



Historic District Commission

Minutes

The Provincetown Historic District Commission Public Meeting of Wednesday, March 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.

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

Members by remote: John Dowd (JD), Vice Chair, PGB Rep.

Excused Absence: Michela Murphy, Alternate.

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

LD 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 March 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: 12 Commercial St., UA2; 149A Commercial St., UA1; 359 Commercial St., U4; 36 Commercial St.; 8 Soper St., U2; 453 Commercial St., U1; 538 Commercial St., U14; and the following for Full Review: 167 Commercial St.; 5 Kiley Court; 111 Commercial St.; 12 Commercial St. CM seconded the motion and it passed, 5-0-0; CM, JD, HS, AI, LD.

- i) 12 Commercial St., UA2 – To replace windows in kind.

Kaye McFadden of Cape Tip Construction presented; said windows are the gliding windows in units 2 and 3, replaced with Anderson 400 series gliding windows, in kind; facade faces Commercial St with the set-back.

CM asked if current trim material is Azek, which Ms. McFadden said some are and some aren't and the match would be made, as is. JD said he is fine with it as half is already Azek. LD agreed. CM clarified that Ms. McFadden wished to match the neighboring building – be it wood or Azek.

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

- ii) 149A Commercial St., UA1 – To replace a patio door in kind.

No one presented. AH called for a rep from Renewal by Anderson; no call was fielded.

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

- iii) 359 Commercial St., U4 – To replace a deck.

Fitzroy Steele presented by remote; said no rails or anything other than the decking would be replaced with Trex composite.

AI noted some of the railing appeared rotted, to which Mr. Steele said they would not be replacing rails at this time.

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

- iv) 36 Commercial St. – To replace 12 windows in kind.

Alan Cabral for David Hyde presented by remote; said the windows are all double-hung, 6/6, tru-divided light to be replaced with Anderson series; all wood trimmed to match existing.

CM and HS said they were fine with it.

LD made a motion to approve as presented with the condition that all trim be replaced in wood. CM seconded the motion and it passed, 5-0-0; CM, JD, HS, AI, LD.

- v) 8 Soper Street, U2 – To replace 5 windows, siding, and an entry door.

Tom Fitzgerald presented; said the situation was a mess and no locations or sizes would be changed; Anderson replacement and new siding, wood trim.

CM asked if the door to be replaced is not tru-divided lite, to which Mr. Fitzgerald said is an applied grille and that the replacement would be wood. CM asked if on the Tremont side the four-panel window is to be replaced, to which Mr. Fitzgerald said it would and in kind, same size, wood door. AH noted the applied or simulated divided lite has a spacer bar.

JD asked per the 10 verses 15-lite door, to which Mr. Fitzgerald said would be 10-lite.

LD made a motion to approve as presented with the condition that the doors each be 10-lite, windows all the same size as existing, and all trim be wood. CM seconded the motion and it passed, 5-0-0; CM, JD, HS, AI, LD.

- vi) [453 Commercial St., U1](#) – To install solar panels.

Kavin Shah, of Ace Solar, presented by remote.

HDC opted for Administrative Review in noting minimal visibility.

AI asked if the solar panel configuration might be duplicated on the other section.

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

- vii) [538 Commercial St., U14](#) – To replace 5 windows in kind and 1 window not visible from a public way.

Joe Wheeler presented by remote; cited Anderson tru-divided lite, trimmed out; 3/3 small bathroom window on the north side, or back, to be changed out for an awning window.

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

- xi) [6 Conwell St.](#) – To replace a second-floor deck.

No one presented.

AH read the details of the application into the record; said street is a private way.

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

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

LD tabled the item to later in the meeting.

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

None fielded.

4. Full Hearings:

- a) [HDC 21-242](#) (continued to the meeting of March 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 21-316](#) (continued from the meeting of February 2nd)

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 re-locate a front door on Unit 1 on the structure located at **11 Conant Street, U2**.

AH stated that the Agenda had been amended to omit this application; read prior approval with condition, and noted that the revised plans had not yet been received.

c) [HDC 21-322](#) (continued from the meeting of February 16th)

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**.

Jonah Swain and Joachim Sandbichler presented by remote.

HS said she wanted to see how the back side alleyway was positioned as it is now not open to the public. AI asked if it was the HDC'S responsibility to weigh in on access; JD said he agreed with AI in that accessibility is probably a Zoning or condo issue.

Nancy Ann Meads, proprietor of Unit B, said they are not increasing the size of the structure and that the major remodel upstairs was done in 2001/2002; at that time the opening at the lattice board was made and just big enough for a milk crate bearing bottles to slide through, lit up at night making it safe for staff; downstairs door on east side was used for deliveries to the basement at Unit A; all deliveries to Unit B were made to the rear of the building; said no access to Unit A would be blocked, and that the re-build was performed as a safety measure, deemed not a hazard by the Fire Chief.

Mr. Sandbichler thanked the Board for its service and acknowledged missteps on their part but said that they are not increasing the footprint.

Peter Aggarwal, resident unit owner, stated that all the delivery and trade-people use the entrance and that the closure of the small space is too close to the sidewalk and is negatively impacting the property. LD asked if Mr. Aggarwal would be okay with a revamped accessway for greater accessibility from submitted elevations. Mr. Aggarwal said he would be in agreement but that the fire escape must be addressed.

JD voiced in favor of the first design over the second in terms of the symmetry of the door and placement of corbels, but the flat stock seemed a bit too simplified. AI asked if there was an option to set back the entrance structure so that it does not read as one plain with the main building. Mr. Sandbichler indicated that there would be a setback per the wall while the gabled roof would be flush to the main. JD said the pediment should be matched in terms of the corbel attachments and the rake to feature an ogee molding.

LD concurred with Board members in noting that the A-frame design would work for HDC approval with some set-back modification; endorsed good neighborly relations. AH sought clarification for the increased recess as affects the rake board, which JD said should not project forward. LD asked if the rake board as presented appears a bit too super-sized. Mr. Sandbichler asked if a solid door was preferable, but LD and JD liked the broken look.

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

d) [HDC 22-11](#)

Application by **Brian Calhoon**, 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**.

Brian Calhoon presented; summarized narrative for the Brass Wood Inn, formerly the White Wind Inn, with restructuring for cleaner lines; proposing to move the staircase to northside of the building, plans for wheelchair lift to first floor landing; south façade of immediate concern due to leaks and needed repairs; front façade to remain unchanged.

AH noted six letters in favor; one in opposition signed by direct abutter, Rob Tosner, at 1A Winthrop St., and Toni Picariello & Sia Maravelias of 3 Winthrop St., U3.

JD addressed the south structure from plans dated Feb. 28, 2022; said he felt the proposal is a collection of what is already there; appreciated the simplification of the rails where other elements appear to mimic a 1890s addition to a Victorian building; noted 15 different kinds of windows; not finding the appeal in the bump-out on the third floor; concluded that the proposed addition is relatively successful.

No public comments were fielded. Mr. Tosner added that they are in support of changes that would make the balconies look more in keeping with the period and the expansion on the left, top side as covers up more of the building than what was there, but that their biggest concern was the rear of the building.

CM recused himself from HDC deliberations as a direct abutter at 1 Winthrop St.; spoke from the public in saying he felt a lot of what is proposed is successful but that his one hesitation on the Winthrop side facing west is with the balcony closest to the street being taken off, liked the window that was there to be restored; fine with balconies on back of the building; would like to see detailed drawings to match the esthetic of Second Empire.

HS said she would like to see a post and cap on the railing between the second and third proposed balconies where the step-up is employed. AI had nothing to add. LD followed up on HS'S point, to which AH said she would not be able to weigh in based on the current plans. LD suggested a site visit; asked per columns, which JD said a tweaking slightly to the right would be ideal. Mr. Calhoun said there could be a ripple effect but would work with his architect to keep the spacing uniform.

Mr. Calhoun requested feedback on the west façade, which JD signaled as vastly improved with one and half levels of switch-backs.

LD made a motion to continue the decision to the meeting of March 16, 2022. HS seconded the motion and it passed, 4-0-0; HS, JD, AI, LD.

Mr. Calhoun clarified the points of change from the HDC for the next presentation and that the west façade would be approved as is. JD requested the next detailed drawings add a bit of ogee or other molding on the floor level to tie-in to the Second Empire style.

e) **HDC 22-17**

Application by **Bill Fornaciari**, on behalf of **Nancy L. Ross et al.**, requesting to replace existing siding, add windows, rebuild an existing stoop, install a new foundation under an existing sunroom, and remove existing cinderblock chimneys on the structure located at **31 Pearl Street**.

Bill Fornaciari presented with owners Tim Hardin and William Burley. Mr. Fornaciari said there are other windows be replaced as well as added and that the sunroom would be retained - held up for a new foundation to be poured; siding replaced with matched white cedar shingles and removal of cinder-block chimneys; gave a brief history of the building in noting mismatched floor joints and evidence that there was once a raise for a second floor; application to include replacement of white cinder blocks on front façade stoop; front door replaced in kind, as well.

No public comments.

AH noted four letters in favor: Steven Nason and Paul Glover of 32 Pearl St.; Michael Kaplan at 35 Pearl St.; Matt Bell at 35 Pearl St.; John Pompeii of 10 Young's Ct.

JD and LD said they had no problem with it. AI asked per the front door replacement which Mr. Fornaciari said would be wood, in kind,

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

f) **HDC 22-20**

Application by **Pia Miller** requesting to replace 2 windows on the south elevation and 1 window on the north elevation and to relocate an exterior door on the west elevation of the structure located at **8 Court Street, UA**.

LD recused herself; JD assumed the chair.

Paul and Pia Miller, owners, and Tom Thompson, presented. Mr. Thompson said the door exchange and added window are not visible from a public way. Mr. Miller said they are anticipating a window switch from 12/1 to 6/1 and that the other 12/1s are not original to the

house. JD made the case for historical cohesion in terms of windows in accompanying units in that 6/6s are more in keeping with Greek Revival, to which the Millers concurred.

AH reported letters in favor from John Bradfield of 622 Commercial St.; Mike Cerruti and Dario Cerruti, neighbors; John Castellana of 821 Bayberry Ave.; Neil Berenson of 9 Whorf's Court; and Gregory D. Lombardi and Kent E. Newton of 24 Bradford St.

LD made a motion to approve with the condition that all windows are made 6/1 and all future windows also be rendered as 6/1. AI seconded the motion and it passed, 4-0-0; AI, CM, HS, JD.

g) **HDC 22-21**

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**.

Peter McDonald representing Jay Anderson presented; said one of the two current bedrooms will be removed to make way for a second garage; noted the original drawing had two garage doors; windows on first floor to be re-arranged to accommodate the re-build; two shed dormers to be added.

No public comment or letters.

CM said the garage doors are only visible from an angle off Commercial St., but that he is not in favor of the dormer proposed on the West End Lot side as it is highly visible and looming too large. AI preferred the dormer ridge lines to be dropped below the roof line. LD agreed, suggested some tweaking might be needed and JD said he found the overhang a bit heavy-handed; recommended the vertical plane of the windows be set back, to which Mr. McDonald concurred, but said the windows could not be shrunk down. JD confirmed that the Board is fine with the two-garage doors. AI said the add-on starts to feel like a three story and that he is not in favor of the dormers, especially as these kinds of requests are going to be coming in more frequently with FEMA-imposed raises and that the HDC should be mindful of the impact of more increased masses on the Town's street-scape. Mr. McDonald asked if three rather than four dormer windows would be preferable, and said they would return before the Board in the future to seek approval for an added fence.

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

AH requested new drawings to be submitted by March 7, 2022. Jody O'Neil joined in the discussion of the building's mass from the pedestrian beach perspective.

5. Review and approval of Minutes:

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

HS made a motion to approve the Work Session meeting minutes of February 24, 2022. LD seconded the motion and it passed, 5-0-0; HS, JD, CM, AI, LD.

6. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

HS to write decisions for **HDC 22-17, 31 Pearl St.** and **HDC 22-20, 8 Court St., UA.**

2. ANY OTHER BUSINESS *(Continued)*

CM said he received the grant application from Community Preservation Act (CPA) which awards three different types of grants to municipalities, including historic; reported that over the years almost \$3.3 million has been allotted to various historical applications in Town, including \$12.5k to Building Provincetown and noted that the HDC falls directly into the CPA'S purview. LD expressed that special meetings would be needed to focus on what specifically the Board wants in a cogent way. AI concurred, and LD spoke of the value of having a policy for building elevations and other features. AI offered to help out on setting the goals for a formal HDC proposal, including a set of successful solutions to problems or building concerns. JD reminded the Board that the HDC is entitled to speak against FEMA guidelines on a case-by-case basis when considering historical imperatives.

LD made a motion to adjourn the meeting at 6:59pm. CM seconded the motion and it passed, 5-0-0; CM, JD, HS, AI, LD.

Respectfully Submitted,
Jody O'Neil