provincetown Historic District Commission Public Meeting of Wednesday, January 5, 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: 593 360 0#

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, Chair, Historical Commission Rep.; John Dowd (JD), Vice Chair, PGB Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Anthony Iannacci (AI), Alternate.

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

Member by remote: Michela Murphy (MM), Alternate.

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. AH requested everyone speak up and speak clearly in order to be heard through masks. 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 taken on any of the 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 January 19, 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; i), 242 Bradford St., U1; ii), 389 Commercial St., U1; iii), 35 Pearl St.; iv), 54 Bradford St. UB; v) 19 Tremont St., U3; vi) 424 Commercial St.; vii) 282 Bradford St., UA; xi) 133 Bradford St.; and the following as Full Review: ix) 412 Commercial St.; x) 32 Bradford St.; and possibly, viii) 162 Commercial St.
HS seconded the motion and it passed, 4-0-0; HS, MM, AI, LD.

i) 242 Bradford St., U1 – To replace a door in kind.

Regina Binder presented by remote; said the door is to be replaced in kind. LD offered that the Provincetown Door might prove a qualified substitute. Ms. Binder responded that the door is to the laundry room and costing them a lot of money to keep it heated, and the preference is to keep as is.

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

ii) 389 Commercial St., U1 – To replace a 4' by 6' post in kind that connects an overhang to a concrete walkway;

Chris Dio of Cape Associates presented by remote; said the post was struck by a Fed Ex truck and an emergency post installed, explained permanent replacement per engineer plans with a change in reduction from 5'9" to 4'8".

HS said she didn't have a problem with it. Mr. Dio said entire structure would be rebuilt utilizing the same pitch. JD expressed that the design of the fascia is too tall; referenced 19th century canopies bracketed similarly at a much shorter pitch with ogee molding. Mr. Dio said the top fascia board is a 1x6 and the bottom a 1x5. JD said he found the proposed design as way too tall and flat and recommended detailing the rebuild in a correct 19th century way. AH said she would get a sketch from Mr. Dio out to the Board, to which Mr. Dio said he would work on during the meeting. AI asked per the material of the roofing shingle to which Mr. Dio cited fire-treated cedar. AH noted a need to move on the decision based on the winter season.

LD announced that the decision would be moved to later in the meeting.

[Continued]

AH displayed Mr. Dio's sketch of the proposed overhang. JD spoke of diminishing the long effect with something like a soffit over a soffit. Mr. Dio said he completely understood JD's point and would re-sketch the intended look and return to the meeting.

A short discussion followed presentation of a second sketch.

LD made a motion to approve as presented based on modifications as discussed regarding new design. HS seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

- iii) [35 Pearl St.](#) – To replace 15 windows, and to replace soffits, rakes, cornerboards and fascia in kind.

Tom Fitzgerald presented; said replacements referred to the BROSCO windows, no siding; no structural changes; four 2/2 windows as exist were replaced four years ago with Anderson A series; owners prefer to use PVC trim.

JD said it looked fine to him. LD said that PVC is not typically allowed.

LD made a motion to approve as presented with the condition that everything be wood with the exception of the window. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

Mr. Fitzgerald asked per the windows on the rear as they are not seen from a public way, to which LD said they can be re-done at the owners' discretion in PVC.

- iv) [54 Bradford St., UB](#) – To replace 2 doors in kind.

Steve Sieger presented by remote; noted patio door as regular full-glass perma-shield glider, and entry door replacements; no storm on the patio unit, steel white frame; all sizes to remain the same.

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

- v) [19 Tremont St., U3](#) – To replace 2 doors in kind.

Tom Fitzgerald presented by remote; said one slider to be replaced with a slider, same size and French doors in the rear with no visibility.

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

- vi) [424 Commercial St.](#) – To replace a railing in kind.

Chris Dio presented by remote; said this was not his job but replacements would be in kind.

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

- vii) [284 Bradford St., UA](#) – To replace 8 windows in kind.

Ron Slowek presented for Ross Perry. Reported Anderson 400 series exterior grilles as wood; is unaware if windows have been ordered. LD asked if 2/1s instead of 1/1s could be employed and JD added that it would be lovely to have 6/6 to match the second level which LD concurred would be more historical.

LD asked AH to research when snap-in grilles had been installed on the property.

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

- xi) [133 Bradford St.](#) – To change the material of a proposed pergola.

No one presented. AH reminded the HDC that it has seen this pergola twice before.

LD made a motion to consider as Full Review to be heard at a future meeting. HS seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

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

HDC 21-314, [412 Commercial Street](#); property as sits in the front of Young's Court.

LD made a motion to approve a change of door at 412 Commercial St. based on lack of visibility from a public way. HS seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

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 December 15th)*

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 presented; addressed height from ground floor to top of the tent.

Mark Hanson of 132 Commercial St., top floor co-owner at property across from Joon Bar with Michael Sangiradi, spoke of his initial questions regarding the height of the tent addition in relation to his own property; noted the edge as tipping up 8' which, he said, offers diners a healthy view into his bedroom; asked if dropping the scalloped edge would restore his privacy; apologized for missing previous deliberations, assumed he would be notified.

JD asked if tent poles might be dropped down to 7', closer to the door frame at 6'8" but was informed that the poles come in height sections of 8'. JD related his own privacy issues that resulted from the addition at the property across from his home, to which Mr. Hanson noted a difference in elevation when the adjacent buildings with direct views into one's home are from other homes. AI asked if there was the intention of drop-down shades, to which Ms. Mostaghim said there were, for inclement weather, and AI remarked on the potential heft of the rolled-up valence.

LD made a motion to approve with the condition that the posts not exceed 8' and where possible to present the valence in such a way to mask the rolled-up material. AI seconded the motion and it passed, 5-0-0; AI, JD, HS, MM, LD.

- b) **HDC 21-242** *(continued from the meeting of December 15th)*

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**.

No one presented.

LD made a motion to continue the hearing the meeting of January 19, 2022 at the applicant's request. AI seconded the motion and it passed, 5-0-0; AI, JD, HS, MM, LD.

- c) **HDC 21-279**

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

LD tabled the decision to later in the meeting at which point no one presented when called on.

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

- d) **HDC 21-296**

Application by **Eric Larsen**, on behalf of **Daniel R. Raymond et al.**, requesting to remove and reconstruct a deck and to replace an existing fence on the property located at **638 Commercial Street**.

Eric Larsen presented; said existing deck at rear of property, collapsing onto itself; replacements to match half-round boards; only access is toward left side of house, down a small alleyway.

LD noted minimal visibility.

No public comments or letters.

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

e) **HDC 21-297**

Application by **Hal Winard** requesting to replace an exterior door and a window on the structure located at **206 Commercial Street**.

Hal Winard owner of 206-208 Commercial St. presented; said narrative and design of proposal is by Tom Thompson regarding two adjacent offices on the second floor that are to be converted into one residence; entrance door on Carver.

No public comment or letters.

MM sought confirmation the slider is only visible from Carver. Mr. Winard said that in spite of what the rendering showed that all the windows are 2/1. MM said she was fine with it.

LD to approve as presented with the condition that all new trim be wood. HS seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

5. Review and approval of Minutes:

HS made a motion to approve the HDC meeting minutes of December 1, 2021. LD seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

HS made a motion to approve the HDC meeting minutes of December 15, 2021. LD seconded the motion and it passed, 5-0-0; HS, JD, MM, AI, LD.

6. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

Today's decisions as written: **HDC 21-189, 133 Commercial St.** and **HDC 21-296, 638 Commercial St.**, by HS. **HDC 21-297, 206 Commercial St.** by AI.

HS assigned decisions from today's Administrative Review to be written as follows:

HS: 162 Commercial St.

LD: 32 Bradford St.

AI: 133 Bradford St.

AI said he reapplied to extend his term on the Board and is awaiting notification from Town Clerk prior to being sworn in. MM reported that she, too, had reapplied.

LD made a motion to adjourn the meeting at 5:08pm. MM seconded the motion and it passed, 5-0-0; MM, JD, HS, AI, LD.

Respectfully Submitted,
Jody O'Neil