



Historic District Commission

Meeting Agenda

The Provincetown Historic District Commission Site Visit on Wednesday, June 15, 2022 at 2:30 PM at 5 Tremont Street, and Public Meeting 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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- Mute all background noises, including PTV, television or computer and use only phone audio.

Members present: Laurie Delmolino (LD), Chair, Historical Commission Rep.; John Dowd (JD), Vice-Chair, PGB Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; Chris Mathieson (CM), PAAM Rep.; Michela Murphy (MM), Alternate; Anthony Iannucci (AI), 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. 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. **Site Visit at 5 Tremont Street, 2:30pm**

Attended on site by LD, HS, CM and AI; MM. by remote. JD, recused.

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

VOTES MAY BE TAKEN:

LD proposed to consider the following for Administrative Review: [605 Commercial St.](#) – To replace 3 windows in kind; [322 Commercial St.](#) – To replace a skylight in kind; and [67 Bradford St.](#) - To replace two existing skylights; with the remaining as listed for Full Review. No vote taken.

- i) [605 Commercial St.](#) – To replace 3 windows in kind.
Hal Winard presented, representing Barbara Rushmore; said the new replacements will match the two previous installed and mullions applied as in the case with all others.
LD made a motion to approve as presented. HS seconded the motion and it passed, 3-0-0: HS, MM, LD.
- ii) [322 Commercial St.](#) – To replace a skylight in kind.
Hal Winnard presented; said the bubbles are available, going with square model.
LD made a motion to approve as presented. HS seconded the motion and it passed, 4-0-0: HS, CM, MM, LD.
- iii) [463 Commercial St.](#) – To reconfigure interior and exterior living spaces, including re-installing existing windows, replacing white cedar shingles, and installing Azek window, fascia, and eave trim, a black rubber membrane roof, and mahogany decking and railings.
Full Review.
- iv) [67 Bradford St.](#) - To replace two existing skylights.
No one presented.
JD asked per the size.
LD made a motion to approve as presented with the same style and position as existing.
HS seconded the motion and it passed, 4-0-0: HS, JD, MM, LD.

Full Review:

- v) [4 Atlantic Ave.](#) - To construct a one-story addition and add a rubber roof;
- vi) [11 Bradford St.](#) - To build a 36" high masonry structure on an existing patio;
- vii) [368 Commercial St., UE](#) - To replace a front door;
- viii) [16 Bradford St.](#) - To re-build an existing landscape wall and to add a bluestone top cap to an existing concrete retaining wall;
- ix) [350 Commercial St.](#) - To replace windows and doors; and
- x) [27 Winthrop St.](#) - To demolish 2 structures on a parcel, divide the parcel into 2 Lots (A and B), and construct 5 new dwelling units on Lot A and a two-family structure on Lot B.

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

Prospective Garage Rebuild at 48 ½ Bradford Street

Ted Smith presented with Leon Roy, co-owner, seeking HDC guidance on the garage which, along with the house, is considered non-conforming; dates between 1960 and 1970 and, as exists, is 9'4" x 17'10" with a fiberglass door. Mr. Smith said the structure is not big enough to warrant a half story, a re-build would invite demolition and property has set-back issues; owners are seeking to start a lawn-care business from the new building, not a rental property.

MM recommended a consult with the Zoning Board of Appeals, to which Mr. Smith said invites a wider conversation. Mr. Roy said the proposed is 24' from front and back and 16' wide, to which LD said per policy, one can go up or out, but not both, suggested the HDC do some background research and relay its findings. AH asked per slab on grade which would indicate adding at least a frost-wall or substantial foundation.

4. **Public Comments:** On any matter not on the agenda below.
None fielded.

5. **Full Hearings:**

a. [HDC 21-242](#) (continued to the meeting of July 20th)

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 22-11](#) (continued to the meeting of September 7th)

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**.

c. [HDC 22-53](#) (continued from the meeting of June 1st)

Application by **James Rifino** and **Harry Pihl** requesting to install a fence along Cottage Street and Bradford Street on the property located at **8 Bradford Street**.

AH referenced an e-mail received on June 1st wherein the owners qualified a pre-approval. CM to take a photo of the gate to be attached which will be added to the HDC decision.

LD made a motion to approve as presented. HS seconded the motion and it passed, 3-0-0; HS, MM, LD.

d. [HDC 22-74](#) (continued from the meeting of June 1st)

Application by **Robin Callaghan**, on behalf of **Jeffrey R. Lick et vir.**, requesting to build an enclosure over an elevator door and replace the trim around it, to remove shingles around the mechanical doors and replace them with trim board, to replace existing mechanical doors in kind, and to enclose a propane tank and electrical and garbage receptacles on the property located at **607 Commercial Street, U3**.

Bill Woodward, of Cape Associates, presented by remote; noted changes made as per HDC recommendations with projection of completed plans.

JD questioned movement of the pediment over the door, preferring a simpler and cleaner look to which Mr. Woodward said was so constructed to hide wiring, asked if attached paneling to what might be a metal door could help, if not too heavy.

JD made a motion to approve with the condition that the three bands of ogee molding be eliminated, and elevator door possibly be covered with v-board or groove to match the door on the right. HS seconded the motion and it passed, 5-0-0: JD, HS, CM, MM, LD.

LD invoked the Mullin Rule to weigh in on cases from the June 1, 2022 meeting.

e. [HDC 22-81](#) (continued from the meeting of June 1st)

Application by **Mark Kinnane**, on behalf of **Dean Landy et al.**, requesting to construct a two-story addition on the structure located at **4 Miller Hill Road, U8**.

[Continued later in the meeting]

Mark Kinnane presented by remote; displayed the gambrel and second means of egress per HDC recommendations from revised drawings dated June 7, 2022.

No public comments or letters.

JD said he found the new plans greatly improved; preferred single sash on top window and for it to align with unit below; all windows to be same size on the north elevation; fine with west elevation; questioned all the differing window sizes, highlighting the 6/6 window on the second story of the existing east elevation to be used as a template, to which Mr. Kinnane and LD agreed. AI asked per a solid door.

LD said the new door placement was fine but the window to the left of the front door facing the building could use some spacing. JD said a half-pane, 9-lite door would be most appropriate, to which CM said he would prefer wood as opposed to half-panel glass. JD added that a real Dutch door could work for this building, as well, but Mr. Kianne said the problem with these is they fall apart due to weather systems.

LD made a motion to continue the decision to the meeting of July 6, 2022. HS seconded the motion and it passed, 5-0-0: HS, JD, CM, AI, LD.

f. [HDC 22-100](#) (continued from the meeting of June 1st)

Application by **Ted Smith**, on behalf of **Bowman Morrison Family Holding Trust**, requesting to lift and renovate a structure, including adding dormers and expanding an existing dormer on the south elevation, adding a one-story addition on the west elevation, adding a new entry stair on the northwest corner, and reconfiguring an existing egress stair and deck on the northeast corner on the property located at **5 Tremont Street**.

Ted Smith presented; two options for stairs with Mr. Smith preferring Plan B – exterior stair at the rear, conferred that both options engage a building raise but not a roof pitch increase. MM asked why both dwellings needed two means of egress, which AH explained as a need to meet Code at 50% of the aggregate floor area. Mr. Smith confirmed that both means of egress are for the second-floor unit.

LD noted the site visit as conducted today at 2:30pm which, she said, was rewarding.

No public comments or letters.

Front façade/south elevation: CM said he was very strongly opposed to the plans as they serve to eliminate the aesthetic nature of the structure, including the railing configuration and three dormers on the top. HS said she agreed with CM in principle but could also understand the plea for a serviceable deck, although she found the dormer too big. Mr. Smith qualified the lay-out as a practical way to make the stairs work in going from nine bedrooms down to six. MM encouraged the front façade to remain as close to existing as possible and would be more open to the dormer with that guarantee. AI noted that the property has already seen a bit of transformation in the past and that the diminutive fake railing will only look more so with an expanded frontal mass.

LD asked if a reduction to a two-window dormer and the addition of a west dormer would work for Mr. Smith and made the case for the new design providing more balance; said she was okay with the rails. Mr. Smith said he wasn't sure if the second-floor railing is that crucial for the owners and would look into maintaining the front dormer and add-on on the west and see how the usable space is arranged for a bed.

West façade: CM asked of the proposed stonework in terms of water vents; preferred Ptown door; noted variation with the fenestration along with the existing shingling and

would prefer this aspect as more interesting rather than a uniform look. HS stated her preference for Elevation B from the three options. Mr. Smith said the overall height from the grade to the ridge remains the same. AI said he was fine with either option A or B. CM preferred B, as did MM and LD, who suggested A may be fine, but is too unknown. Mr. Smith related that the spiral is less visible from a public way than other options.

MM said she felt the windows in the new plans appear larger than existing, to which CM concurred, adding the windows should stay the same size all around; opposed to a spiral stair on the east elevation. AI made the case for the spiral as essentially utilitarian. MM agreed with CM that these stair configurations have not been permitted on properties with public visibility and are not historic, with concern for setting a precedent. Real brick skirting agreed on, Provincetown doors, all windows same size and no flood vents proposed for the west elevation. CM and MM request new drawings.

Mr. Smith confirmed that the ridge line in the front will rise 3', from 29'11" to 32'10." Mr. Smith agreed to canvas the neighboring buildings per height. AI referenced a higher window height for the first floor as previously endorsed which MM and CM reject.

LD made a motion to continue to the meeting of July 6, 2022. HS seconded the motion and it passed, 5-0-0: HS, CM, MM, AI, LD. JD, recused.

LD called for a brief recess at 5:10pm.

- g. [HDC 22-103](#) (continued from the meeting of June 1st)
Application by **Ted Smith**, on behalf of **Trevor's Trails II, LLC**, requesting to demolish and rebuild an existing two-family residential structure on the property located at **7 Snow Street**.

Ted Smith and Tom Tannariello presented from June 9th plans. MM read No. 5 of the Demolition Bylaw into the record regarding the requirement of an engineer's report.

Mr. Smith addressed changes to the west elevation, including window realignment, chimney and door placement; asymmetrical look of the north elevation and massing on the left side to remain the same; deck and door added to the east elevation; south elevation with chimney removal and filled-in deck sections, not visible from a public way; ceilings on first floor reduced to 8' in height. LD noted an increase of 35% in height, or 23' from 17', for a building that is not expected to incur any substantial changes. Mr. Smith said nominally the building should only be raising by a foot and half and not a 5' change.

MM read into the record three letters in opposition from Paul Caccamo at 5 Snow St.; Ted and Pamela DeColo, and from Darla White. Richard Trainor at 3 Conway, abutter, spoke against the proposal as a non-starter.

JD said he is in favor of the proposal with a few tweaks; expressed that a tear-down should result in a re-build that is historically correct. MM expressed the proposal represented a quandary for both sides. LD said the way to proceed is through meeting Fire Code and the HDC guidelines which in this case, indicates a new window configuration with the aim to bring the building back to its more original aspect.

AI said his biggest objection to the proposal has to do with the subterranean level which he felt changes the whole experience of the building from the street.

JD said the 9/9 window as per the west elevation would be best, in lieu of the 9/6; placement of windows a bit eccentric, presented a quick drawing featuring window spacing that LD agreed better represents a $\frac{3}{4}$ -Cape; two rather than the three ganged windows on the north elevation and proposed sloping of the gable end; found nothing historic in the three square windows, three ganged windows and French doors on the east elevation; minor adjustments to the south elevation.

Mr. Tannariello asked what type of door on the second floor of the east elevation would be appropriate, to which LD said a regular or Ptown door would work.

LD made a motion to continue the decision to the meeting of July 6, 2022. HS seconded the motion and it passed 5-0-0: HS, JD, CM, MM, LD.

LD made a motion to hear **HDC 22-120 54 Commercial St., U3** out of Agenda order. MM seconded the motion and it passed, 5-0-0: MM, JD, HS, CM, LD.

CM left the meeting at 6:28pm.

h. **HDC 22-112**

Application by **Michael Bellante** requesting to replace rotten siding and trim board, a cedar roof, existing gutters with copper gutters, all windows, back deck boards and railings, front and side stairs with brick and bluestone stairs, wooden shutters, and a front fence with a Bostonian picket fence, to add brick veneer to a new foundation and a dormer on the west elevation, and to extend an east elevation dormer on the property located at **49 Commercial Street**.

Michael Bellante, owner and contractor, presented by remote; said they are trying to restore the building as much as possible to the original; all bay windows and skylights removed; right-side dormer to offer balance and symmetry; all existing windows to be replaced with Marvin, simulated, full-divided lite; claps, trims and shutters to be wood; new mahogany deck system; copper gutters; brick veneer; Simpson wood door for side unit with proposed overhang; height is proposed for 20'8", up from 19'3".

LD offered that the owners are not required by FEMA to raise the house although it would make sense. JD commended efforts at restoration, per E.1, expressed that the fluted pilasters on the front door and to the right are incorrect wherein flat stock is more appropriate to Greek Revival; per E.2, gave template suggestion for universal window size as 6/6; door at the side of the house as proposed too grand and in competition with the main entry; dormer closer to the street than would like and questioned if fenestration on this side of the house is too heavily set. Mr. Bellante offered to change out the three stacked units to render two stacked, same size. Per E.3, the rear, with minimal visibility, JD took issue with the tall, narrow skinny French doors on the top, to which Mr. Bellante suggested two rather than four doors, no side-lites.

MM agreed with JD's commentary, as did AI. LD said the right-side dormer is too heavy and, as such, the combined dormers dominate the roof inappropriately; cautioned against having the master bedroom in the front due to the noise level; said the prominent, not rear, chimney, needed to be retained and could be faux.

Mr. Bellante read a quick review of all the HDC talking points to which HDC concurred.

LD made a motion to continue the decision to the meeting of July 6, 2022. HS seconded the motion and it passed, 5-0-0: HS, JD, MM, AI, LD.

i. **HDC 22-120**

Application by **Hal Winard** requesting to replace a window with a door on the structure located at **54 Commercial St., U3**.

Hal Winard and Diarmuid O'Neill presented. Mr. O'Neill said the plan is to grant access to Unit 3 as a rental through other means than the main house. Mr. Winard said they would be open to a wood door.

JD suggested something that speaks the same language of the building in terms of a correct door, such a solid Colonial, painted white.

LD made a motion to approve as presented with the condition that the new side door be the same as existing wood front door. HS seconded the motion and it passed, 5-0-0: HS, JD, MM, AI, LD.

j. [HDC 22-122](#) (request to postpone to the meeting of August 3rd)

Application by **Bradford Walker**, on behalf of **Brian Orter et vir.**, requesting to renovate a structure, including lifting the lower floor level by 2.5', replacing all windows in kind, adding a rear extension on the southeast elevation, replacing a roof deck and adding a steel and cable rail system, and rebuilding and shifting a cross-gable extension northward on the property located at **119 Commercial Street**.

LD made a motion to continue the decision to the meeting of August 3, 2022. HS seconded the motion and it passed, 4-0-0: HS, JD, AI, LD.

k. [HDC 22-124](#)

Application by **Chuck Hart**, on behalf of **Raul Medina Gomez et. vir.**, requesting to remodel a structure, including replacing siding, windows, and a roof, adding two dormers, and extending a kitchen footprint on the property located at **69 Pleasant Street**.

Brendan Lowney, of Louis and Weldon, presented; thanked AH for her guidance on the project which began as a remodel; proposal to include white cedar shingles, an asphalt roof; preference for PVC for most trim; windows full divided lite with spacer bar, by Anderson; claims home is of no historical significance.

AH cited demolition of greater than 25%. HDC to offer guidance only. AI and HS liked the presentation. JD found the horizontal banding on the dormers a bit meaningless, but highly praised the molding. Mr. Lowney said the ridge will not be raised. LD offered that a more historically applied home will hold its value.

LD made a motion to allow demolition without delay. HS seconded the motion and it passed 5-0-0: HS, JD, MM, AI, LD. LD to write letter.

l. [HDC 22-128](#)

Application by **Ted Smith**, on behalf of **The Gift Box, Inc.**, requesting to add a second story to an existing single-story commercial street-side structure on the property located at **397 Commercial Street**.

Ted Smith and Michael Gaucher presented for the Elena Hall property. Mr. Smith said second story to be residential; addressed elevations; plan to replace first floor casements with double-hung and repeat double-hungs on new add-on, seven in total on east elevation; ganged windows as exists on the south elevation; nothing changed on the west elevation which stands 3' from neighbors.

Adam Sloan at [394 Commercial St.](#) spoke of the quirky nature of the building but does not feel this addition will be compatible to the newly designated public park and will also block out the lighthouse; said there are photos of trucks which hit the neighbors' fencing.

MM read a letter in support from David Gluck of [401 ½ Commercial St.](#) and one in opposition from Douglas Robson at [397 Commercial St.](#)

AI asked of precedent in this area. LD noted that the footprint is not proposed to change, cited the addition to Perry's Liquors which went up 2 ½ stories above retail space. Mr. Smith said no raise per the flood zone would be required, which AH confirmed.

JD said he felt retaining the side notch of the existing structure is an issue with the addition of a second story. Mr. Gaucher said he was a big fan of mid-century modern and asked if AI felt they should go in that direction. AI replied that it wasn't the HDC's function to prescribe design plans but did reference the recent addition at Joon Bar and suggested the current plans at this commercial building are between styles. Mr. Smith related that the existing posts are break-away, per the late Ms. Hall, to conform with the situation of cars that kept hitting into them.

LD made a motion to continue the decision to the meeting of July 6, 2022.
HS seconded the motion and it passed, 5-0-0: HS, JD, MM, AI, LD.

6. Review and approval of Minutes:

LD made a motion to approve the meeting minute of May 4, 2022. HS seconded the motion and it passed, 5-0-0: HS, JD, MM, AI, LD.

It was determined by LD that a hard-stop will be established for the next meeting and posted on the Agenda as 7:00pm; five minutes for presenters and three minutes for public comment.

MM asked per the replacement windows at Canteen on Commercial Street.

MM asked per a program or template to write the decisions, and suggested to have the recording secretary do them as the meeting is ongoing.

JD left the meeting at 7:42pm

7. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

Decisions to be written per HS:

AI: 54 Commercial St.; 463 Commercial St.; 67 Bradford St.

MM: 4 Atlantic Ave.; 368 Commercial St.

HS: 8 Bradford St.; 11 Bradford St.; 16 Bradford St.; 350 Commercial St.; 27 Winthrop St.

Per HS, **HDC 22-41, 522 Commercial St.** & **HDC 22-68, 335 Commercial St.** were filed on June 2, 2022 and **HDC 22-79, 243-249 Commercial St.** was filed on June 6, 2022.

8. Violations as Reported by the Building Commissioner

AH reported 2 fence violations: 186 Bradford St. and 3 Fishburn Ct., which has taken the fence down rather than make an appearance before the HDC. Other concern is the split-rail fence at the newly paved parking lot at Muscle Beach, 33-35 Bradford St.

Time waivers for Ted Smith: 5 Tremont St. & 7 Snow St.

LD made a motion to adjourn the meeting at 7:52pm. HS seconded the motion and it passed, 4-0-0: HS, MM, AI, LD.

Respectfully Submitted,
Jody O'Neil

