

**HISTORIC DISTRICT COMMISSION**  
PUBLIC MEETING  
Town Hall  
Provincetown MA

**WEDNESDAY, SEPTEMBER 19, 2018**

Members Present: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep; Marcene Marcoux (MM), Vice Chair, Chamber of Commerce Rep.; Ted Jones (TJ) PAAM Rep.; Hersh Schwartz (HS), Alternate; Michela Carew-Murphy (MCM), Alternate.

Excused Absence: John Dowd, PBG Rep.

Others Present: Jeffrey Ribeiro (JR), Town Planner.

TB called the meeting to order at 3:38pm.

**1. Work Session: VOTES MAY BE TAKEN**

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

Postponed due to the absence of Commissioner Howard (AH).

**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 Public Hearing agenda of October 3, 2018 and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

TB made a motion to consider the following as Full Reviews to be head at the HDC meeting of Oct. 3, 2018:

- i) 93 Commercial St.; xii) 14 W. Vine St., #3; xiii) 12 Mechanic St., #2;
- xiv) 122 Commercial St.; xv) 521A Commercial St.

MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

TB made a motion that the following cases would be considered as Administrative Review:

- ii) 519 Commercial St.; iii) 50 Commercial St., U3; v) 193 Bradford St.;
- vi) 27 Tremont St.; vii) 377 Commercial St., U7; viii) 3 Young's Court;
- ix) 620 Commercial St.; x) 553 Commercial St., UA; xi) 4 W. Vine St., #3.

MM seconded the motion and it passed, 5-0-0; TB, MM, LD, TJ, HS.

JB spoke of AH's note regarding ix) 620 Commercial St. – To remove and replace 2 chimneys – in that the foundation work will be less than 49% of the total foundation and so will not trigger FEMA but will require the building to be

lifted; chimneys are to be removed and rebuilt in kind. MM requested all the specifics on the project be documented, which AH wrote would be submitted.

TB made a motion to continue iv) 6 Cook St. to the meeting of Oct. 3, 2018. MM seconded the motion and it passed, 5-0-0; TB, MM, LD, TJ, HS.

- ii) 519 Commercial St. (continued from 9/5) – To install solar panels.  
TB noted that the new elevations on hand were exactly what the HDC had requested, made a motion to approve as presented. TJ seconded the motion and it passed, 5-0-0; TB, TJ, MM, HS, MCM.
- iii) 50 Commercial St., U3 (continued from 9/5) – To replace a window in kind.  
TB said he had been by the property and that the restoration work was excellent; made a motion to approve as presented. TJ seconded the motion and it passed, 5-0-0; TB, TJ, MM, HS, MCM.
- v) 193 Bradford St. – To replace roofing shingles.  
TB noted architectural asphalt roofing, straight-forward application, made a motion to approve as presented. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.
- vi) 27 Tremont St. – To replace 2 French doors in kind.  
TB asked if the work would be truly in kind. Andrew Linder called out that the replacements would be wood; wood for wood.  
TB made a motion to approve as presented. MCM seconded the motion and it passed, 5-0-0; TB, MCM, MM, TJ, HS.
- vii) 377 Commercial St., U7 – To replace rotted soffits, trim, sidewall shingles and roofing shingles.  
Andrew Linder presented, said the rot was mainly on the 2<sup>nd</sup> and 3<sup>rd</sup> floor portions and TB said the rot was easy to identify; noted pine trim, roofing asphalt and cedar shingles in kind. TJ remarked it was a huge amount of work to achieve in kind.  
TB made a motion to approve as presented. MCM seconded the motion and it passed, 5-0-0; TB, MCM, MM, TJ, HS.
- viii) 3 Youngs Court – To replace clapboard, trim, decking and lattice.  
TB noted the importance of the house, asked JB if he could identify the type of trim being employed. JB said he could not and MCM offered to look it up. A male from the public explained the material.  
TB suggested there were too many unfamiliar elements to the application and made a motion to continue the decision to the meeting of Oct. 3<sup>rd</sup>. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.
- ix) 620 Commercial St. – To remove and replace 2 chimneys.  
TB made a motion to continue the decision to the meeting of Oct. 3<sup>rd</sup>. MM seconded the motion and it passed 5-0-0; TB, MM, TJ, HS, MCM.  
MM requested exact measurements of the chimney, materials being used and dimensions for spacing of the brick.

- x) 553 Commercial St., UA – To replace a roof deck with mahogany decking, a rubber roof in kind and deck railing.

Josh Piper of Cape Associates presented; said rubber roof had become compromised, and that the owner would like to use the same red cedar wood top rail and posts but have cable in between.

TB said he thought it could be administrative as the cable rail seems to be for safety concerns, but others on the board took issue with the cable as Administrative Review.

TB made a motion to consider the application for Full Review at the Oct. 3<sup>rd</sup> meeting at Town Hall, 4:00pm. MCM seconded the motion and it passed, 5-0-0; TB, MCM, MM, TJ, HS.

- xi) 14 W. Vine St., #3 – To replace asphalt shingled roof with a rubber roof.

TB made a motion to approve as presented. HS seconded the motion and it passed, 5-0-0; TB, HS, MM, TJ, MCM.

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

TB made a motion to postpone review and approval of minutes to the end of the meeting. MCM seconded the motion and it passed, 5-0-0; TB, MCM, MM, TJ, HS.

TB made a motion to move review and approval of meeting minutes to the end of the agenda on a permanent basis. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

**d) Any other business that shall properly come before the Commission:**

JB said there was nothing to address presently.

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

170 Commercial St.

Peter Makrauer and Tom Tannariello presented.

Peter Makrauer said the goal was to re-tool in preparation for the Oct. 3<sup>rd</sup> Public Meeting, dispersed new drawings addressing the Mansard roof, picture window and added symmetry on the ground floor.

Tom Tannariello said he felt a happy medium could be reached for added light to the new structure on the Commercial St. side and that the lower portion of the building would be dominant.

Peter Makrauer said the Georgian features are somewhat arbitrary for the building built some time in the early 1950s, so their classic approach to an historic renovation is to let the old building be itself while what's new can be deliberately new, but not disruptive; plan is to clad the dormers in dark metal so they blend with the slate roof; brick building would still be prominent, mansard roof pulled back on the corners so the gables and chimney can be read.

MCM said she had a suggestion, to which TB replied he felt no discussion should be taking place in this context. MCM went on to suggest restoring as from a photo of a church and make that the living space upstairs.

JR said it is important to make a distinction between open discussion during Public Comments, but that once an application has been filed, the open meeting rule must be upheld.

### 3. Public Hearing: VOTES MAY BE TAKEN

a) **HDC 18-224** (continued from the meeting of July 18<sup>th</sup>)

Application by **Attorney Lester J. Murphy, Jr.**, on behalf of the **Cape Cod Pilgrim Memorial Association**, requesting to construct a funicular and make other site improvements, including adding an entryway, kiosk, funicular pavilion, tracks and a landing at the crest of a hill located between **1 Bradford Street** and **1 High Pole Hill Road**.

Presenting from the Pilgrim Monument and Provincetown Museum: **Courtney K. Hurst**, President; **Dr. K. David Weidner**, Executive Director and **Paul deRuyter**, Trustee; **Tom Swensson**, of Coastal Engineering; **David Hawk** of Hawk Design; **Lester Murphy**.

MM made a statement before leaving the meeting during these deliberations by way of a reminder that everyone who is sitting on this or any other case is actively voting on the decision.

Paul deRuyter introduced the applicants and made an opening statement concerning getting the project right and referenced the Development of Community Interest that was conducted initially as outreach to the community and which informed the original design; said that the project has gone through many changes and advanced the goal of exploring different options in creating a front door to the Monument.

Three plans for the pavilion structure were presented, with Paul deRuyter noting that the site plan had not changed: Option A is themed along Victorian lines with a fair amount of glass, Option B a modern version and Option C, the original, drafted to conform to the Bas Relief Park.

Dr. Weidner highlighted elements of the new design including a focus on education in weather-proofed panels; said the Pilgrim Monument and Provincetown Museum will be working in concert with a grant from the National Endowment for the Arts in a presentation for the pilgrim journey to Provincetown as one of seven destination landmarks; introduced the position of a roving docent who will coordinate entrance and traffic flow and be a welcoming presence for visitors.

Courtney Hurst spoke of how beloved the Monument is to the Town and mentioned that the letters of support were two-to-one in favor; announced that the Monument board had voted for Option A on the pavilion and welcomed input from the HDC.

#### Public Comments

Richard LaCass, full-time resident, spoke in favor of the project from his job of ten years at the Provincetown Art Association and Museum fielding what he said were millions of questions, with many asking how to gain access to the other museum.

Paul Textiera, abutter at 116 Bradford St. spoke against the project, said there is still no accurate image or picture of what the project will look like on the hill and what is on the ground is not fully accurate; chain-link fence still not being addressed, 16' trees and greenery are reportedly being cut down; that it really is an inclined elevator and not a funicular, suggested engine noise will be a factor; thanked the HDC for its attention to the project, but asked the board to consider the precedent an elevator would set, such as at Land's End Inn or the Murchison Estate; said he agreed support for the Monument and making it more accessible is important but questioned why this is the only plan or idea being put forth to support the measure or innovation and concluded by remarking that his historic property would be forever altered.

Glen Shaw, resident, spoke in favor, said he felt it was ironic that we were gathered to get approval to access a great museum for the public who are least likely to figure out how to get up there.

Maureen Hurst, born at 119 Bradford St., spoke in favor, said she remembered as a little girl wondering how to get up there; said Provincetown has always taken a backseat to Plymouth and that it was time with the Provincetown 400 initiative coming in 2020 to make the Monument and Museum more accessible.

Jody O'Neil, resident, spoke from a position of neutrality requesting the HDC permit the public to hear from the applicant on the sound impact of the project, even as it is beyond its purview.

Ken Okin, resident, said he felt it was time to make a decision, cited great progress made and that it is not fair to the applicant to continue with a delay of vote.

#### HDC Deliberations

LD questioned a storage closet on the site plan, which Tom Swensson said was all under one roof. LD said she didn't feel there was anything not historical about a funicular, but questioned the need for the pavilion if it wasn't required and said anything unnecessary will detract from the Bas Relief; found Option A, with its Victorian look disjointed and not harmonious; stone and glass option, extremely modern-looking and pulling focus and said she found Option C the most harmonious.

Dr. Weidner spoke of the need for the pavilion due to the functioning of the elevator in terms of equipment needs and for passenger comfort and assemblage. LD replied she would still prefer to have the pavilion brought down and made less grand.

TJ said he was heartened to see the new designs and how they addressed the park-like look, said he liked Option A and congratulated everyone involved; suggested to the abutter, Mr, Teixtera, that he may be appreciative of the new revamp in that his property could be protected from the position of the cabs through re-direction of the entry-point.

Paul Texteira spoke out and said the back part of his patio had two decks and his window is level with the cabs. TB said he wished to continue with a discussion of the landscaping even as it is not a part of the HC's purview and asked the applicant for the water source.

David Hawk spoke, said the water source would be a drip irrigation system to conserve water, but the issue of a well had not been addressed.

Lester Murphy said it was a part of the Conversation Commission's mandate that the landscaping be properly maintained, and JR added it was also in the purview of the Planning Board.

TJ said he could see his way to agreeing to Option A. Lester Murphy said the plans for the top of the hill have remained the same from the April submission with the exception of a door change; these plans were then presented by Tom Swensson.

David Hawk said the white spruces are 8-10' and the plan was for flowery visually green elements that would work throughout the year.

HS said she liked Option A, asked what is meant by the doors would open. Dr. Weidner said there was one access point and the other side of the cab is for the equipment storage. HS said she preferred to see all red brick on the walkway and would vote for Option A.

MCM thanked the applicants for all their work on these designs and supported the Museum, but said she is still not in favor of the funicular based on the abutters' claims and that she liked Mary Jo Avellar's recommendation to put it on High Pole Hill and was disappointed that there are no options without a pavilion; suggested removing the second, curved walkway as it is so close to the neighbor, also seconded HS's suggestion of making the walkway all red brick; remarked that the Bas Relief is what represents the Mayflower Compact and thinks the pavilion detracts from that monument and suggested it be eliminated or else better blend.

Paul DeRuyter stated that the glass panels of the pavilion fold and would not be present in good weather. Dr. Weidner said that from his visit with the funicular company in Zurich and the European partners that a pavilion is needed to protect and preserve the structure for the generations to come, that it needs to lock in from top to bottom for security and that the European's recommendation was for a covered pavilion; that they had worked to minimize it's intrusion and agreed to consider suggestions to a reposition the structure affecting the abutter.

TB asked the applicant to address Jody O'Neil's question on the issue of sound impact from the project and this has come up before.

Lester Murphy said the electric motor will be enclosed in a structure at the top of the hill; the car runs on rubber wheels to minimize the noise. Dr. Weidner said he recorded the sound while in Europe and found it negligible, said a full engineering report and recording will be presented to the Planning Board.

MCM asked about the prospect of a wooden car and pavilion which had been discussed previously, and suggested this would blend in better.

Dr. Weidner insisted that they needed the HDC's vote today as they have submitted their best design plan revision for review.

TB said he liked the landscaping plan and the hard-scape design and felt it was sort of brilliant; that the sidewalk doesn't overwhelm the site; felt Option A is probably more visibly pleasing and especially when considering the view from the top.

Paul deRuyter said the history panels would be bronze; green metal and a steel structure left natural with granite on the sides. Tom Svensson said they were looking into painting systems to work with steel and didn't need to be repainted every year; said roof is a copper patina color, but copper and aluminum don't work well together.

TB asked if there would be a nice blend in terms of fencing with the Bas Relief, to which Dr. Weidner said would be the case as he is on the Bas Relief Committee. Dr. Weidner said the Museum is looking to expand to an 11-month regular season, making the off-season very short.

TJ advised taking a straw poll on the designs offered. LD opted for Option C; HS said she is for Option A as did TJ and TB. MCM related that she is not for any of the options represented.

TB made a motion to accept Option A of the design with the condition that the cab be a wood veneer. HS seconded the motion and it passed, 3-2-0: TB, HS and TJ in favor; LD, MCM against.

The applicant thanked the HDC for its time and consideration, but before the decision could stand, TJ objected on the nature of the vote, stating that the vote was for a design but not for the project as a whole, to which MCM and LD agreed. JR said he encouraged a re-vote as one wouldn't typically condition a poll, as such.

TB made a motion to reconsider the vote on Option A with conditions as a vote of project approval. There was no second to the motion and it passed, 3-2: LD, TJ, and MCM voted in favor; TB, HS against.

TJ made a motion to choose Option A to advance for project approval. There was no second to the motion and it passed, 3-2: TJ, TB, HS in favor; LD, MCM against.

TB made a motion to approve the project. There was no second to the motion and it passed, 3-2: TB, LD, HS in favor; TJ, MCM against.

TB announced a five-minute break. LD left the meeting.

- b) **HDC 18-279** *(continued from the meeting of September 5<sup>th</sup>)*  
Application by **Regina Binder**, on behalf of **199 Bradford St., LLC**, requesting to replace trim, siding and roofing materials, to add a covered porch and balcony on the south elevation, to reduce the size of window openings on the west elevation and to replace windows on the south and east elevations on the structure located at **199 Bradford Street**.

TB asked if there was a time-constraint to which JR said he thought that through Ellen Battaglini, Permit Coordinator, everything was in order.

TB made a motion at the applicant's request to postpone the decision to the meeting of Oct. 3<sup>rd</sup>. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

TJ spoke against applicant's request for another time delay based the history of the application which dates to an unscheduled consideration at a March meeting that was followed by delays on the owner's behalf; said currently a bulldozer remains at the property with ongoing work without a design review before the HDC.

MCM said it was her understanding that the applicant puts foundation work permits through AH and they've just recently received new architect plans. TJ requested the applicant be instructed to appear at the next HDC meeting without postponement.

TB said he didn't know of an instance when the HDC could mandate an applicant's presence at meeting. MM said it was up to the HDC to accept a postponement request and that she felt the board had the right to request an appearance at the next meeting. A motion was made demanding the applicant appear at the Oct. 3<sup>rd</sup> meeting.

HS referenced the prior meeting where new plans were expected to be forthcoming, but, she said, the current plans are not new, but are the previous set.

TB said he would contact Ginny Binder and convey that the applicant is expected to appear at the next meeting in order for the application to receive consideration. JR said that a refusal to continue would probably be followed by another application and a notice and basically have no substantive effect and only delay the process further; said that the foundation work had been permitted and that there were, as far as he was aware, no other outstanding permits for work.

TB made a motion to continue the decision to the meeting of October 3<sup>rd</sup>. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

c) **HDC 19-007** (*postponed to the meeting of Oct. 3<sup>rd</sup>*)

Application by **Peter Markauer**, of **LDA Architecture & Interiors** on behalf of **Thomas Tannariello**, requesting to add a second story residential unit, including extending the brick façade upward, to add an interior elevator, preserve a south entry portico and add a roof deck on the structure at **170 Commercial St.**

TB made a motion to continue the decision to the meeting of October 3<sup>rd</sup>. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

d) **HDC 19-033**

Application by **Derik Burgess**, of **Cape Associates, Inc.**, on behalf of **Steve Reilly**, requesting to replace an existing south roof deck railing to match the existing first floor deck railing on the structure located at **575 Commercial Street.**

**Derik Burgess** presented, said the project started as a leak repair project that became a safety project and that in the fixing of the roof, posts were added which triggered the need for an approval from the HDC; said

originals plans submitted were not correct; clients requesting cable railings on the water-side deck to match existing.

MM said that in terms of consistency, captured balusters and wood and not a steel railing should be required to maintain the integrity.

MCM said she would vote for wood. HS said she agreed with MM. TJ said based on the low visibility from the street he didn't have a problem with it. TB said he concurred with MM, steel cable was not part of the structure and it should be captured balusters.

Derik Burgess said the captured baluster system is not a deck, but a stairway on the west side and he was there to express his client's wishes.

TB made a motion to approve with the condition that the railing be captured balusters. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

e) **HDC 19-036**

Application by **William McLaughlin & Christine Polos** requesting to construct a recessed dormer and roof deck on structure located at **8-20 Atlantic Avenue, UF**.

**Christian Polos**, co-owner, and **Peter Page** presented.

Christian Polos said the application was approved with modifications in 2014 but they were not able to continue with the project, requesting now to do so, but without the upper deck.

No public comments.

TB read a letter from Ed Lehman of 11 Atlantic Ave, unit C, which said he had no problem with the balcony and skylights as these are consistent with other parts of the condo complex, but was opposed to the sliding glass doors as they are not in line with the look and feel of the buildings.

TJ said he had no problem with this project, as did HS.

TB asked if something a little more historically accurate could be done with the doors. Peter Page said he didn't know what could be done otherwise that wouldn't need to be custom-made, based on the height.

TB said he felt the doors were not historically appropriate but in this case it might be alright and made a motion to approve as presented. MCM seconded the motion and it passed, 4-0-1: MCM, MM, TJ, HS in favor; TB, abstained.

f) **HDC 19-037**

Application by **Michael & Donna Marie Piliere**, requesting to demolish a structure subsequent to a determination by the Historic District Commission that said demolition will not be detrimental to the historic, architectural or cultural heritage of the Town as set forth under General Bylaws Chapter 11, Section 11-1-5, Demolition Delay Permit, at the property located at **963 Commercial Street, #10**.

**Michael & Donna Marie Piliere**, and **Alan Cabral** presented.

Alan Cabral said the owners have owned the property since 1989 and research did not uncover anything significant in terms of town history.

Maria Kuliopulos, abutter, spoke against the proposal, said the property is non-conforming as are the rest of the properties and that the owners are planning to create another residential property which is not permitted; added that she felt they are not following comprehensive guidelines, structure does not fit in with the environment; presented a

map of cottages and said the owners have built decks abutting her own property, that she has not seen work permits and questioned sewage draining conditions, requested the HDC look at the property as this request she said is endangering the look of the landscape and destroying the environment.

In addition to her testimony, Maria Kuliopulos submitted a letter from attorney Ed T. Patten, advising her to save her money on a potential HDC challenge and devote their time and her financial investment to a Zoning challenge once the cottage is torn down.

MCM said she agreed with the abutter, had been into one of the cottages through a friend recently and said she was confused because she was informed there are very strict condo rules.

Alan Cabral said they were operating under a pre-existing, non-conforming usage and has the required set-backs; that they were seeking to make a better building through the tear-down and would raise a new structure according to FEMA regs as needed.

MM said that although the building is not in the historic district, it is over 50 years and would prefer to delay the decision until the HDC can further research its historical significance.

TJ said he thought the reason not to permit this request would be due to the cottage's position in the colony. HS said she, too, would like to find out a bit more about the property, while not looking to delay by six months.

Donna Marie Piliere noted the varying looks of the surrounding buildings and cottages, that differing windows and doors have been installed through the years.

TB said he felt that architecturally it's a very important structure and represents a type of structure that is disappearing; noted that Elizabeth Taylor and her 3<sup>rd</sup> husband, Mike Todd, slept in one of the buildings.

HS asked how many cottages are two stories; Donna Marie Piliere said they'd be the first and Alan Cabral added there are two others planning to go up.

MM made a motion to continue the case for demolition delay to the meeting of Oct. 3<sup>rd</sup>. TB seconded the motion and it passed, 5-0-0; MM, TB, TJ, HS, MCM.

Donna Marie Piliere said she would forward an e-mail to AH from the condo association at TJ's request.

**g) HDC 19-038**

Application by **Karl H. Buch** requesting to construct a new single-family residential structure with a two-car detached garage on a vacant lot located at **7A Point Street**.

**Karl Buch** presented with a picture from the lot circa 1970s which shows the house that they are hoping to replicate; said the house would be a traditional Cape Cod with clapboard siding; windows would be architect series, 2-over-1s and wood; roof with cedar shakes, mahogany front door; that house is largely not visible from the street; two chimneys to have a traditional exterior look, but possibly to use gas over wood.

Wendy Loughlin, owner of 9 Point Street where, she said, they've lived since 2006 and who is also Kurt Buch's sister-in-law, said she's

having trouble getting information on the history of the lot at 7a, but that she felt the design for 7a fits in beautifully.

TB said he made a site visit and found it a beautiful lot where only a small portion of the front can be seen from a public way. MCM agreed.

MM asked if her research is accurate in that 7A is an un-buildable lot. Karl Buch replied that he is also an attorney and that there is an ongoing question as to whether the April 2018 amendment which determined that a 100' frontage to this lot applied, he felt it did not and they were advised by the Town to seek approval first from the HDC and an appeal could be pursued from the Zoning Board as needed.

MM asked if the smaller building was one story or one-and-a-half as plans submitted were very lightly drawn and accessory buildings can only be 1 ½ stories, not 2 stories. Karl Buch said they were favoring just the four bedroom structure and no artist studio above the garage, just storage; said the height of the garage is approximately 18'.

TJ said he liked it all the way around, found it perfectly appropriate.

HS said she had trouble seeing the light drawings but would approve if it is determined to be a buildable lot.

TB made a motion to approve as presented. MCM seconded and it passed, 5-0-0; TB, MCM, MM, TJ, HS.

**h) HDC 19-041**

Application by **Town of Provincetown** requesting to demolish an existing brick chimney and to install a new kitchen exhaust fan on the structure located at **12 Winslow Street, Bldg. #2**.

**Steven Wlodkowski**, Deputy Director, Department of Public Works, Provincetown, presented, said that if the chimney has to be retained they would need to make a sizable investment in re-pointing the brick; mentioned solar panels that are to be installed; said the kitchen fan with the current state of duct work is not up to code and needs to be fully functioning for kitchen use as a shelter and for other needs.

No public comments or letters.

MM said she is always in favor of preserving chimneys and appreciates hearing from the Town in its request, read from guidelines on chimneys, said she was in favor of maintaining the chimney as a part of the sky and streetscape.

Steve Wlodkowski said he thought the cost to re-point was 7k or 8k and to demolish and remove about 14k, said the chimney is not as visible from the street side and that the building was from 1955.

TJ asked of the location of the fan unit and chimney, suggested the chimney be re-capped and left there whether functioning or not, but the look of the fan is not attractive in that position, to which Steve Wlodkowski replied that the arrangement was dictated by the outlay of the kitchen.

MCM said she agreed with MM on the subject of the chimney, but didn't find the building particularly historic.

HS said she felt strongly in keeping the chimney. Steve Wlodkowski said the removal was a one-time cost but if re-pointed there would need to be upkeep costs.

TB reflected on the public's respect and appreciation for chimneys, and that safety always trumps historic in citing the need for the fan.

TB made a motion to approve the fan addition but not allow the chimney to be demolished. MM seconded the motion and it passed, 5-0-0; TB, MM, TJ, HS, MCM.

**1. d) Any other business that shall properly come before the Commission:  
(Continued)**

Outstanding Decisions

MCM said she gave Commissioner Delmolino all the files containing decisions and research that she had gotten from former Commissioner Risteen. TB said he counted 42 cases going back to the beginning of the year that need to be matched with corresponding drawings. TB asked MCM if she would check that today's pending decisions are on the list to be filed. HS said she had written decisions to be read.

TJ said he had the following decisions: HDC 19-020; HDC 19-017; HDC 19-031; and two needing LD's signature: HDC 18-249 and HDC 18-251.

HS said she had HDC 18-304; HDC 18-018; HDC 19-029.

MM said she had HDC 19-032, which needs new plans; HDC 19-030.

MCM said she had two; one not with her.

Window Policy

TB said the HDC and AH have gotten push-back on approved windows, particularly the exterior sashes, said he agreed with some points of the complaints and that the HDC had been approving Anderson series clad; suggested reconsidering the case at 4 Mechanic St. as repped by Josh Piper.

JR said he thought it was a good conversation to have and that currently Fibrex does not fit in with the bylaw; noted Fibrex as a composite material that allows a protruding window to have the same look as a traditional wood window and the bylaws state that a clad window can be allowed.

TB suggested a workshop where the public is invited and vendors such as Anderson, Marvin and others give a presentation so that everyone can have a better understanding of the newer materials. JR said he would talk to AH about a meeting and look into getting something set up and that it would be a good opportunity to talk with the public on topics such as energy-efficiency and weather-proofing.

MCM suggested materials used from a hundred years hold up better.

Workshops

TB said MM, who is leaving in December, suggested a workshop on presentation and procedures for the HDC and the public, possibly the last Wednesday in October

Inventory and Martin Risteen

TB said that Commissioner Risteen had been very thorough in updating paperwork concerning Full Review inventories and other documentation and that perhaps he could be paid for this work going forward, which the board agreed would be helpful.

JR spoke of an updating of the local comprehensive plan, said that the firm which did the original national register is still around and that there might be CPA funds to put towards it.

TB made a motion to reconsider **4 Mechanic St.** at the meeting of October 3<sup>rd</sup>. MCM seconded the motion and it passed, 5-0-0; TB, MCM, MM, TJ, HS.

MCM left the meeting at 7:00pm; said she would write the decision of **HDC 18-224**.

#### **4. Deliberations on Pending Decisions: VOTES MAY BE TAKEN**

HS decision read by HS:

- a) **HDC 18-018**: 212 Bradford St.; TB made a motion to approve the decision of Sept. 5, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- b) **HDC 19-029**: 16 Standish St.; TB made a motion to approve the decision of Sept. 5, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- c) **HDC 18-304**: 522 Commercial St. TB made a motion to approve the decision of Sept. 5, 2018. HS seconded the motion and it passed, 3-0-0; TB, HS, MM, TJ.

TJ decisions read by TJ:

- a) **HDC 19-017**: 25 Bangs St. TB made a motion to accept the decision of Sept. 5, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- b) **HDC 19-020**: 32 Bradford St., Bldg. #1. TB made a motion to approve the decision of Sept. 5 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.

MM decisions read by MM:

- a) **HDC 19-032**: 473 Commercial St. TB made a motion to approve the decision of Sept. 5, 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.
- b) **HDC 19-030**: 343 Commercial St. TB made a motion to approve the decision of Sept. 5, 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.

Decision to be written by TB: **HDC 19-033**.

Decision to be written by MM: **HDC 19-041**.

Decision to be written by TJ: **HDC 19-038.**  
Decision to be written by HS: **HDC 19-025.**  
Decision to be written by MCM: **HDC 19-224.**

JON said he would update the master list of filed decisions when MM gives him the filed-by dates and the HDC said they would review the submitted minutes of August 1, 2018 and August 22, 2018.

TB made a motion to adjourn the meeting at 7:35pm. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.

Respectfully Submitted,  
Jody O'Neil