

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

**WEDNESDAY, AUGUST 22, 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.

Excused Absences: Laurie Delmolino, Historical Commission Rep.; John Dowd, PBG Rep; Michela Carew-Murphy, Alternate.

Others Present: Annie Howard (AH), Building Commissioner.

TB called the meeting to order at 3:35pm.

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

- a) **Determinations 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 September 5, 2018 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

TB made a motion to consider the following for Full Review:

- i. 212 Bradford St.; ii. 32 Bradford St., Bldg. #1; iv. 18 Pearl St.; v. 53 Commercial St., Shack; vi. 16 Standish St.; vii. 347 Commercial St.; viii. 5 Arch St.; ix. 473 Commercial St.; x. 411 Commercial St.

MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.

- iii. 8 Conwell St. – To replace 17 windows.  
No one presented. The HDC reviewed the documents but could not determine if what the applicant is proposing is what currently exists. TB polled the board and it was decided that the decision would be continued to the meeting of September 5,, 2018 to allow for a site visit.

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

TB said the meeting minutes of June 6, 2018 and June 20, 2018 are approved with changes, signed by TB and ready to be filed with the Town Clerk. MM said she had a few changes for the meeting minutes of July 11, 2018 in terms of spelling and grammar. AH suggested correcting the hard copy so that it can then be filed with the Town Clerk and Jody O’Neil, Recording Secretary, can make the changes electronically.

TB made a motion to approve with changes the meeting minutes of July 11, 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.

MM made copyediting corrections to the meeting minutes of July 27, 2018 and deleted a line that Jody O'Neil had included.

## 2. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

TB suggested the HDC take a field trip downstairs to the files and review the paper flow to get a little more background. TB said he would start a list of every decision that doesn't appear on either list for FY2017 or FY2018 to clarify what is outstanding. AH outlined the file process for pending decisions.

Decisions by HS, read by HS:

- a) **HDC 18-302**: 280 Bradford St. TB made a motion to approve the decision of August 1, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- b) **HDC 18-303**: 430 Commercial St. TB made a motion to approve the decision of August 1, 2018, denial of application without prejudice. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.

Decisions by TB, read by TB:

- a) **HDC 19-006**: 20 Court St., #3. TB made a motion to approve the decision of August 1, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- b) **HDC 18-190**: 18 Priscilla Alden St. TB made a motion to approve the decision of March 21, 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.
- c) **HDC 19-005**: 8D Commercial St., UB. TB made a motion to approve the decision of August 1, 2018. MM seconded the motion and it passed, 3-0-0; TB, MM, TJ.
- d) **HDC 18-268**: 214 Commercial St., #A. TB made a motion to approve the decision of June 6, 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.
- e) **HDC 18-290**: 444 Commercial St. TB made a motion to approve the decision of July 18, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- f) **HDC 18-299**: 18 Commercial St. TB made a motion to approve the decision of July 18, 2018. HS seconded the motion and it passed, 4-0-0; TB, HS, MM, TJ.

TJ referenced a letter he wrote, patterned after former Commissioner Martin Risteen's letter of demolition, concerning case **HDC 18-292**, demolition of a garage at **310 Bradford St.**

Decisions by TJ, read by TJ:

- a) **HDC 18-201**: 10 Whorf's Ct. TB made a motion to approve the decision of March 7, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.
- b) **HDC 19-001**: 10 Whorf's Ct. TB made a motion to approve the decision of August 1, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.

MM asked TJ if there were plans accompanying **HDC 18-201**. TJ said he would make all the appropriate copies.

- c) **HDC 19-002**: 259 Bradford St. TB made a motion to approve the decision of August 1, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.

Decision by MM, read by MM:

- a) **HDC 18-189**: 4 Young's Court, U4A. TB made a motion to approve the decision of March 7, 2018. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.

TJ asked of **HDC 18-251**, 15 Atwood Ave. if they had returned with new drawings regarding the roof, awning reconfiguration as proposed by Commissioner DelMolino. AH read the condition approved and TB said they have not returned with revisions.

MM asked if **HDC 18-175**, 3 Atkins' Lane, had been filed. AH said she didn't know if it had been filed, but the decision had been read on May 10, 2018, as had **18-190**, Priscilla Alden, which was read today.

MM asked if the **HDC 18-169**, 26 Bradford St. decision of February 21, 2018 had been filed. AH researched the case and determined TB had opted to write the decision which was continued to March 7, 2018 to consider changes to the roof deck; the original request of February 21, 2018 to demolish a one-story structure resulted in a withdrawal without prejudice. Applicant has not returned since with anything on the new cottage.

AH requested the demolition delay of **HDC 292**, 310 Bradford St., be read into the record and signed and filed. The HDC determined demolitions did not need to be read into the record but an acknowledgement should be made at meeting and the decision signed and filed.

AH referenced **963 Commercial St.** as the last structure on the water side on 6A or Shore Rd., known as the Beach Point Club in terms of the HDC's site visit.

TJ asked AH if the diamond shapes were being preserved at the big complex at **Winthrop and Bradford**. AH said they were as were the approved clapboards and that five of the units have been sold with the closing scheduled for September. TJ asked how they were approved to raise the roof ridge. AH said it

was part of the Zoning decision and that they had wanted to raise 3' but were given approval to raise the 1' minimum as FEMA required.

TJ asked of **57 Point St.**, wherein AH said the windows had been replaced as approved. TJ remarked on three different mutton configurations. AH said she wasn't sure who the owners of all the units were and said it is very hard to go back in time prior to the violation and determine a course of action. TJ suggested flagging the file and calling the violators into question. TB said he would look into the sale card and contractor involved and follow-up.

**1. WORK SESSION continued:**

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

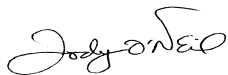
TB spoke of the need for the board to move the decisions along in a timely fashion and eliminate the over-talk. HS added that personal feelings and opinions should be left out and to just stick to the bylaws.

MM said that incomplete applications should not be considered for discussion on that day until they are properly submitted; noted that last year the HDC heard 303 cases under Full Review.

TJ recommended the board be clear and specific with applicants on what does and does not work to avoid having the applicant return time after time with questionable revisions. MM said the time spent on mediation with applicants speaks well of the process and that, in their return, a trust with the public is formed.

TJ asked if the HDC wanted to make a statement on the Big Blue Chair at Town Hall. Discussion revealed it was not in the HDC's purview as it is a temporary structure.

TB made a motion to adjourn the meeting at 5:18pm. MM seconded the motion and it passed, 4-0-0; TB, MM, TJ, HS.



Respectfully Submitted,  
Jody O'Neil