

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Town Hall
Provincetown MA

WEDNESDAY, APRIL 11, 2018

Members Present: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Laurie Delmolino (LD), Historical Commission Rep.; Ted Jones (TJ), PAAM Rep.; Hersh Schwartz (HS), Alternate; Michela Carew-Murphy (MCM), Alternate

Absent: Marcene Marcoux, Vice Chair, Chamber of Commerce Rep.; Martin Risteen, PBG Rep.; Annie Howard, Building Commissioner

Others Present: Jody O'Neil (JON), Recording Secretary.

TB called the meeting to order at 3:43 pm.

1. Any business that shall properly come before the commission.

a) HDC Guides

HS read from a manual print-out provided by MM: HDC Bylaws and Polices concerning structures inside and outside the District. TB said he agreed that the manual is a big help and extended gratitude to MM whom, he said, has always worked hard to keep HDC in the important frame-work of bylaw procedure and design aesthetic.

TB spoke of the usefulness of a second guidebook that would be more user-friendly and present bylaws to the public; said he doubted if the public in general had read the HDC bylaws but that by and large, the public wanted to comply; noted the Town's bylaws are not as strict as those in Nantucket. LD suggested the Town's bylaws might strike some as being dryly stated.

HS thought the guide would be useful in saving people a lot of grief by making the information accessible. TB said he felt such a guide would be educational and even attractive to people on their coffee tables; said he had spoken to Ginny Binder as she is a professional preservationist in Town, and proposed setting up a sub-committee for the two manuals; also a subcommittee to work with MR on decisions and minutes, noted HDC was doing a great job thanks to JON and MM in getting caught up, but reminded HDC that it was losing MM at the end of the year.

MCM suggested educational conferences or workshops for contractors and the public which TB said was a great idea and asked HDC to start thinking about getting plans together for Provincetown 400; that HDC should do something to contribute to the event.

TB reported DP's suggestion to have small street signage to designate Provincetown's Historic District and how this might be a measure that can turn around the opinion of some that having historic designation can be a pain in the ass.

HS said, before setting up conferences, HDC would do well to gather information and get it laid out properly. LD said there are a number of

seminars and day-programs from the state that HDC is not taking advantage of currently, particularly one regarding the application process.

MCM proposed an interactive map of the Town including homes that had been floated over, property lines, water marks and so forth.

b) Submitted Plans Deadline

TB entered discussion on a submitted plans deadline, which LD said should be by Thursday as Town Hall closes early on Fridays, suggested coordinating with Ellen Battaglini, Permit Coordinator.

JON related that, as he reported at the April 4th meeting, a motion had been made by MM and passed at a meeting earlier this year requiring all plans be submitted by Thursday the week before they are scheduled to be heard.

TB made a motion to reaffirm to have all revised drawings into Community Development by the Thursday before the decision hearing. LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.

c) Amendment to Decision Form based on fenestration, door dimensions

TB read aloud a letter from a previous, unidentified commissioner regarding a house that sought more light exposure but that the size of the fenestration had been adjusted possibly over the approved aspect.

TB noted that HDC does not require dimensions on their drawings currently, but thought that would be a good measure for inclusion; that size of windows should be 24 x 24, or 30, as per standard sizes of 19th century houses and said that as 95% of houses in the Historic District are 19th century structures that changes to this size often don't feel right.

TB made a motion to add the size and dimensions of the windows and doors in of themselves as well as their position on the face of the building. LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.

JON asked for articulated definition of the proposal. TB said the size of the windows and LD added dimensions. TB made a further motion that the size and dimensions of the windows and doors on the front façade be added to the motion; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.

d) Anderson Windows

HS spoke of Anderson as making windows of any size upon request, which might cost more but could be made available. TB said he thought they were made in increments of 1/8". LD said wood windows of the exact same size can be custom-made.

e) Historic District Designation and Pre-Sale Buyers

MCM said she was down in Georgia and mentioned that historic homes in various locations in various states require signage at point of sale so that the owners are made fully aware of their responsibilities as owners of historic properties.

TB noted that owners are not given historic needs and concerns at point of sale and that his suggestion of a guide and street markers could help.

LD said realtors are usually well-informed with the historic condition of their properties when engaging with their clients.

2. Deliberations on pending decisions: VOTES MAY BE TAKEN.

Decisions by HS, read by HS:

- a) **HDC 18-029: 3 Cudworth St.**; decision from Sept. 27, 2017
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.
- b) **HDC 18-193: 103 Commercial St., U1**; decision from March 21, 2018.
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.
- c) **HDC 18-197: 15 Center St.**; decision from March 21, 2018.
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.

Decision by LD, read by LD:

- HDC 18-187: 10 Court St.**; decision from March 7, 2018.
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.
The word "significant" was added to the copy.

Decisions by TB, read by TB:

- a) **HDC 18-191: 16 Carver St.**; decision from March 21, 2018.
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.
- b) **HDC 17-177: 309 Commercial St.**; decision from March 15, 2017.
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.
- c) **HDC 17-169: 26 Bradford St.**; decision from March 7, 2018.
TB made a motion to approve the decision; LD seconded the motion and it passed, 5-0-0. TB, LD, TJ, HS, MCM.

3. Review and approval of Minutes: June 1, July 20, August 3, September 21, October 5, 2016; February 1, February 15 and April 19, April 26, May 3, June 17, June 21, July 5, 2017; and January 3, February 21, March 7, March 21 and April 4, 2018.

TB made motion to approve the meeting minutes of February 15, 2017; LD seconded the motion and it passed, 3-0-0. TB, LD, HS.

TB made motion to approve the meeting minutes of January 3, 2018; LD seconded the motion and it passed, 3-0-0. TB, LD, HS.

TB made motion to approve the meeting minutes of February 21, 2018; LD seconded the motion and it passed, 4-0-0. TB, LD, TJ, HS.

1. Any other business (continued).

LD said she might not be available for the meeting of April 18th.

TJ said he hadn't seen any of the materials or presentations from the Saturday seminar on the funicular back in January, which TB said he had attended.

TB reported that he met yesterday with the relatively new director of the Pilgrim Monument and Museum, David Weidner; said they spoke of things they could work on together.

MCM addressed next week's agenda for cases that appear to be missing from the rolls, such as 509 Commercial and 53 Commercial St. TB looked over the agenda, noted the funicular was on the next agenda, which he said he was excited about and that the missing cases could still conceivably be put on in time for the meeting of April 18th.

TB made a motion to adjourn the meeting at 4:34 pm; LD seconded the motion, and it passed, 5-0-0. TB, LD, TJ, HS, MCM.

Respectfully Submitted,
Jody O'Neil