



Minutes

The Provincetown Historic District Commission remote public meeting of Wednesday, May 19, 2021 at 3:30 PM.

THIS IS A REMOTE PARTICIPATION MEETING

In keeping with Governor Baker's Executive Order of March 12, 2020; "Order Suspending Certain Provisions of the Open Meeting Law" – All Participation for Town Residents will be by Remote Access. If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end. The public is encouraged to download the **Microsoft Teams** meeting app.

Joining the Meeting:

Microsoft Teams: Join on your computer or mobile app [Click here to join the meeting](#)

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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.

Members by remote: Laurie Delmolino (LD), Chair, Historical Commission Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; John Dowd (JD), PGB Rep.; Christopher Mathieson (CM), PAAM Rep.; Michela Murphy (MM), Alternate; Anthony Iannacci (AI), Alternate.

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

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

1. Work Session:

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 June 2, 2021 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

LD made a motion to consider the following for Administrative Review: i) 29 Bradford St.; ii) 18 Pearl St.; iv) 353 Commercial St.; v) 19 Center St., U2. MM seconded the motion and it passed, 5-0-0; MM, HS JD, CM, LD.

- i) 29 Bradford St. – To replace all windows, asphalt roof shingles, wood trim, and cedar siding.

Kevin Bazarian presented; said the asbestos is to be removed by certified specialist and replaced with cedar; roof with an architect shingle; existing windows at 2/2 and 6/6 in the back, replaced in kind with simulated true-divided light Pella windows and 2/2 everywhere; wood trim.

JD cited no need to replace the cornice details or moldings, to which Mr. Bazarian said the plan is not to, as noted, unless there is rot.

LD made a motion to approve with the condition that all trim be left as is unless rotted, in which case to be replaced in kind. JD seconded the motion and it passed, 6-0-0; JD, HS, CM, MM, AI, LD.

- ii) 18 Pearl St. – To install solar panels.

Deidre LaPira, of Freedom Forever Solar, presented; said the system is small at 8-panel; panels to be mounted onto three different roof arrays.

JD said he was fine with it from a visibility standpoint. MM and HS concurred.

LD made a motion to approve as presented; JD seconded the motion and it passed, 4-0-0; JD, CM, AI, LD.

- iii) 473 Commercial St. – To replace a fence. [*Considered for Full Review.*]

- iv) 352 Commercial St. – To replace windows in kind.

Vinnie Cannamela, of Pella Windows, presented; said the windows are simulated divided light; composite window in the front of the unit facing the street will also be replaced in kind, 2/2; cones to be set up on the street while work is being conducted.

JD asked if the arch-top hideous window could be replaced with something more historic. Mr. Cannamela said he thought that unit had been replaced with a 1980s Anderson. AH said she could get a photo to Mr. Cannamela who could then present it to the owner as a suggestion. CM asked if the exterior part of the window is aluminum, to which Mr. Cannamela said it was. Kevin Bazarian said the Pella in question is the same window he is doing on 420 Commercial as well as 416 Commercial, The Clarendon House.

JD made a motion to approve the (3) 6/6 windows and (1) 2/2; arch-top window to be reconsidered at a later date. LD seconded the motion and it passed, 5-0-0; JD, HS, CM, MM, LD.

- v) 19 Center St., U2 – To replace a railing in kind.

No one presented.

LD noted a straight forward application; captured balusters, looked to be wood.

LD made a motion to approve as printed with the condition that the replacement be all wood, captured balusters and same profile. JD seconded the motion and it passed, 6-0-0; JD, HS, CM, MM, AI, LD.

LD made a motion to consider the following for Full Review to be heard at the meeting of June 2, 2021.

- vi) [12 Cudworth St.](#) – To remove a window and replace with a French patio door;
- vii) [34 Pearl St., UAU1](#) – To construct a new exterior shower enclosure on a deck;
- viii) [329 Commercial St.](#) – To remove a fence; and
- ix) [87 Bradford St.](#) – To remove a front porch and add a rear deck as an infill to an existing structure and a door from the main structure to the proposed rear deck; and
- x) [36 Commercial St.](#) – To add a front porch.

MM seconded the motion and it passed, 6-0-0; MM, HS, JD, CM, AI, LD.

3. **Any Other Business that shall properly come before the Commission:**

LD made a motion to move *Any Other Business* to the end of the meeting and to include the fence at [522B Commercial Street](#). MM seconded the motion and it passed, 6-0-0; MM, HS, JD, CM, AI, LD.

Discussion about [347 Commercial St.](#), [386 Commercial St.](#) (Spindler's) and request to extend an HDC Administrative Review approval for **HDC AR-20-219** for the property located at [36 Commercial Street](#).

LD made a motion, at the request of CM, to include later discussion of the fence issue at [522 Rear Commercial St.](#) MM seconded the motion and it passed, 6-0-0; MM, HS, JD, CM, AI, LD.

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

LD made a motion to move *Public Comments* to the end of the meeting. JD seconded the motion and it passed, 6-0-0; JD, HS, CM, MM, AI, LD.

5. **Public Hearings: VOTES MAY BE TAKEN** *Opened at 4:03pm*

LD made a motion to move **HDC 21-82** to the first slot of the Hearings list as requested by the applicant. JD seconded the motion and it passed, 6-0-0; JD, HS, CM, MM, AI, LD.

d) **HDC 21-82** *(continued from the meeting of May 5th)*

Application by **Lester J. Murphy, Esq.**, on behalf of **Leigh F. Tucker, et al.**, requesting to install a retractable awning on the side of a condominium to cover an existing patio/platform on the structure located at **15 Conant Street, Unit 1**.

Lester J. Murphy, Esq., presented; revisited the HDC's previous request for more information on the awning specifications, noted the side, not front, of the awning will be visible from a public way and said the owners chose a color to blend with the building;

cited other properties in the District, including some on Commercial St., that have awnings and added that this awning would be mostly kept in a retractable position.

JD asked if a façade location photo is available to designate the apparatus on the structure; said he'd have no problem with it, as did MM. CM said the visibility might be an issue as it is on the first floor, but he could be fine with it. HS said she is fine with it, as did AI.

LD made a motion to approve as presented with the condition that awning trim line up with the rear trim board when in the closed position. JD seconded the motion and it passed 5-0-0; JD, HS, CM, MM, LD.

LD made a public address in stating that speaking over Board presentations and other disrespectful exchanges will not be tolerated; applicants who seek more than 10 minutes for their presentations must notify the Board; callers will be muted until their cases are to be heard.

a) [HDC 20-2261](#) (continued from the meeting of May 5th)

Application by **Brian Alexander**, on behalf of **James E. Green et al.**, requesting to re-side, add, replace, and reconfigure existing windows, replace a front entry door, and replace front corner boards and trim on the structure located at **592 Commercial Street**.

LD recused herself.

Lisa Pacheco-Robb presented; said revisions have been made based on the HDC conditions as previously expressed; side-lights and door-surround sides shrink down; reduced size is 2'8", down from 3'.

AI asked for the location per the application in noting that what is expressed in the plans and what is being screened do not align. HS said the new plans are dated May 18, 2021. AI said he wished the door was not changing and didn't understand the need for side-lights; felt something of historic value was being lost in the new plans which seem to aim, as many do, to mimic something historic rather than to preserve the historic integrity of what is.

CM thanked the applicant for making revisions, although he is not in favor of the side-lights which make the building more Colonial; would not vote against it. MM said she agreed with everything except the side-lights on the door. HS agreed and added that she felt it would make a difference if shutters were employed. JD took a poll and found no consensus on the side-lights, but agreement on other elements, including the bump-out.

JD made a motion to accept as presented with the condition that the side-lights be eliminated on the front door and that the door is reduced from 3' to 32". HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, JD.

AH noted plans as such: A-2.1, dated May 4, 2021; A-2.0, dated May 18, 2021; A-2.2 and A-2.3, dated December 1, 2020.

b) [HDC 21-14](#) (continued from the meeting of May 5th)

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**.

LD noted there is nothing new on file. AH said she had an e-mail exchange with Nancy Lockwood this morning whereby the new plans had come in, but too late for posting.

LD made a motion to continue the hearing to the meeting of June 2, 2021, JD seconded the motion and it passed, 5-0-0; JD, HS, CM, MM, LD.

Ms. Lockwood came on the line, said she would present at the future meeting.

c) [HDC 21-79](#) (continued from the meeting of April 21st)

Application by **Adam Rogers** requesting to modify a previously approved Certificate of Appropriateness to increase the height of a structure by 14" and to relocate a casement window on the structure located at **10-12 West Vine Street, U3**.

Adam Rogers and Sean Martin, owners, and Jay Abbiuso, builder, presented. Mr. Abbiuso addressed what he said was the surgery given to the gable per HDC's previous recommendation. JD said it appeared the new plans reflected the HDC's requests. LD questioned the allowable height, to which JD said he didn't feel was a big deal at it is at the back with minimal visibility.

Mr. Abbiuso replied to CM that the new total height is about 20'2". CM noted the dormers look significantly more prominent in person than they appear in any submitted photos and, he felt, were too big for what was approved; that the structure no longer resembles an artist's studio, but a stand-alone house. JD disagreed. Mr. Martin said he felt Mr. Abbiuso did a great job of hiding the dormers and that the neighbors agree; stated that this is their home, which they will never sell and that he has waited a long time to have an artist studio for his partner.

LD agreed with the owners that they had done what was requested by the Board and, as it stands at the back of the property, are acceptable changes; said she appreciates the sensitivity CM brings to the hearings but that as the dormers have been made to appear diminished, she would put the application to vote.

LD made a motion to approve as presented. JD seconded the motion and it passed, 4-1-0: JD, HS, MM, LD, in favor; CM, opposed.

TS stated that it is the applicant's responsibility, not the Town Staff's, to make sure all files have been uploaded in a timely manner for presentation. AH said some of the confusion could be that this property application had been given a new case number, suggested a way to have checks in place so that all pertinent documents are retained.

e) [HDC 21-84](#) (*request to continue to the meeting of June 2nd*)

Application by **Christine Bezio**, on behalf of **Jeffrey Lick** and **Stephen McCarthy**, requesting to replace existing second and third floor decks, handrails, posts, and balusters on the structure located at **607 Commercial Street, Unit 3**.

LD made a motion to continue to the meeting of June 2, 2021. JD seconded the motion and it passed, 5-0-0; JD, HS, CM, MM, LD.

AH said the pertinent display materials are available for viewing outside Town Hall.

f) [HDC 21-105](#)

Application by **Yuriy Litvinov**, on behalf of **Marissa Mathews**, requesting to replace 4 windows with a slider with stationary panels, construct 2 decks on the lower and upper level and add a patio door on the lower level of the structure located at **361B Commercial Street, U3**.

LD recused herself.

Yuriy Litvinov presented; issued a correction in stating the request is to replace five windows on the top level to sliders and stationary panels; referenced drawings regarding an added door for a second egress to a window, and raising the lower deck.

No public comments or letters.

CM said he didn't find anything historically relevant as proposed in the renovations. JD suggested there is an older version of the building that could be brought back; said he has no problem approving decks and porches as a rule, but that the full glass door renders the building a hodge-podge. AI agreed, said it's a wonderful improvement for the real estate but not much else, found the sliding glass door replacement as a big ask; would like something more in keeping with the Association and its character. AH asked if AI was aware of the changes proposed to the Hammock Shop, to which AI said he was not. AH said she would try to add other elevations to this application for relevancy.

JD made a motion to table discussion on the case until later in the meeting. CM seconded the motion and it passed, 5-0-0; CM, HS, MM, AI, JD.

[NOTE: HDC returned to the hearing later in the meeting.]

AH said she was able to bring up the Hammock Shop documents. JD noted captured balusters and Provincetown door with window and nothing that says 'Malibu' in the rest of the complex. AI said he would like to see the back façade mimic the Hammock Shop so that they are more like twins than distant cousins. CM suggested that Mr. Litvinov have a discussion with the designer of the Hammock Shop for design input.

Mr. Litvinov noted that the Hammock Shop will be raised 5'; asked if two added windows at 2/1 would be acceptable. JD suggested changing out the cable rail for captured balusters; porch to be approved; fielded feedback for the door on the ground floor; asked if a full wall of glass was the hold-out for approval with conditions. AI, HS and MM agreed on a compromise for the second floor. Mr. Litvinov asked of the ground floor and decks could be approved today with the understanding he would return with new plans for the rest of the structure, to which TS said an application could not be bifurcated or take advantage of a partial approval. Mr. Litvinov said he would continue with new plans.

JD made a motion to continue the decision to the meeting of June 2, 2021. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, JD.

a) [HDC 21-109](#)

Application by **Sean Curran** requesting to renovate a structure, including replacing windows and doors and an entrance stairway and landing, expanding an existing shed dormer, removing a roofline at the rear to create a roof deck with wood railings, and installing a decorative trellis structure and a new fence on the property located at **16 Bradford Street**.

Sean Curran presented; said some models as expressed are conceptual only; aside from the front façade with its architectural integrity, the building has seen added bits and pieces through the years; expanded dormer on the west-facing façade to provide more symmetry with shed dormer on the east; two awning windows and cedar shake shingles added to the rear; Provincetown doors at both entries; spiral stair; would be happy to pull away the shed dormers from the ridge line; replacing front fence with pickets, smaller posts; granite entryway; noted building as non-contributing, nothing substantial removed.

HS said the building is from 1850 to 1870, with a substantial renovation in 1988; disputes non-contributing determination.

AH said she found no letters on file either for or against.

JD congratulated the applicant on an ambitious proposal, said he had previously looked at the building to consider a renovation; likes window patterns and elimination of oriole; lowering dormers from the ridge line; noted spiral stairs as completely hidden; not in favor of four square windows; granite too showy and incorrect; suggested relocating parking to the left side and shrubbing it in. AH added that a curb-cut would be needed for this move.

LD said trim will be an important component to the plan and asked Mr. Curran to describe its use in this design. JD expressed that the rake trim projects too far. Mr. Curran said shingles on the dormers and clapboards on the lower portion should be acceptable.

MM said the proposal felt like a lot for a very simple house, noted the partial destruction from a prior Christmas Eve fire; dormers too much and ridge line too high; spiral staircase and granite inappropriate.

CM cited the spiral staircase as one of his major issues in noting what he foresees as visibility on a steep inline; suggested keeping the one window on the west elevation and not ganged windows on the first floor, but two shuttered units; agreed with MM on dormers.

AI said he agreed with JD on the granite being inappropriate; felt the outer staircase drags the building down; didn't have a particular issue with the dormers; commended the proposal for saving the property, but the rebuild could benefit from being a little less vampy.

HS said she didn't feel it was overly massive, likes three instead of four windows in the dormer and the picket fence; not fond of the spiral staircase which, she said, do not hold up well after a few years as a rule; found the design very well done.

LD recommended dormers being lowered and not to the top of the ridge; remove spiral staircase as it will be visible from a bit up the hill. Mr. Curran asked if he excluded the side-lights would a Provincetown door be appropriate, to which LD and JD concurred. Mr. Curran proposed an outdoor shower could be placed where the spiral staircase would be, which LD said are found everywhere. Mr. Curran verified that the chimney would be eliminated. Window options were discussed.

Mr. Curran said the plan is for an asphalt shingle roof. LD proposed reducing the size of the new dormer, to which Mr. Curran cited as a big ask and would need to consult with his client. JD said he disagreed with LD's dormer suggestion in that it makes the current dormer too outsized and on the whole asymmetrical. MM agreed per reducing the height of the dormers. Mr. Curran proposed to drop the height by 6". LD proposed asphalt on top of the dormer, to which Mr. Curran said was an acceptable proposition.

LD went through recommendations as such: Per the front façade, remove side-lights, add single-light, 2-panel below, Provincetown style door; granite steps replaced with brick; wood trim modest and not overdone; shingled dormers to come down from ridge line.

MM said she would not be comfortable going to vote today without seeing new plans. JD made the case that elevations are not much changed after the recommended modifications, to which HS agreed with CM in siding with MM. AI requested making a decision following the reportage of the full list and then hearing the applicant's response.

LD continued with the conditions: Dormers to be dropped down at least 6" below the ridge with wood shingles on cheeks and face; roof be asphalt with wood shingles along the edges and bump-out; chimney to come down and eliminate the spiral stair; west facade: dormer dropped and pitch slightly altered, window at front/west side to remain but be 2/1 and small window eliminated; two little awning windows to remain.

AI suggested window duplication on both dormers, which prompted MM to request new drawings. LD determined that MM would vote as an Alternate. CM asked if a vote today could be made for approval pending new drawings based on these guidelines being received by a certain date. LD said she liked the idea but expressed concern should the owner come back against, for example, reducing the ridge line. Mr. Curran said he was happy to re-submit new drawings based on these recommendations and if the owner had a difference of opinion then an addendum could be made at that time. LD polled the Board.

LD made a motion to continue the decision to the meeting of June 2, 2021 based on updated drawings reflecting recommendations of the HDC. HS seconded the motion and it passed, 5-0-0; HS, CM, MM, AI, LD.

b) [HDC 21-110](#)

Application by **Steven Kane** requesting to expand a deck and replace a garage door on the structure located at **139 Commercial Street, UA**.

Steven Kane presented; said his building is not a renovation but a new building that sits on the Harbor beach built in 2004 and is not visible from Commercial St.; seeking to combine two single-width garage doors into a single double-width garage door.

HS asked for clarity on the three properties on the site to which Mr. Kane said his home, Bldg. A is a new building from, he thinks, 2004, as is Bldg. B; Bldg. C is a probably a renovation from an historical or older building – with three condos to the structure.

JD said the doors are not visible and that the added deck length will result in more symmetry; would like to expedite approval for the application.

AH read a letter in favor from Catherine Rafter and Francey Beall.

LD made a motion to approve as presented. JD seconded the motion and it passed, 5-0-0; JD, HS, CM, AI, LD.

c) **HDC 21-112**

Application by **Michael Castillo**, on behalf of **635 Commercial Street Realty Trust**, requesting to replace windows with sliders on the structure located at **635 Commercial Street**.

LD recused herself.

Michael Castillo presented; said the plan is to leave the middle of five windows only on the second floor and add sliders on lower level for patio access.

JD mentioned the lack of architectural drawings to properly illustrate the design plan. Mr. Castillo said drawing files had been uploaded and that he would attempt to re-load at this time. HS noted updated files from April 18th. LD said the issue is that since JD and others have not seen the plans yet, the decision should be postponed.

JD made a motion to postpone the decision to the meeting of June 2, 2021. AI seconded the motion and it passed 3-0-0; AI, MM, JD.

3. **Any other business that shall properly come before the Commission:** Discussion about 347 Commercial St., 386 Commercial St. (Spindler's); and a request to extend an HDC Administrative Review approval for **HDC AR-20-219**, 36 Commercial St.

347 Commercial Street

Bill Ashmore and Ginny Binder presented the plan for modifications. Mr. Ashmore said changes were made to retain elements of the commercial building; original window sizes were retained along with eaves, trim work, rounded corner boards and large windows which, he said, at 2/1 depict the theme of the Town. Ms. Binder said what is built is less modern than what was there and is more historical, to which LD remarked that what is changed likely warrants notification of the abutters.

JD noted minimal diversions to the original plan and all to the better. CM said he wasn't completely sure per the changes and would defer. HS said she was fine with it. MM abstained. AI said he was a bit at a loss as this was presented prior to his joining the Board. LD clarified for AI that the applicant had made changes to the application that, while to the better, were performed without notifying the HDC.

LD made a motion to hear modification to the original plans, dated August 25, 2019. JD seconded the motion and it passed, 4-0-0; JD, HS, CM, LD.

JD said he was happy with the changes, building looks great. HS was okay with it.

JD made a motion to approve modifications to the original application as presented. CM seconded the motion and it passed, 3-0-0; CM, HS, JD.

386 Commercial Street (Spindler's)

AH said the building is under review as part of a five-year egress inspection; stairs are being constructed as per approved plans of 2018. Ryan Campbell presented; said the plans are part of an original application from 2018, which included the square Bay out front; found detached stringers resulting in deck decomposition; will appear before the HDC in regards to plans for a square Bay replacement.

HDC AR-20-219, 36 Commercial Street.

LD made a motion to extend a Certificate of Appropriateness for six months. MM seconded the motion and it passed, 5-0-0; MM, HS, JD, CM, LD.

A Work Session meeting was scheduled for Tuesday, May 25, 2021, 2:30pm at 608 Commercial Street, Suzanne's Garden, in order to address Pending Violations, Reading of Decisions and Approval of Minutes.

LD made a motion to adjourn the meeting at 7:40pm. MM seconded the motion and it passed, 5-0-0; MM, HS, CM, AI, LD.

Respectfully Submitted,
Jody O'Neil