



Historic District Commission

Minutes

The Provincetown Historic District Commission Public Meeting of Wednesday, September 21, 2022 at 3:30 PM in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

Pursuant to Chapter 107 of the Acts of 2022, 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: John Dowd (JD), Acting-Chair, PGB Rep.; Chris Mathieson (CM), PAAM Rep.; Michela Murphy (MM), Alternate; Anthony Iannucci (AI), Alternate.

Excused absence: Laurie Delmolino, Chair, Historical Commission Rep.; Hersh Schwartz, Clerk, Chamber of Commerce Rep.

Staff present: Annie Howard (AH), Building Commissioner; 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.

The meeting will end at 7:00 P.M. Any application not heard will be postponed or continued until the next scheduled meeting.

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 October 5, 2022, Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

VOTES MAY BE TAKEN:

- i) [277 Commercial St.](#) – To replace a door in kind.
Mr. Rose presented.
JD made a motion to accept as presented. MM seconded the motion and it passed,
4-0-0: MM, CM, AI, LD.
 - ii) [4 Carver St.](#) – To replace 2 windows in a rear cottage.
John Spazzarini presented.
JD made a motion to accept as presented. MM seconded the motion and it passed,
4-0-0: MM, CM, AI, JD.
 - iii) [557 Commercial St., U2](#) – To replace a front door in kind.
No one presented.
JD made a motion to accept as presented. MM seconded the motion and it passed,
4-0-0: MM, CM, AI, JD.
 - iv) [96-98 Bradford St.](#) – To re-side 4 doghouse dormers, replace asphalt roofing shingles, and re-side and replace 4 skylights in kind.
Osvelin Perez presented. AH mentioned a permit condition for decorative siding.
JD made a motion to accept as presented. MM seconded the motion and it passed,
4-0-0: MM, CM, AI, JD.
 - v) [116 Bradford St., U3](#) – To replace a door in kind.
Duke Sherman, owner, presented' Kevin Bazarian presented by remote. Mr. Bazarian said existing is wood, to be replaced with wood.
JD said he felt the side-lights were a recreation from some time in the past, as in late 18th century Colonial, preferred what is more typical for such a Greek Revival building. Mr. Bazarian said the replacement had been pre-ordered based on the lengthy degree of lee-time for delivery and as it is replaced in kind, but Mr. Sherman agreed that if JD's door choice could be installed instead they would go that route.
JD made a motion to accept as presented. MM seconded the motion and it passed,
4-0-0: MM, CM, AI, JD.
- JD made a motion to consider the following for Full Review:
- v) [4 Miller Hill Rd., U8](#) – To construct a two-story addition, re-side and replace the rear roofing.

- vi) [5 Conwell St.](#) – To replace a window with a slider.

MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

- vii) [8 Brewster St., U2](#) – To replace 4 windows and 1 door and to repair shingles as needed.

No one presented.

JD made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

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

[12 Winthrop St.](#) AH presented plans to be signed and stamped.

Discussion of 24 Standish St.

Ted Smith presented. Mr. Smith said they would prefer the dormer top to go to the roof ridge as, he noted, is the case with the surrounding buildings in the area. AI remarked that the buildings used as examples are not attractive or desirable. Mr. Smith replied that the expressed ridge height is to assist better water drainage

AH related that there are two rather than one flashing areas when the dormer comes down off the ridge. CM said he felt the initial drawing is more acceptable than the two options offered today. Options A & B were discussed with MM preferring B, as did AI and CM. Mr. Bazarian said he would rather go to the roof ridge but could live with Option B.

JD made a motion to approve Option B as presented. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

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 October 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**.

- b. [HDC 22-11](#) (continued from the meeting of July 6th)

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; cited a safety issue regarding balconies, said sliders are not scheduled to be repaired as they are not in disrepair; comparative design plans were discussed from January, February and September, 2022.

Chris Mathieson, direct abutter, spoke of the significance as a Second Empire structure, said balconies are not historic and additional balconies add to the massing and diminish the historical integrity of the structure even more; urged the HDC to consider a return to more of the building's historical features.

Daniel Skahen at 25 Winthrop St., spoke by remote in stating that the new design is lean and stream-lined and a huge improvement.

MM read three letters opposed to the plans: Christopher Andrews, co-owner of Anchor Inn Beach House; Stan Cottner and Josh Scatura of Queen Vic Guest House at 166 Commercial St.; Tom Tannariello, direct abutter at 170 Commercial St.

MM spoke in favor of extending the third-floor balcony to create more balance but to allow the gap to remain. AI said he would be in favor of the third story balcony extension if the second story balcony and slider were eliminated; to relinquish the existing balcony at the front to permit more additions to the rear. JD proposed pulling the second story balcony on the early, front building back and away a bit from the historically associated aspects of the structure. MM asked if a door and window might be acceptable.

AI recommended replacing the dangerous balconies as noted but to hold off on any further plans for additions until a uniform consensus can be reached that respects the historic nature of the building while allowing for balcony extensions at the rear. MM disagreed, considered that the Board may be closer to a compromise than assumed. Mr. Calhoon agreed to JD's solution to trim the second-floor balcony from both left and right sides of the sliders. AI added a wish to see this balcony be reduced in depth, as well, to which Mr. Calhoon said was a condition of the columns in relation to the rubber roof and leakage prevention. JD suggested a talk with a structural engineer to allow for a cantilevered design. AI and JD would elect to eliminate the fascia.

Mr. Calhoon said he was bewildered and confused at how the HDC process for conditional approval appeared to keep shifting over the course of the last nine months. JD replied that the case-by-case nature of the HDC's negotiation process is evolutionary; that the high visibility and historic nature of properties invites feedback and pushback from the community which demands a layered expansion of approval parameters.

JD made a motion to approve as presented with the conditions that the third-floor deck be expanded to align with the second floor on the rear of the structure; second floor deck not be continuous but as two separate decks; second floor deck toward Commercial St. retain its existing deck dimensions; third-floor deck toward Commercial St. retain its depth as existing and not extend; eliminate decorative flourishes.

AI stated his opposition to making an approval today without seeing new drawings. Discussion continued, based on verbal consensus and in anticipation of amended plans.

JD made a motion to continue the decision to the meeting of October 5, 2022. MM seconded the motion and it passed, 3-0-0: MM, AI, JD. CM, recused.

- c. [HDC 22-139](#) (continued to the meeting of October 5th)
Application by **Doug Dolezal**, on behalf of **Thomas G. Myers et al.**, requesting 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 on the property located at **27 Winthrop Street**.
JD made a motion to continue the decision to the meeting of October 5, 2022. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

- e. [HDC 22-148](#) (continued to the meeting of October 19th)
Application by **Bradford Walker**, on behalf of **Terrence A. West**, requesting to renovate a structure, including replacing, relocating, and reconfiguring windows, replacing front and rear doors, replacing a fence, relocating a shed, lifting an existing gable roof by 36", removing two block chimneys, adding a new cross-gable extension on the east elevation, and adding a sloped dormer on the west elevation on the property located at **15 Bradford Street**.

JD made a motion to continue the decision to the meeting of October 19, 2022. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

f. [HDC 22-164](#) (continued from the meeting of September 7th)

Application by **Terrell Jordan** requesting to modify and replace a fence on the property located at **165 Commercial Street**.

AH reported that Mr. Terrell has been traveling, making it difficult to obtain a sample of the proposed material for HDC review, but that it would be forthcoming.

g. [HDC 22-178](#) (continued from the meeting of September 7th)

Application by **Ted Smith**, on behalf of **Firas Shilaimon et al.**, requesting to extend and reconfigure existing dormers on east and west elevations and to reconfigure window and door fenestration on the south elevation on the structure located at **366 Commercial Street**.

Ted Smith presented with drawings featuring smaller windows on the second floor that are pulled back a bit with increased glazing; center door reduced by 4"; said the biggest change is to the east elevation in retaining two doghouse dormers and adding skylights, extending the existing 6' to 7' more toward Commercial St.

No public comments or letters were fielded.

CM referenced Chair Delmolino's remark at the previous hearing that she felt the existing dormers should remain as a defining feature, to which JD said the windows are too pokey and the wrong size.

JD made a motion to accept as presented from plans dated September 9, 2022. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

h. [HDC 22-179](#) (postponed from the meeting of September 7th)

Application by **Kevin Bazarian**, on behalf of **28-32 Standish St. Property Ltd.**, requesting to remove a stair and a landing and replace a door on an east elevation, add a landing and egress stair on the second floor, remove a ramp and reconfigure a landing and stair on the south elevation, and move an existing door 3' toward a corner of the structure located at **28-32 Standish Street, U32C**.

Kevin Bazarian presented by remote; addressed 32 Standish with plans to remove the first-floor door and stairs and have a second means of egress from the upper balcony, swap out the first-floor door or a window, removal of handicapped ramp; said structure is a single family home and that the gable or anything that rises above the hedges is only visible from Alden St.

No public comments or letters.

JD made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, LD.

i. [HDC 22-180](#) (postponed from the meeting of September 7th)

Application by **Kevin Bazarian**, on behalf of **28-32 Standish St. Property Ltd.**, requesting to expand a deck on the west elevation and replace a railing with captured balusters on the property located at **28-32 Standish Street, U28C**.

Kevin Bazarian presented by remote for another building; seeking to increase the deck to 14x6, including staircase – brought to Code – and with captured balusters.

JD made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

j. [HDC 22-181](#) (continued from the meeting of September 7th)

Application by **Bradford Walker**, on behalf of **John R. Bradfield et vir.**, requesting to remove a wrap-around deck, replace, reconfigure and relocate windows and doors, enclose an ell overhang on a southeast corner and add a porch roof on the south elevation, add two decks and revise the façade on the north elevation of a structure, and to demolish and reconstruct an existing garage, adding a workshop on the northwest corner, on the property located at **622 Commercial Street**.

Bradford Walker and John Bradfield presented. Mr. Walker presented modifications as proposed by the HDC at the previous meeting, including a reduced roof pitch on the shed and the privacy screen eliminated in exchange for an installed hedge.

No public comments. AH referenced a new letter in support from September 12th: Christopher Christie at [9 Carnes Lane, Unit A](#). JD and CM commended the plans.

JD made a motion to accept as presented from the revised drawings. MM seconded the motion and it passed, 4-0-0: MM, CM, AI JD.

k. [HDC 22-183](#) (postponed from the meeting of September 7th)

Application by **Bradford Walker**, on behalf of the **Douglas Robson Revocable Trust**, requesting to construct a new single-family structure on the property located at **5 Pilgrims Landing**.

Bradford Walker and Douglas Robson, owner, presented. Mr. Walker provided contextual photos of Lot #5; modern house proposed with zinc, concrete and e-pay – all of which Mr. Walker said are nuanced and offered patina, as well as being already on site; official letter of design approval from Clifford Shore of the Murchison Estate on file.

No public comments or letters.

JD made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0: MM, CM, AI JD.

JD announced a short break at 5:32pm.

l. [HDC 22-191](#)

Application by **Kevin Bazarian** requesting to renovate a structure, including adding a basement, an addition to the north elevation, and a dormer, replacing decks and stairs, and a picket fence, and to renovate a free-standing cottage by constructing a second floor and a poured foundation on the property located at **10 Bradford Street**.

Kevin Bazarian and Lyn Plummer presented by remote; said the application addresses two buildings on one property: Greek Revival, three units, four bedrooms in one house and a cottage in the rear; seeking to add foundation, raise house about a foot and a half with an 8' addition at the back; remove shed with rubber roof; add shallow dormer on the front where skylight exists; small rooftop deck on rear on east and north sides.

Deborah Asbrand, direct abutter at [10A Bradford](#), expressed concern over the impact the proposal will have on their property as the cottage is on the property line and has no set-back; will cut back on the air and light flow; asked if the cottage location might be moved. AH said Zoning would be the next step, following HDC approval. Mr. Bazarian noted the ask is for one and half, not two, stories and added they would replace the picket fence.

JD consulted proposed changes to the south elevation as the biggest modification. CM cited the front gable as a character-defining feature, asked if the roofline was also being raised along with the added dormer, to which Mr. Bazarian said the ridge line would not change. JD suggested the question of the day concerns how much of the small-scale charm homeowners in Town seek to obliterate through increased massing, although he acknowledged that this proposal is of a slighter revamp than most, and less egregious.

CM agreed that the changes may not be perceptible to the average viewer, but the property stands highly visible and asked if the whole ell might be brought down a bit.

AI said he felt the structure was going from 10 to 110 very quickly and concurred with JD's observations on disrespected footprints. CM said he could be in favor of an expanded footprint but only with the character-defining gable kept intact. MM asked per new dimensions, said less than 200 square feet is minimal for a multi-family building. Ms. Plummer said they were applying for a curb-cut so every unit could have parking while currently there exists spaces for four vehicles in the front of the property; said the head-height on the top floor is an issue.

JD said that everything being requested in this application has been asked for in other cases and approved. AI corrected in stating that this is not a question of added dormers but of blowing out the second story through added mass. JD noted a split board, suggested a $\frac{3}{4}$ sketch going forward to highlight the east elevation not going to the pitch.

JD made a motion to continue the decision to the meeting of October 5, 2022. MM seconded the motion and it passed, 4-0-0: MM, CM, AI, JD.

m. [HDC 22-194](#)

Application by **Don DiRocco**, of **Hammer Architects**, requesting to construct an open porch on the south elevation of the structure located at **34 Commercial Street**.

Don DiRocco presented; said a major renovation to the rear of the house was performed about six or seven years ago and the front elevation sometime in the early 1980s; new construct to include no railings or bannisters, wood, square columns, minimal detailing; standing metal-seam roof, extending out about 9' and about 30' long across the length of the house.

No public comments or letters.

MM noted the house is a floater.

JD made a motion to approve as presented. CM seconded the motion and it passed, 3-0-1: CM, AI, JD, in favor; MM, abstained.

MM left the meeting at 6:23pm.

n. [HDC 22-195](#)

Application by **Julia Michelson**, on behalf of **John D. Childs**, requesting a determination pursuant to the Provincetown General By-Laws, §11-1-5-3.3, and in accordance with the criteria set forth in §11-1-5-2.6, of the significance of the structure located at **898 Commercial Street**.

Julia Michelson, John D. Childs presented by remote. Ms. Michaelson positioned the building as one-story single-family non-conforming, approximately 1,000 square foot and over 50 years old. AH noted that design approval for the proposed re-build is non-applicable; that the HDC is directly tasked with preserving or not the existing structure.

Joann McBrian, direct abutter at [910 Commercial St.](#), referenced her letter sent to the HDC in favor of demolition and would address issues of scale before the ZBA. AH reported two other letters which JD directed to be read at the follow-up meeting where the application would be reviewed in full. Ms. Michaelson corrected AH in saying they had submitted a Building Application which was approved by the Permit Coordinator on August 8th. AH apologized for a drop in the ball on behalf of Town staff and agreed to confer with Ms. Michaelson following today's meeting on procedural time-lines.

JD made a motion to continue the decision to the meeting of October 5, 2022. CM seconded the motion and it passed, 3-0-0: CM, AI, JD.

p. [HDC 22-196](#)

Application by **Ted Smith**, on behalf of **Peter C. Bullis et vir.**, requesting to construct a one-story addition/reconfiguration at the northwest corner of the structure located at **6 Winslow Street**.

Ted Smith and Peter Bullis, owner, presented. Mr. Smith cited limited visibility as Webster Place is a private way.

JD made a motion to accept as presented. CM seconded the motion and it passed, 3-0-0: CM, AI, JD.

q. [HDC 22-199](#)

Application by Kenneth Hale requesting to eliminate a door on the structure located at **3 Kendall Lane, UA-1**.

Kenny Hale presented; referenced original approval of February 17, 2021. **HDC 20-2231**; decision to eliminate one of three approved doors based on the allowable dig for the basement level which resulted in the build of a 5' shelf.

JD made a motion to accept as presented. CM seconded the motion and it passed, 3-0-0: CM, AI, JD

JD made a motion to adjourn the meeting at 6:45pm. CM second the motion and it passed, 3-0-0: CM, AI, JD.

Respectfully submitted,
Jody O'Neil