



Historic District Commission

Meeting Agenda

The Provincetown Historic District Commission will hold a Work Session at 2:30 P.M. followed by a Public Meeting at 3:30 P.M. on Wednesday, September 6, 2023 in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

Pursuant to Chapter 2 of the Acts of 2023, 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: 802 465 299#

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.

Agenda items 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 a subsequent scheduled meeting.

1. **Work Session: Sara Korjeff & Shannon Hulst: Discussion of Historic Structures in the Flood Zone.**
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 Public Hearing agenda on the October 4, 2023 Public**

Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

VOTES MAY BE TAKEN:

- i) [29 Tremont St.](#) (*postponed from August 2nd*) – To remove and replace white cedar shingles on a north elevation, an old deck, 3 windows on the first floor, and 4 windows on a second floor;
- ii) [8 Conwell St.](#) – To repair trim;
- iii) [173 Commercial St.](#) – To replace a front door;
- iv) [335 Commercial St.](#) – To replace windows in kind; and
- v) [173 Commercial St.](#) – To replace 4 windows;
- vi) [168 Commercial St., U2](#) – To replace 5 sliders and 2 windows in kind;
- vii) [5 Tremont St., U2](#) – To add fencing; and
- viii) [535-537 Commercial St., U7](#) – To replace a door;

3. Any Other Business That Shall Properly Come Before the Commission:

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

5. Full Hearings:

a) [HDC 23-145](#) (*postponed from the meeting of August 2nd*)

Application by **Leif Hamnquist**, on behalf of **Hudson Harbor R.E. Properties**, requesting to remove exterior decks and stairs, construct additions on the east elevation and a dormer on a rear ell, and to reconfigure fenestration on the north and west elevations of a structure located at **26 Bradford Street**.

b) [HDC 23-163](#) (*continued from the meeting of August 2nd*)

Application by **Ginny Binder**, on behalf of **73 Commercial Street, LLC**, requesting to raise a building by 4' 7" and move it 2' 5" to the south, to remove an exterior stair on the west elevation, to add new windows on the southwest corner, new wood railings and an egress stairway on the north and west elevations, cable railings with wood handrails on 3 decks, and a new deck access stairway on the south elevation, and to replace a brick chimney in kind on the property located at **73 Commercial Street**.

c) [HDC 23-165](#) (*continued from the meeting of August 2nd*)

Application by **Adam Howard** requesting to add handrails on a stairway from a parking area and on a stairway from the ground to a deck on the property located at **28 Bradford Street**.

d) [HDC 23-171](#) (*request to postpone to the meeting of October 4th*)

Application by **Bradford Walker**, on behalf of **21 Commercial Street, LLC**, requesting to demolish, rebuild, and raise a structure 5.5' higher than the existing lowest floorboard on the property located at **21 Commercial Street (Residential 1 Zone)**.

e) [HDC 23-172](#)

Application by **Rob Madry** requesting to construct a covered porch and sunroom on the east elevation, a new entry hall to the second floor on the north elevation, and a two-story addition on the west elevation, and to replace existing exterior doors and windows on the structure located at **26 Bangs Street**.

f) [HDC 23-176](#)

Application by **Ted Smith**, on behalf of **Richard B. Higgins**, requesting to renovate, including adding a one-story sunroom, a new covered porch on the south elevation, a new deck and trellis on the north elevation, replacing windows, and re-siding on the structure located at **554 Commercial Street**.

g) [HDC 23-187](#)

Application by **Deborah J. Paine**, on behalf of the **Murphy Miller Family Trust**, requesting to replace a triple casement window with a smaller window that is not visible from a public way on the structure located at **76 Commercial Street, U3**.

h) [HDC 23-194](#)

Application by **Megan Kearns**, on behalf of the **Town of Provincetown**, requesting to reshape a site to provide a barrier-free accessible route from the street to the bay, install stormwater management improvements and other complementary coastal protection strategies, lowering a bulkhead, and to terrace up the site from the lowered bulkhead to the main lawn on the property located at **387 Commercial Street**.

i) [HDC 23-195](#)

Application by **Christopher J. Snow** requesting to repair/replace two damaged wooden decks with stairs on the property located at **583-583A Commercial Street**.

6. **Review and Approval of Minutes: June 7 and 21, July 6 and 20, and August 2, 2023.**

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

Submitted By: John Dowd, Chair

Posted By: Town Hall, www.provincetown-ma.gov; 09/01/2023, 9:00 am AR