



Historic District Commission

Meeting Agenda

The Provincetown Historic District Commission will hold a Site Visit and a Public Meeting on Wednesday, September 15, 2021. The Site Visit will be held at 2:30 P.M. at 53 Commercial Street. A Work Session at 3:30 P.M. followed by a Public Hearing at 4:00 P.M. will be held 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:8335797589) Phone Conference ID: 138 933 681#

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.

2:30 P.M. Site Visit: 53 Commercial Street/Anderson shack

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 October 6, 2021 Public**

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

- i) [16 MacMillan Wharf](#) – To replace 3 doors in kind;
- ii) [25 Winthrop St., U5](#) (*continued from the meeting of September 1st*) – To replace 3 windows and a door;
- iii) [12 Standish St.](#) – To add a skylight;
- iv) [165 Bradford St.](#) – To replace 8 windows in kind;
- v) [155 Commercial, U3](#) – To replace 2 patio doors and an entry door in kind;
- vi) [240 Bradford St., U2](#) – To replace a window in kind;
- vii) [18 Bangs St.](#) – To replace windows and siding in kind and asphalt roofing with red cedar shingles;
- viii) [16 Brewster St.](#) – To replace a fence;
- ix) [613 Commercial St.](#) - To raise a structure and install a concrete pier foundation, add a new front porch and two stairways, and demolish and reconstruct an addition on the west elevation and a first-floor deck with associated stairways to match the existing;
- x) [522B Commercial St.](#) – To extend an existing fence;
- xi) [24 Standish St.](#) - To demolish a garage and replace it with a one-story addition on a west elevation, infill a southwest corner, and add a dormer on the southeast corner of a structure;
- xii) [7 Brewster St.](#) – To replace existing wood trim with Azek trim; and
- xiii) [460 Commercial St.](#) – To restore an historic façade, including replacing 10 windows, corner boards, trim, siding, a former entrance door and repairing shutters, a transom, clerestory lights, and a brick stoop.

2. **Appointment of PMPM member to the Commission** (*continued from the meeting of September 1st*)

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](#) (*continued from 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 21-138](#) (*continued to the meeting of October 6th*)
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**.

c) [HDC 21-144](#) (continued from the meeting of September 1st)

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**.

d) [HDC 21-174](#) (continued from the meeting of September 1st)

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**.

e) [HDC 21-178](#) (continued from the meeting of September 1st)

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**.

f) [HDC 21-183](#)

Application by **Lucy Siegel** requesting to construct a 9' by 17' addition to an existing structure, replace an exterior stairway, several windows and an existing vinyl fence on the property located at **18 Pearl Street**.

g) [HDC 21-187](#) (continued from the meeting of September 1st)

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**.

h) [HDC 21-189](#)

Application by **Audrey Mostaghim** requesting to flatten a roof, add a roof deck over an existing structure and add a spiral stair as a second means of egress on the property located at **133 Commercial Street**.

i) [HDC 21-190](#)

Application by **Deborah Morrison** requesting to replace 2 doors with casement windows, add a window and to construct a new shed dormer on the northeast side elevation on the property located at **5 Cottage Street, U1**.

j) [HDC 21-193](#)

Application by **Seth Kaplowitz** requesting to laterally expand an existing dormer on a south elevation of a structure located at **457-459 Commercial Street**.

k) [HDC 21-194](#)

Application by **Bill Fornaciari**, on behalf of **198 Commercial PropCo, LLC**, requesting to remove an existing first-floor rear addition, construct a new third-floor rear addition, and to add a fourth-floor equipment deck and a new front-facing third-floor balcony on the structure located at **198 Commercial Street**.

l) [HDC 21-196](#)

Application by **Eric Larsen**, on behalf of **Paul A. Saucedo et al.**, requesting to remove a second-floor deck and replace the deck structure, decking, railings and egress stair on the property located at **20 Court Street, U2**.

m) [HDC 21-197](#)

Application by **Eric Larsen**, on behalf of **Marcene Marcoux**, requesting to install a shed on the property located at **186 Bradford Street**.

n) [HDC 21-200](#)

Application by **Gordon Siegel** requesting to install 3 sheds on the property located at **27 Standish Street**.

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

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

Submitted By: Laurie Delmolino, Chair

Posted By: Town Hall, www.provincetown-ma.gov; 09/10/2021, 10:15 am AR

Revised 09/14/2021, 9:00 am AR