

TOWN OF PROVINCETOWN
HISTORIC DISTRICT COMMISSION

SPECIAL MEETING MINUTES OF
September 8, 2015 10:00 am

MEETING HELD AT 48A BRADFORD STREET, PROVINCETOWN MA

Members Present: Thomas Biggert, Martin Risteen, Mark Westman and Laurie Delmolino

Members Absent: David McGlothlin, Lisa Pacheco Robb and Marcene Marcoux

Staff Present: Gloria McPherson, Town Planner

Others Present: Bianca Ferreira, property owner, Brenda Dean, real estate agent for property owner, Kaye McFadden, contractor, and a representative from the Banner

The Provincetown Historic District Commission met at 48A Bradford Street for the posted meeting. At 10:10 am, upon the arrival of Mr. Westman, Mr. Biggert opened the meeting.

Ms. McPherson read from Sections 11-1-5-2.6 and 11-1-5-3 of the Provincetown General Bylaws, the definition of "Significant Building" and the procedure for determining a building significant and invoking the demolition delay bylaw.

A member of the press arrived with a camera. Ms. Ferreira, the property owner, allowed him to be present on the property but requested that no photographs be taken.

The Commissioners walked around the house, looking at the structure and its architectural features.

The Commissioners discussed apparent additions and alterations to the original structure and asked Ms. Ferreira about some of the changes over the years.

Ms. Dean added that the kitchen in the lower unit is substandard because the ceiling height is less than 6 feet. She stated that it could not be brought up to code within the existing structure.

The Commissioners viewed the house on the adjacent property for context.

The Commissioners debated the significance of the building and there was a general feeling that Provincetown is losing too many of its historic structures. They also discussed the amount of alteration of this house.

A motion was made by Thomas Biggert to determine the building "significant" in accordance with the definition of Significant Building in the Demolition Delay Bylaw. There was much discussion, a positive vote was taken, then Mr. Risteen, who had previously voted in the affirmative, requested a re-vote.

The Commissioners further discussed the General Bylaw Section 11-1-5-2.6, "Significant Building" definition, and felt that under this section, the only option for a determination of significance would be if the building met the criterion of being architecturally significant. While Mr. Biggert felt the building met the low threshold required to continue to the next step of holding a public hearing on the building, the other Commissioners in attendance felt that due to extensive modifications to the structure, it did not adequately meet the standard for "Significant Building" which would require a public hearing.

A motion was made by Mr. Risteen to determine the building "not significant." Mr. Westman seconded the motion. The motion passed 3-1-0, with Mr. Biggert voting nay.

At 10:40, a motion was made by Thomas Biggert to adjourn. The motion passed unanimously.

Respectfully submitted,
Thomas Biggert, Chair