



Historic District Commission

Meeting Agenda

The Provincetown Historic District Commission will hold a Public Meeting on Wednesday, September 1, 2021. A Work Session will be held at 3:30 P.M., followed by a Public Hearing 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.

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:833-579-7589) Phone Conference ID: 188 974 362#

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 item may be taken out of order and votes may be taken on any of the agenda items below.

3:30 P.M. Work Session

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 Public Hearing agenda on the September 15, 2021 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
 - i) [4 Carver St.](#) – To replace 3 windows in kind;
 - ii) [3 Allerton St.](#) – To replace a deck in kind;

- iii) [25 Winthrop St., U5](#) – To replace 3 windows and a door;
- iv) [635 Commercial St.](#) – To replace windows with a sliding door;
- v) [11 Pearl St.](#) – To replace 16 windows and a door in kind;
- vi) [18 Pearl St.](#) – To construct an addition and to replace an exterior stairway, a vinyl fence and several windows;
- vii) [133 Commercial St.](#) – To flatten a roof and add a roof deck;
- viii) [5 Cottage St., U1](#) – To add an interior stairway and construct a shed dormer;
- ix) [457-459 Commercial St., U1](#) – To expand an existing dormer;
- x) [198 Commercial St.](#) – To remove a first-floor addition and add a third floor addition, add a fourth floor equipment deck and a third floor balcony, and rebuild a side deck;
- xi) [20 Court St., U2](#) – To remove and replace an existing second floor deck;
- xii) [186 Bradford St.](#) – To install a shed; and
- xiii) [27 Standish St.](#) – To install 3 sheds.

2. **Appointment of PMPM member to the Commission.**

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

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

4:00 P.M. Public Hearing: VOTES MAY BE TAKEN

5. **Full Hearings:**

- a) [HDC 21-14](#) (*request to continue to the meeting of September 1st*)
Application by Nancy Lockwood requesting to enclose a porch and add a second story with a roof deck on the structure located at **1 Holway Avenue, U1A.**
- b) [HDC 21-118](#) (*continued from the meeting of August 4th*)
Application by **G. Bruce Head, III** requesting to replace a fence on the property located at **4 Atwood Avenue.**
- c) [HDC 21-138](#) (*postponed from the meeting of August 4th*)
Application by **Ted Smith**, on behalf of **Howard Burchman**, requesting to convert an existing guesthouse to 3 residential units, including reconfiguring an existing roof and various windows and doors, expanding a one-story appendage on the north elevation, adding a bay window on the south elevation, adding a second floor, and constructing a deck on top of an existing first-floor roof on the structure located at **12 Center Street.**
- d) [HDC 21-144](#) (*continued from the meeting of August 4th*)
Application by **Joe McCarty**, on behalf of **GS PTown, LLC**, requesting to demolish and rebuild a structure in a larger footprint by expanding it 7' on the west elevation on the property located at **193 Bradford Street.**

- e) [HDC 21-164](#) *(continued from the meeting of August 4th)*
Application by **Jeffry Burchard**, on behalf of **Christine Barker**, requesting to demolish a dilapidated structure and rebuild a new structure containing 31 hotel units, 4 condominiums, and a restaurant/bar, featuring 2 long and narrow volumes with gabled roof profiles facing to the north and south, an interior passageway between the structure linking the north and south ends, a flat area that sits in a valley formed by 2 parallel gables in the center of the roof, divided lite windows on the outer facade, cedar shake cladding, pipe railings on the south, east, and west-facing sides, and wood picket railings on the north-facing stair on the property located at **227R Commercial Street**.
- f) [HDC 21-174](#) *(request to continue to the meeting of September 15th)*
Application by **Casey Clark**, on behalf of **Stephane L. Ginez Revocable Living Trust, Stephane L. Ginez, Trustee**, requesting to replace windows on all elevations and a door on the north elevation and to re-side with cedar shingles on the structure located at **8 Montello Street**.
- g) [HDC 21-178](#)
Application by **Kurt Raber**, on behalf of **Riley Brothers Realty, LLC**, requesting to improve an existing structure by removing and replacing a one-story wing on the rear elevation and replacing it with an addition housing a compliant stair to a three-bedroom residential unit on the second and third floors and to continue the use of a second structure on the rear elevation to house a bicycle storage on the ground floor and two one-bedroom residential units on the upper level on the property located at **136 Bradford Street**.
- h) [HDC 21-179](#)
Application by **Michael McAlister** requesting to re-frame an existing front door with black louvered shutters installed on each side and to install a small black and white fabric awning over that door on the structure located at **17 Conant Street, U1**.
- i) [HDC 21-180](#)
Application by **Bonnie Catena** requesting to add a window to the rear elevation of the structure located at **5 Brewster Street, U2**.
- j) [HDC 21-181](#)
Application by **Robert Henrique**, on behalf of the **Isaza Fullen Oz Fund 2020, LLC**, requesting to install a glass door and demolish a shed on the property located at **3 Soper Street**.
- k) [HDC 21-184](#)
Application by **Steven Kane**, requesting to replace a wood deck, railings, exterior stairs and trim on the structure located at **139 Commercial Street, UA**.
- l) [HDC 21-186](#)
Application by **Michael J. Goff** requesting to replace and relocate windows and doors on all facades; to add shed dormers on the east and west facades; to construct a second-floor covered addition, and expand an existing deck on the rear façade; to

expand a rear roof deck, adding an integrated access stairway, and add a ground-level deck on a rear addition; and to replace trim, siding and roofing shingles, add a new gate, and repair existing foundations, adding flood vents, on the structure at the property located at **120 Commercial Street**. This project was a previously approved Certificate of Appropriateness (HDC 20-040), however the project never commenced.

m) [HDC 21-187](#)

Application by **Casey Clark**, on behalf of **Topknot Properties, LLC**, requesting to amend a previously approved Certificate of Appropriateness (HDC 20-051) regarding the replacement of windows on the structure located at **225 Commercial Street**.

6. **Review and approval of Minutes:** June 1, July 20, August 3, 2016, July 7, July 21 and August 4, 2021.

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

Submitted By: Laurie Delmolino, Chair

Posted By: Town Hall, www.provincetown-ma.gov;

Posted by the Town Clerk www.provincetown-ma.gov 8/27/21 1100 EC