



Historic District Commission

Minutes

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

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 PM. Any application not heard will be postponed or continued until the next scheduled meeting.

Members present: Laurie Delmolino (LD), Chair, Historical Commission Rep.; Chris Mathieson (CM), PAAM Rep.; Anthony Iannucci (AI), Alternate.

Absent: John Dowd, Vice-Chair, PGB Rep.; Hersh Schwartz, Clerk, Chamber of Commerce Rep.

Members online: Michela Murphy (MM), Alternate.

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

TS called the meeting to order at 3:30pm, read meeting protocols. LD gave roll-call.

- 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 December 7, 2022 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

AH said 8 Carver Street will roll over to the next HDC meeting.

LD declared items i) and ii) as Administrative Review; and iii) through vii) to be considered as Full Review and placed on the meeting of December 7th or later.

VOTES MAY BE TAKEN:

- 6A Cook St., U1** – To replace windows and reframe a deck.
Becky Sander, co-owner, presented; referenced a prior HDC approval at the property in explaining that the contractor hired to do the work has abandoned the project with their deposit; new contractor is scheduled to begin work next Monday; no change in plans.
LD made a motion to approve **HDC 21-11** as presented. CM seconded the motion and it passed, 4-0-0: CM, MM, AI, LD.
- 36 Pearl St.** – To replace 11 windows in kind.
No one presented.

LD said she was not familiar with Long Home products – regarding the window replacements. AH, also said she was not familiar with the company’s units and would try to get a sample or information for future review.

LD made a motion and continue the decision to the meeting of December 7, 2022. CM seconded the motion and it passed, 4-0-0: CM, MM, AI, LD.

- iii) [172 Bradford St., U3](#) – To add to an existing rear dormer and a new skylight.
- iv) [613 Commercial St.](#) – To add solar panels and 2 awnings.
- v) [423 Commercial St., U2](#) – To remove existing baluster and replace with a stainless steel cable rail system.
- vi) [5 Conwell St.](#) – To add a pergola.
- vii) [287 Bradford St.](#) – To demolish a structure.
- viii) [72B Commercial St.](#) - To expand the footprint of an existing cottage 2’8” x 15’1” on the rear, to add 3’ x 4’8” on the bump out a rear shed dormer and 2 doghouse dormers, to raise walls to 7’2”, to change the pitch of the roof, and to put in a new foundation.
- ix) [8 Carver St.](#) – To install a new poured concrete wall faced with stone veneer and a bluestone cap to match an existing wall.

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

Discussion of 21 Commercial Street.

Tom Huth and David Ribineo, of Tom Huth Architects, and Deborah Paine, contractor, presented. Ms. Paine said she began working on the building in 1995 and has undertaken much remodeling; said new owner Brian Stevens is intent on rehabilitation; new bulkhead installed a year and a half ago. Mr. Huth said the project is a tear-down and re-build of a new house which will feature a typical, traditional structure on the front and something relative or a bit industrial or wharf-like on the water or back side. Documents submitted today only depict the intention of plans, not the actual design flow. Footprint to be enlarged. Zoning scale and elevation certificates have been obtained. Build is to maximum scale allowed.

LD noted something of a hurdle in approving demolition even in non-contributing structures, asked if any parts of the building can be saved, questioned why a new foundation was being planned for the front of the house on the street side; suggested getting support from the Cape Cod Commission.

Mr. Huth said claps or shingles would be utilized on the front of the house and heavy timber and a lot of glass for the rear; red cedar roof.

CM said he didn’t see any kind of historical shape at the back of the new house and expressed the potential for a loss of context; fenestration on the sides not as visible. LD remarked that the proposed dormer is very modest and that while there is a lot more glass than they usually see, it is not out of line for a contemporary building; didn’t see anything that could not be adjusted for approval. MM agreed with LD but said she has spent a good deal of time in the house as a kid and concurs with the view to the sea as an element to support.

Ms. Paine commented on the front of the building as being weird and ridiculous but that the enclosure feature is something the new owners would like to retain and make more private.

73 Commercial Street

Regina Binder presented on line; said her client is seeking to raise to the FEMA limit, which is at a minimum of 4.7 feet and which they would be happy with; need to set house back about three and a half feet to facilitate stairs to the front door; nothing to encroach on the seawall side; has sent a request for consideration to Sarah Korjeff at Cape Cod Commission, but has not heard back; seeking HDC approval.

MM said she could be fine with the raise and the set-back, but would want to await Ms. Korjeff's response; suggested a guideline for how and when buildings are seeking to elevate through the coming years – as has been previously discussed. Ms. Binder concurred. CM asked how the base would be addressed. AI expressed concern the set-back will still signify a building that is set close to the street for continuity. AH related grades for base-flood elevations in Town. LD concluded that the Board stands in support of project parameters.

153 Commercial Street HDC 22-223

Ms. Binder addressed the material sample on hand, mahogany top rail and composite; noted a 28-month backlog for the Walpole product.

LD made a motion to amend the conditions of approval for 153 Commercial St. to allow cable rails on the east side of the deck with a mandate that manufacturer's recommendations are complied with and the railing system painted; top rail may be left unpainted. CM seconded the motion and it passed, 4-0-0: CM, MM, AI, LD.

Mark Kinnane asked per 613 Commercial Street which AH offered that the solar panels and two awnings as in the initial application/decision would be heard at the Dec. 7, 2022 meeting.

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

4. **Full Hearings:**

- a. **HDC 22-139** (*continued from the meeting of November 2nd*)

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**.

Doug Dolezal and owners, Joey Castro and Tom Meyers, presented.

LD read a letter from Sarah Korjeff of the Cape Cod Commission recommending the proposed heights be placed away from sensitive neighbors.

Mr. Dolezal displayed the revised plans, including window reductions as advised; gave histories of neighboring properties to further make the case for expanding the lots at Winthrop through Court streets.

AH reported no new letters on file. Mr. Dolezal said there were 10 new letters of support since the last meeting.

MM said she would be fine with whatever windows the other commissioners might approve. AI said he would be in favor of voting for the traditional window and asymmetrical roofline. CM agreed with AI; said he was fine with everything on Court St., but still had reservations per the massing on Winthrop. LD concurred with Ms. Korjeff's remarks and is strongly in favor of the asymmetrical build, fine with the compromised window configuration.

LD made a motion to approve as presented with allowance for demolition, the condition that the compromised window be employed on all buildings, both parcels; and an asymmetrical building design on the homeowner's property, Building D. MM seconded the motion and it passed, 3-0-1: MM, AI, LD, in favor; CM, abstained, based on the Winthrop Street massing.

b. [HDC 22-148](#) (continued from the meeting of November 2nd)

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**.

LD made a motion to continue the decision to the meeting of December 7, 2022. CM seconded the motion and it passed, 4-0-0: CM, M, AI, LD.

c. [HDC 22-191](#) (continued from the meeting of November 2nd)

Application by **Kevin Bazarian** requesting to renovate a structure, including adding a basement, an addition to the north elevation, 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**.

Lyn Plummer phoned in requesting to continue the decision to the next meeting. MM said she would remain at the meeting for now and deliberations continued with four seated Board members.

Kevin Bazarian presented; said the cottage has been lowered by a foot and half which, he said, is as low as they can go and still be code-compliant; dormer on west side split in half; barn door removed and replaced with a window and front door.

No public comments or letters since the letter from October 19th.

AI said he read up on the cottage policy and feels, still, that what is proposed is a two-story structure and not a story and a half as desired, to which CM agreed. MM asked per the total square footage, which Mr. Bazarian put at approximately 600 square feet. MM noted that the footprint was not being increased and was already zoned for a four-family – which LD said was not within the HDC purview. LD said that while the plan called for only 200 additional feet on the second floor it was still adding so much mass.

Ms. Plummer asked if the designation would not still be as a one and a half story, to which AH said was maybe accurate per Zoning, but that the size of the dormer would probably trigger an assessor's value at three-quarter.

LD recommended a site visit, asked if a long 2x4 could be run up to the gable ends to give a proper visual. Mr. Bazarian said that while the walls will need to be extended to contain the expansion, their hope is to save as much of the old as they can.

Site visit planned for Wednesday, December 7th at 2:45pm.

LD made a motion to continue the decision to the meeting of December 7, 2022. CM seconded the motion and it passed, 4-0-0: CM, MM, AI, LD.

MM left the meeting at 5:08pm.

d. [HDC 22-225](#) (continued from the meeting of November 2nd)

Application by **Cynthia Packard** requesting to install a shed and a fence on the property located at **309 Bradford Street**.

No one presented. AH said she was unaware of where the situation stands with the applicant per the shed and fence. LD opted to table discussion for the time being.

- e. [HDC 22-233](#) (continued from the meeting of November 2nd)
Application by **Jonah Swain**, on behalf of the **Michael F. Fernon Revocable Trust**, requesting to replace a second-floor back deck rubber roof, decking, and rails, and to replace driveway basement pressure-treated access rails with Azek on the structure located at **162 Commercial Street**.
No one presented.
LD made a motion to continue the decision to the meeting of December 7, 2022. CM seconded the motion and it passed, 3-0-0: CM, AI, LD.
- f. [HDC 22-239](#)
Application by **Amanda Nickerson**, on behalf of **John P. Sullivan Trust of 2019**, requesting to add a wrap-around fence on the property located at **58 Bradford Street, U1**.
Amanda Nickerson presented; proposing a ground-level small deck outside the front door with a cedar picket fence wrap-around; allowance for growth of a tree; pickets to match neighbor's style and go to 32" in height; to be painted white to match other units; dug in flush at ground level.
LD suggested a more historic wrap configuration; CM agree. AI agreed, recommended duplicating the railing and setting back the unit; remarked that fences are typically used to delineate property lines. Ms. Nickerson noted need for gates as owners have dogs.
LD made a motion to continue the decision to the meeting of December 7, 2022. CM seconded the motion and it passed, 3-0-0: CM, AI, LD.
- g. [HDC 22-240](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Bradford Montello Realty Trust**, requesting to slightly alter the south elevation by replacing a slider and the north elevation by replacing 2 windows and mounting a "sun tunnel" on the roof of the structure located at **35 Bradford Street**.
Don DiRocco and Rick Murray, owner of Mussel Beach, presented. Mr. DiRocco said the condo is in dire need of renovation and that the window replacements are set to match others, Anderson 4000 series; adding 6' wide slider; roof under the deck at the rear of the building in need of replacement – some wood railing may be saved, others wood for wood.
No public comments or letters.
LD made a motion to approve as presented. CM seconded the motion and it passed, 3-0-0: CM, AI, LD.
- h. [HDC 22-244](#)
Application by **Tom Harvey** requesting to remove wooden double stairs and a walkway to the front door with brick stairs and a walkway and to replace 2 sets of windows on the front elevation on the structure located at **188 Bradford Street**.
Tom Thompson presented with Tom Harvey presenting online. Mr. Thompson said windows will match existing 6/1s with increased fenestration on the south facade; seeking to make the downstairs as egress friendly as possible, traditional brick stoop.
No public comments or letters.
CM said he was fine with the proposal. LD said it was concerning to add more windows to such an already contemporary structure. AI expressed that the added windows might make the building feel precarious. Mr. Harvey said they were seeking ways to increase natural light and make more habitable, as opposed to a bunker. LD proposed separating the ganged windows. Mr. Harvey said he was amenable to the compromise.
LD made a motion to approve as presented with the condition that basement windows be permitted an increase in length, placement of units left as is. CM seconded the motion and it passed, 3-0-0: CM, AI, LD.

LD made a motion to continue **HDC 22-225** and **HDC 22-233** to the meeting of December 7, 2022. CM seconded the motion and it passed, 3-0-0: CM, AI, LD.

5. **Review and approval of Minutes:**

Submitted minutes for October 19, 2022 were not read, will be voted on at the next meeting.

Process for Historic Flood-prone Structures in Provincetown

AH referenced a call she had with Shannon Hulst, Deputy Director of Cape Cod Cooperative Extension, that resulted in an e-mail recommendation sent to Sarah Korjeff at Cape Cod Commission whereby applicants with historically designated structures submit plans for coming into full floodplain compliance at the outset, following initial review by AH. After which Ms. Korjeff would consider if the plans at hand would preclude any historic designation. If they would lose historic designation, a reasonable solution would be sought to maximize flood protection. If historic designation would not be precluded by full compliance, they would be required to proceed with full compliance. These measures, the e-mail concluded, will limit the liability of the Town, and improve safety when major floods result in structural damage.

6. **Deliberations on Pending Decisions: VOTES MAY BE TAKEN**

The following decisions were filed with the Town Clerk's Office on November 7, 2022:
HDC 22-11, 174 Commercial St.; **HDC 22-207**, 233 Bradford St, U9; **HDC 22-216**, 167 Bradford St.; **HDC 22-223**, 153 Commercial St.; **HDC 22-234**, 352 Commercial St.

LD made a motion to adjourn the meeting at 5:57pm. CM seconded the motion and it passed, 3-0-0: CM, AI, LD.

Respectfully submitted,
Jody O'Neil