

**HISTORIC DISTRICT COMMISSION**  
**PUBLIC MEETING**  
Town Hall  
Provincetown MA  
**WEDNESDAY MAY 3, 2017**

Members Present: Thomas Biggert (TB), Chairman; Marcene Marcoux (MM), Vice Chair; Laurie Delmolino (LD); Martin Risteen (MR).

Others Present: Annie Howard (AH), Building Commissioner.

**1. Work Session**

**a) Update on potential violations reported to the Building Commissioner.**

Fence at 25 Winthrop Street

AH said the applicant has been contacted with a stop work order on the fence and will submit an application next week.

Steps at 3 Cook Street

AH said there appears to be a mock-up on the front step. TB said there are a couple of mock-ups and that he found a curved staircase along Standish St. by Allegretti's and sent it along to the owners as closely mimicking what was there.

Fence at 469 Commercial Street

AH said the owners need to get applications in for both the curb cut and fence.

**b) 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 May 17, 2017 agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

TB made a motion that the following be considered for Administrative Review:

i) 586 Commercial St.; ii) 455 Commercial St.; iii) 138 Commercial St.; iv) 641 Commercial St.; vi) 29 Standish St.; vii) 331 Commercial St.; ix) 7 Brewster St.; x) 10 Brewster St.; xi) 14 Winslow St.; xii) 577 Commercial St., #1W; xiii) 495 Commercial St., #A8; xiv) 91 Commercial St.; xv) 9 & 11 Commercial St.; xvi) 232 Bradford St., #1; xvii) 18 Commercial St.; xviii) 168A Commercial St.; xix) 457 Commercial St.; xx) 4 Central St.

MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

i. 586 Commercial Street – *(continued from the meeting of April 26<sup>th</sup>)* – To remove and replace a front door and trim in kind.

TB referenced the door with the oddly shaped window at Ship's Bell Condominiums. MR asked if Deborah Paine could address the situation.

Ms. Paine, Andrew Simon and Paul Bryden, owner, presented. Ms. Paine said a cut sheet was in the packet and the photo submitted is very similar with plywood added later which makes it appear semi-circled. LD said she thought the replacement window looked to be a couple of inches shorter and Ms. Paine suggested that if the half-moon was joined to the mullions and attached to the new arched window it could benefit the design.

Mr. Bryden offered that the reason the project was initiated is due to the internal damage done to the historic wood planks from rain. MM said an important question is raised when it's determined that a door can no longer be replaced. Mr. Simon said he's been a cabinet maker for a long time and spoke to the deterioration of the door and bastardization of patch jobs through the years.

TB made a motion to approve as presented with the condition that the half-moon at the bottom be added and applied. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

- ii. 455 Commercial St. – To remove and replace roofing and siding shingles.  
Dimitri B. presented on behalf of the owner, Scott Rogers; said there was no trim to be replaced, just shingles.  
TB made a motion to approve as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.
- iii. 138 Commercial St. – To replace (4) windows in kind and re-shingle.  
TB made a motion to accept with the condition that any trim replacement be wood. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.
- iv. 641 Commercial St. – To remove and replace (3) windows in kind.  
TB made a motion to approve as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.
- v. 49 Bradford St., #9 – To replace (3) windows in kind.  
TB made a motion to consider as Administrative Review. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.  
TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.
- vi. 29 Standish St. – To replace a porch door, (17) windows and (7) garage doors.  
MM questioned the mix of proposed materials.  
Tracy Anders-K., John Lyons and Jean Lyons, presented. TB was confirmed that windows would be 6/6, but felt this application warranted a Full Review as the option was to change from wood to steel. Ms. Lyons said it was a Community Development project and therefore wood for wood would probably not be desired.  
TB made a motion to consider for Full Review. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.  
AH said the neighbors would need to be notified which will affect the date of the next hearing. MM advised more photos of the steel as preferred and a bit more of the elevations for perspective.
- vii. 331 Commercial St. – To repair siding and roofing.

MM asked if it was floor or wall framing and re-usage of an old door. AH explained the previous repair work done, said it is a glorified attached shed.

TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

viii. 67 Commercial St. – To remove and replace a front door in kind.

Scott Cyzoski presented; said they've tried everything but it still leaks and that the replacement is as close as they could get, but could try and match the panel configuration.

TB made a motion to accept with the condition that the panel detail remain the same. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

ix. 7 Brewster St. – To re-shingle a roof.

TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

x. 10 Brewster Street – To re-shingle a roof.

TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

xi. 14 Winslow St. – To re-shingle a roof.

MM asked of the wooden gutter to be replaced with aluminum. AH noted gutters and down-sprouts as being exempted from the HDC'S purview.

TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

xii. 577 Winslow St., #1W – To replace a window in kind.

Laurie Ferrari of Peters Property Management presented.

TB asked per the double-hung windows to which Ms. Ferrari said the owner would prefer to keep the triple awning window the same. LD noted low or no visibility from the street.

TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

xiii. 495 Commercial St., #A8 – To replace (4) windows in kind.

TB noted vinyl windows, asked if these were matching existing. AH related the location and said most of the original windows had been changed out to vinyl, but that the awning windows are wood.

TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

xiv. 91 Commercial St. – To replace (4) windows in kind.

TB made a motion to accept as presented. MM seconded the motion and it passed, 3-0-1; TB, LD, MM, in favor; LD, abstained.

xv. 9 & 11 Commercial St. – To replace a balcony door and an attic window in kind.

TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

- xvi. 232 Bradford St., #1 – To replace roofing shingles.  
TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.
- xvii. 18 Commercial St. – To remove and replace (2) decks in kind.  
MM asked to double-check wood for wood is as proposed. AH said body-guard trim is a control-growth wood that is sustainable and more rust-resistant.  
TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.
- xviii. 168A Commercial St. – To repair a roof and chimney.  
TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.
- xix. 457 Commercial St. – To remove and replace a fence.  
MM asked if 7' as indicated refers to what is already there. TB noted 70" and said that as proposed does not fit the HDC fence guidelines. The Board requested more information.  
TB made a motion to continue to the meeting of May 17<sup>th</sup> with more information including heights and fence replacement specs. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.
- xx. 4 Central St. – To remove and replace roofing shingles.  
TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.
- xxi. 9 Standish St. – To replace (5) sliding doors in kind.  
TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.
- xxii. 357 Commercial St., #12 – To replace (2) windows in kind.  
Robert Donadio presented; said vinyl is to replace vinyl.  
TB made a motion to accept as presented. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.
- xxiii. 8 Court St. – To replace a window with an egress door and to remodel an existing stone patio with a wooden deck and pergola.  
TB made a motion to consider for Full Review to be placed on the Agenda for the first meeting in June. LD seconded the motion and it passed, 4-0-0; TB LD, MM, MR.
- xxiv. 3 Carver Ct. – To install (2) skylights and a new rubber roof and a roof deck with an access door.  
TB made a motion to consider for Full Review to be placed on the Agenda for the first meeting in June. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

**c) Review and approval of Minutes:**

TB made a motion to postpone the review and approval of minutes to the end of the meeting. MM seconded the motion and it passed, 4-0-0; TB MM, LD, MR.

## 2. Public Hearings:

### a) HDC 17-215 (continued from the meeting of April 19<sup>th</sup>)

Application by **Architectural Design, Inc.**, on behalf of **Michelle and Colleen O'Connor**, requesting to replace a front porch and balcony, a front door and sidelight and front pediment, add a shed dormer and a balcony, including a new door and windows on the south elevation, replace emergency egress decks and stairs and add a deck, door and windows on the north elevation, add windows and skylights on the east and west elevations and replace a chimney on the structure on the property located at **452 Commercial Street**.

Peter Haig presented; said very little has changed on the first floor plan, proposed porch removed on main gable and introduced possibility of doing an inset dormer on the left-hand portion per A3, said owners would like to put in two doghouse dormers connected by a small dormer between them and a balcony for two chairs off their bedroom; option to replace the previous disapproved balcony with windows, agree to a cap-rail and no sub-rail; lowered ridge line by 6" per abutter's request; sunburst configuration eliminated per another abutter request; steps up to main entry proposed for brick with bluestone cap to match brick in the foundation.

Ted Jones of 463 Commercial Street lamented that plans weren't available last Friday as expected, and said others from the public would have been on hand to address the new design plans, said he felt what is being proposed is what was presented last time but with an altered placement of the elements and the addition of a set-back deck; requested a delay so abutters can properly review the new plans in a timely fashion.

Mr. Haig there is a cost to continue the hearing but felt the owners would be fine with the delay; requested on the plans from the HDC.

### HDC Deliberations

#### Front Facade

TB said he would have to ponder the third floor balcony and dormers as non-historic elements that might do better on the back of the property.

LD said she felt the ratio of glass to wood is still too high on the front-facing gable end; additional dormer or pediment might still be within the guidelines but local examples of connecting shed dormers as referenced by Mr. Haig were largely constructed prior to HDC'S guidelines; offered to e-mail Mr. Haig classic Greek Revival options.

MM said she is pleased with all the changes made and that while the HDC needs more time to deliberate, it's in the right direction. MR said he appreciated adaptations to the front door, suggested giving the neighbors more of what they'd like in the rear, said the two doghouse dormers are great as proposed, if not the connector piece. TB cited the need for more posts and recommended that they don't get too thickly set.

Mr. Haig made a plea for the upper balcony to enable the owners a view to the Bay, spoke of the need for the Town's eclectic mix to balance with historic properties, to which MM and TB said they agreed.

LD said she felt it would be important to address the rear deck as a concern to a neighbor, to which TB suggested a little more leeway might be granted as it's the back and the front is facing restrictions.

TB made a motion to accept the time waiver for 452 Commercial Street. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

TB made a motion to continue the decision to the meeting of May 17, 2017. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

b) **HDC 17-217** *(continued to the meeting of June 21<sup>st</sup>)*

Application by **KA Bazarian Construction**, on behalf of **Maria Cirino**, requesting to demolish and rebuild an existing garage in the same footprint on the property located at **3 Cudworth Street**.

c) **HDC 17-219** *(continued from the meeting of April 26<sup>th</sup>)*

Application by **KA Bazarian Construction**, on behalf of **Beverly Serabian**, requesting to modify the height of a previously-approved addition to the structure on the property located at **18 West Vine Street**.

TB made a motion to continue the hearing to the meeting of May 17, 2017. MR seconded the motion and it passed, 3-0-0; TB, MR, MM. LD, recused.

d) **HDC 17-223** *(continued from the meeting of April 26<sup>th</sup>)*

Application by **Peter Markauer**, of **LDa Architects**, on behalf of **Gregory Lombardi**, requesting to remove, replace and relocate all existing windows and replace a deck railing and posts with a stainless steel cable system on the structure located at **24 Bradford Street**.

LD recused herself.

Peter Markauer presented; said they went through eight or none options with the client per the HDC request to re-design the entry door which all proved unacceptable; proposed to add recess lighting or some other remedy to highlight the door and location.

No public comments or letter.

MM said she was pleased was what was presented at the last hearing. TB said he didn't like the option of the little square window but asked if narrowing the sidelight could be an option. Mr. Markauer said this might be amenable but requires input from the client and asked if he could make contact and resume the hearing later in the meeting.

TB made a motion to continue the hearing to the end of the meeting. MM seconded the motion and it passed, 3-0-0; TB, MM, MR.

e) **HDC 17-225**

Application by **Christine Walker**, on behalf of **Provincetown Film Society**, requesting a Certificate of Non-Applicability to replace an existing cinema marquee with a new continuous LED light strip marquee at the property located at **237-241 Commercial Street**.

Heidi Bolinder, Lisa-Marie Nowakowski, Steven Roderick, CFO, and Frank Dill, Architect, presented. Mr. Dill said the Certificate is being sought based on certain exceptions to the rules of applicability, Chapter 15, based on exterior lighting, signage and buildings less than 50 years old; said proposed marquee will increase the surface area by less than 1%.

Public comments in favor: Laura Ludwig, Diane diCarlo, Paul Kelly, Robin Lapidus, and Shira Kavon with the reservation that the LED did not "flash-move-speak-dance"; Tim Vojtasko; James Fredrick with questions about how "blingy" it might be; Ryan Campbell.

TB read a letter in support from Michelle Lord (sp).

TB read the bylaw pertaining to categorical exclusions 15-9-1-3, exterior lighting and 15-9-1-5, signage.

MM referenced a letter from Mass Historical Commission which found no objection providing the design is approved by the HDC. Mr. Dill said he e-mailed MHC and that they are happy to except either non-applicability or appropriateness of design. MM said her concern was that the MHC might need the HDC'S design approval regardless of non-applicability.

Mr. Dill said there is no flashing or moving in the sign ordinarily, only up to three times a week, per Zoning Bylaws.

TB made a motion to grant a certificate of non-applicability. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

MM said she felt it would be prudent to write a letter to MHC in addition to signing the certificate on hand. MR said he would draft the letter.

f) **HDC 17-227**

Application by Paul Kelly, of **Manitou Architects**, on behalf of **Neil Korpinen**, requesting to replace windows, doors and exterior finishes and to remove and replace an addition on the structure at the property located at **23 Watson's Court**.

Paul Kelly and Neil Korpinen presented. Mr. Kelly sought clarification on Watson's Court being a private way and if that affects the application; said the building is not visible from a public way. MM said the Board would need to check.

Mr. Kelly proceeded with presentation of the second dwelling, said owner wants to retain the rear shed roof addition as part of his studio but that it is currently not adequate, and also seeks to retain Cape Cod modern elements; building to go from a 300 to a 420 sq. ft. unit with a functional kitchen/bathroom area in the front.

No public comments or letters.

LD remarked that as the changes are architecturally consistent and with minimum visibility she would accept as presented. MM agreed and said it was consistent with the Bylaws, as did TB.

TB made a motion to accept as presented. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

g) **HDC 17-229**

Application by **Peters Property Management**, on behalf of **The Willows Condominium**, requesting to replace brick stairs and refurbish railings on the front of two structures on the property located at **25 Tremont Street, #A1 & A2**.

Laurie Ferrari presented; said stairs are falling apart and owners want to use an old Mystic brick, sample on hand, bluestone to help preserve the brick; want to make A1 stairs 8" wider for safety reasons, other set of stairs to be made same size and also with bluestone on top; apply Azec material on top of clapboard as clapboard goes behind the stairs.

No public comments or letters.

MM said she had no problem in terms of the brick, but questions the use of bluestone. Ms. Ferrari reported that bluestone has been applied to other stairs on another property. LD agreed with MM and said bluestone on neighboring property is not visible. TB concurred, but said he was fine with the size changes.

TB made a motion to accept with the condition that the steps be brick with no bluestone cap. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

Ms. Ferrari was informed that Azec, as requested for application, was fine.

TB called for a short break and requested to continue HDC 17-223 upon return.

d) **HDC 17-223** *(continued)*

Mr. Markauer said Mr. Lombardi is fine with the HDC'S request for modification and he will sign the revision on the drawing.

TB made a motion to accept with the condition that the sidelight by the door become a single row of (3)-lite sidelight and half the width as shown to 1'6. MM seconded the motion and it passed, 3-0-1: TB, MM, MR, in favor; LD, abstained.

Agenda order switch:

i) **HDC 235**

Application by **Deborah Paine, Inc.** on behalf of **Kenneth Fulk**, requesting to create a driftwood/found object railing/fence in front of a bulkhead on the property located at **471 Commercial Street**.

TB recused himself as an abutter.

Deborah Paine presented; said the structure is already built and referred to the site plan as representing a shared bulkhead with the neighbor to the east and was designed to pen in two puppies in the rear; apologized if she had overstepped her bounds in terms implementing the railing at its location.

MR said he loved the inspiration.

An unidentified male speaker said he was in favor of the design as set.

MM read a letter in support from Angel Foods owner, Liz Lovatti. LD read a letter in support from Eric C. Wright (sp).

LD said the only impact per bylaws is that the highest point should be no greater than 6'. Ms. Paine said they could whittle those sections down. MM said she found it inventive, not typical but fits in line with the Town's funkiness. MM recognized the fence as more a piece of art which launched a conversation on art verses a working fence and the HDC'S obligation to not appear arbitrary.

MM made a motion to accept as presented with the condition that any piece of vertical driftwood attached in any way to the fence shall be 6' or less. LD seconded the motion and it passed, 3-0-0; MM, LD, MR.

h) **HDC 17-233**

Application by **Town Hospitality Group**, on behalf of **THG Properties, LLC**, requesting to replace exterior doors, windows, roofing and damaged siding and to remove a curved bay window and replace with a square bay window on the structure located at **386 Commercial Street**.

Ryan Campbell and James DeRosa (sp) presented as the owners of Spindler's, said project is in its second phase of clean-up from what they said was a poor previous design. Mr. Campbell said they're doing the work a bit at a time, working on dressing up the little buildings this spring; windows will be 2/2 full replacements, (2) diamond windows will be left diamond rather than made square; deck has been replaced; siding has been also largely replaced and framing around windows to be recreated; wing off the guest house will not be touched but for the roof; front doors possibly too rotted to save, but entry door to the restaurant will be spared; fully captured handrails to be employed and match above; replacing square bay for restaurant and plan to install a balcony above with French doors; natural shingles on vertical facings.



No public comments.

TB read a letter from a neighbor, Steven Thorpe (sp) of 7 Pearl St., who wrote on behalf of himself and his landlord in claiming that his condo rental is 8' from the property in question and suffers from construction debris of the project.

TB said it appears that everything proposed for the guest house falls under Administrative Review, to which the others agreed. MM added that she finds the work exciting and with integrity and a new edge. MR asked if the front glazing was a problem, to which AH it was not; said he liked the design, mentioned the porch above with balcony as a talking point.

TB said the steel doors work given the nature of the building; said his only concern is that there shouldn't be a balcony above as it obscured an historical exterior, felt the recreated bay would work better as two not three windows wide. Mr. Campbell explained the three windows is based on seating needs. LD agreed with TB that the balcony on the second floor is not appropriate and obscures architectural features while also competing with the building next door. MM questioned if a reduced balcony might be an option, but Mr. Campbell expressed the impracticality of that revamp. Close consultation ensued.

TB related that the HDC is inclined to approve now without the balcony and Mr. Campbell said they would return with an amendment to that element.

TB made a motion to accept as presented with the condition that the balcony be eliminated as proposed from the box bay over the restaurant. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

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

#### Demolition at 34A Pearl Street

TB made a motion to invite the owners to present at the HDC meeting of May 17, 2017. LD seconded the motion and it passed, 4-0-0; TB, LD, MM, MR.

#### Demolition Delay at Carnes Avenue

MR said he is writing the letter and will be in on Friday with it.

#### Updated Decision Sheet

TB spoke of the talking points of a re-vamped decision sheet including a checklist and more detailed-oriented document; said this should be discussed in more depth at the business meeting in June.

#### Regina Binder proposal for Guide Book

TB advised that Ms. Binder's Guide Book proposal and a vote for securing funds to that end be addressed at the HDC meeting of May 17, 2017.

TB made a motion to adjourn the meeting at 5:47pm. MM seconded the motion and it passed, 4-0-0; TB, MM, LD, MR.

Respectfully Submitted  
Jody O'Neil