

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING/WORK SESSION/BUSINESS MEETING
Town Hall
Provincetown MA

WEDNESDAY, APRIL 4, 2018

Members Present: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Marcene Marcoux (MM), Vice Chair, Chamber of Commerce Rep.; Laurie Delmolino (LD), Historical Commission Rep.; Martin Risteen (MR), PBG Rep; Ted Jones, PAAM Rep
Hersh Schwartz, (HS), Alternate.

Absent: Michela Carew-Murphy (MCM), Alternate.

Others Present: Annie Howard (AH), Building Commissioner; Jody O'Neil (JON), Recording Secretary.

Meeting commenced in the Building Department Conference Room. TJ made a motion to move the meeting to the Judge Welsh Room at 3:33 pm. HS seconded the motion and it passed, 3-0-0. TJ, HS, LD.

TB called the meeting to order and remarked on the success of Annual Town Meeting on Mon., April 2nd and Tues., April 3rd, said that everything had gone smoothly and efficiently, that Town Moderator, Mary-Jo Avellar, had done an excellent job as usual and there were no fire works.

1. Work Session: VOTES MAY BE TAKEN

- a) 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 April 18, 2018 Public Agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**
- i. 177 Commercial St. To construct an outdoor viewing/seating deck and install a glass garage door.
 - ii. 18 Pleasant St., #2 – To install new deck railing.
 - iii. 8 Webster Pl. – To remove existing asbestos siding, replace existing windows, including reconfiguring openings, and doors, replace wood trim, asphalt roofing shingles, gutters and downspouts, install a skylight in the rear of the roof and install masonry veneer on an exposed foundation.
 - iv. 1 High Pole Rd. – To construct a funicular running from Bradford Street to the crest of High Pole Road with site improvements including entryway, kiosk, funicular pavilion, tracks and a landing at the crest of the hill.

TB made a motion to treat Determinations i. through iv., as read into the record at today's meeting, for Full Review to be heard at the April 18th meeting. MM seconded the meeting and it passed, 6-0-0. TB, MM, LD, MR, TJ, HS.

2. Other Business

a) Case for Future Discussion at Saturday Presentation

TB referenced a case that had been presented before HDC on Saturday, which he did not identify and stated could not be discussed at today's meeting due to a lack of proper public notification, but to which he assigned certain variables for consideration at a future review. These included: consideration of the framework; decisions regarding what is historically or architecturally significant; the location, conditions of the surrounding buildings whether pristine or not; materials used in surrounding buildings and in the project for review.

b) Items left off the day's Agenda

AH informed HDC that as the decisions to be read and meeting minutes to approve were not on the day's agenda, they could not be presented before the public.

TB said he had spoken to the Town Clerk and the Permit Coordinator and requested that those items be placed on today's agenda and stated that they should always be posted on any given agenda as a matter of course.

c) Jeffrey Riberio, Town Planner

AH introduced Jeffrey Riberio (JR), the new Town Planner. HDC introduced itself in turn, citing their tenure and designations on the board.

JR announced that AH would be continuing as HDC liaison, spoke about his background as a certified planner and experience in architectural history; expressed his respect for the work that HDC does on behalf of the history of the Town.

JR fielded questions from HDC; responded that he grew up in Ludlow, MA and had spent the past four years as regulatory planner with the Cape Cod Commission where he was heavily involved in the regulatory reviews of historic properties and was involved in the review of the Provincetown Airport Improvement Projects; prior to that, did graduate in planning at the Wagner School; worked with The 34th Street Project which runs the 34th St. district and Bryant Park in Manhattan; said that his main focus in this new position would be working with the Zoning and Planning boards as well as all the boards and the general public in soliciting feedback to get a local comprehensive plan jump-started including an open space and recreation plan and some guidance documents.

JR said he had lived in Provincetown for the past three years and Truro before that and had worked with virtually every town on the Cape during his time with the Cape Cod Commission; said he felt that Provincetown was the leader at the forefront of every issue and discipline and it excited him to join ranks.

HDC thanked and welcomed JR to his new position. LD said she looked forward to a plan, that it had been long-awaited.

d) Items for signage presented by the Building Commissioner

AH presented items to signage and stamping, including 212-1214 Commercial, revisions for 7 Bradford St. and an Administrative Review on a fence that had gone unsigned previously.

MM reprised her concerns that there were decisions to be read and four or five sets of minutes to approve that had been omitted from the agenda, stated her belief that these items ought to be automatically placed on the agenda.

In response, TB recommended that at the end of a meeting a discussion be had for items for inclusion in next meeting's agenda and that he would take part of the blame here. MM said she thought it was a good idea.

JON referenced previous meeting minutes to determine who had sat on the decision of 7 Bradford St.

e) Recap from Meeting in Barnstable by the Building Commissioner

AH gave a short version of last Thursday's meeting in Hyannis which included reps from the Barnstable County Historical Preservation Society, the Community Rating Service, FEMA and a gentleman from Lowell.

Among the findings was reported that within the 672 structures in the Town's Historic District one can avail themselves of the three exceptions in the building code and avoid compliance with FEMA regs provided that less than 50% of the linear perimeter of the foundation is impacted; while more than 50% of the linear perimeter of the foundation in need of repair or re-structuring would cause the entire building to meet all of the FEMA standards per elevation; exceeding 50% of the fair market value of the structure would not trigger compliance.

AH said she would like to invite Sarah K. from the Barnstable County Historical Society to attend HDC's first meeting in May when the case involving 509 Commercial St. might be heard if the applicant would be amenable to signing a time-waiver; currently case is scheduled for April 18th.

LD asked if 509 Commercial was required to come up with a structural plan and AH cautioned against work that could be considered cumulative in scope or jeopardize the property's status as a contributing structure. LD then asked if there were any provisions for allowing a building to be raised a couple of feet. AH said no; that if an applicant wanted to go up only 5' when they were required to raise by 10' they would have to request a variance from the State which could impact the Town's rating or score for flood insurance.

LD then asked per certain West End houses that were knocked off their foundations or had had significant flooding, if those owners wished to raise their buildings 2' and not 9' would they have the option. AH responded that it was dependent on the elevation; A-zone requires top of first floor be at 10' or base flood plus 1'; in V-zone, owner is required to put lowest horizontal number at base flood elevation plus 2'.

JR said there are hand-outs and materials that could be provided for HDC; referenced a Newport, R.I. study that dealt with issues in respect to historic preservation and flooding concerns.

JR left the meeting.

f) 3 Atkins Lane

TJ stated he had requested to be able to write a letter against the proposed renovations at 3 Atkins Lane whose case was then heard in his absence at the March 21st meeting and without proper notification; said he had come in for plans on Thursday, prior to his trip on Saturday and there were none, asked when plans are required to be submitted to Town Hall to be included on any forthcoming HDC meeting.

TB said plans are supposed to be in by Friday but that some times they are not and that some times in the interest of moving things along decisions may be heard and the HDC board configuration is subject to change due to availability.

TJ made an argument for maintaining the historical integrity of 3 Atkins Lane. TB said the property had been modified from it's original salt-box configuration, which TJ said was from the 1820s or 1830s. TB said he agreed with TJ that the Town is losing it pristine interiors but that adding dormers is an historic component in and of itself.

TJ concurred and added that sometimes the additions over the decades lend charm, but that in the case of 3 Atkins Lane the changes involve transforming the property into a full-time, year-round modern 21st century house, and, in asking for things that are irreversible, signals that people will now no longer experience the property as they have for the last 200 years. TJ asked if HDC was to operate in a foot-down way regarding certain historic buildings to say this is not going to change which LD remarked was a very good question and TB said was why every case is different.

MM said it comes down to a question of votes and a level of ambiguity in the bylaws. TB referenced Nantucket's far stricter policies and mentioned what he felt was the need for a Guide that could serve to enlighten and inform the public by strengthening the bylaws and also build pride among the residents.

TJ returned to reference 3 Atkins Lane in that it was correct to talk the applicant out of changes to their house where they had hand-stripped off a couple of coats of paint on their chimney to reveal hand-marbling.

TB said that solar panels were also something HDC was against but the Town had spoken out strongly in favor of; that he agreed with TJ and admired his passion, but that it was sometimes a matter of choosing battles.

TJ asked if a cut-off date for submitted plans could be addressed going forward, which TB said he noted. TB then mentioned that, as HDC had discussed the interior at 3 Atkins Lane even though it shouldn't have, had the option to move the staircase into the house another 2' been stated, the façade could have stayed as it had for 200 years.

MM cautioned about continuing discussion on the case at 3 Atkins Lane or any other case without public notification or the home owners present to address HDC's concerns. LD countered that, at the same time, these are important points of education to which MR added that talking in generalities about dormers is acceptable as is blowing out the rear of properties as an option to expand while preserving the façade; referenced a case where enlarging was approved by HDC to abide by building code. MR said he weighs cases in terms of preserving historic value.

JON read from the minutes of January 17, 2018 wherein MM made a motion for pertinent and timely documents on a case to be submitted by the Thursday before the agenda; HS seconded the motion and it passed, 6-0-0. MM, HS, TB, LD, MR, TJ.

TB recommended a meeting to hear decisions read and approve meeting minutes on April 11th at 3:30pm. MM said to add Other Business, as well.

TB made a motion to adjourn the meeting at 4:27 pm. MM seconded the motion and it passed, 6-0-0. TB, MM, LD, MR, TJ, HS.

Respectfully Submitted,
Jody O'Neil