

HISTORIC DISTRICT COMMISSION
WORK SESSION
Town Hall
Provincetown MA

MONDAY, NOVEMBER 5, 2018

Members Present: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep; Marcene Marcoux (MM), Vice Chair, Chamber of Commerce Rep.; Laurie Delmolino, Historical Commission Rep.

Excused Absence: John Dowd, Michela Carew-Murphy, Hersh Schwartz.

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

TB called the meeting to order at 4:31pm.

1. Work Session: VOTES MAY BE TAKEN

a) Deliberations on Pending Decisions: VOTES MAY BE TAKEN

Decisions by LD, read by LD:

- a) **HDC 18-258**, 12 Washington Ave.; decision of June 6, 2018.
- b) **HDC 18-246**, 22 Franklin St.; decision of May 16, 2018.

TB led a discussion that focused on the determination of the property as a moderately, as opposed to a significantly, contributing structure, especially when five of the same exterior design can be collectively grouped; spoke of a talk he and MM attended given by Steven Jeremy on the history of local architecture, which MM said was highly informative.

- c) **HDC 18-280**, 22 Bangs St.; decision of June 20, 2018.
- d) **HDC 18-263**; 130 Bradford St.; decision of June 6, 2018.

LD handed off **HDC 18-272**, 7 Bradford St. for another board member to write as she is recusing herself from the decision.

Decisions by TB, read by MM:

- a) **HDC 19-041**, 12 Winslow St.; decision of September 19, 2018.
- b) **HDC 18-172**, 466 Commercial St.; decision of February 21, 2018.

Decision by Martin Risteen, read by MM:

HDC 17-124, 82 Commercial St.; decision of March 15, 2017.

Decision by MM, read by MM:

HDC 17-185, 82 Commercial St.; decision of March 15, 2017.

TB made a motion to approve decisions read today as 17-124; **18-272**; 18-23; 18-280; 18-246; 18-258; 18-185; 18-172; 19-041. LD seconded the motion and it passed, 3-0-0; TB, LD, MM.

MM remarked on the progress of written decisions by the board to date, and of the good shape that the master list of filed decisions is in, as managed by recording secretary, Jody O'Neil. TB and LD concurred.

2. OTHER BUSINESS:

Decisions and Minutes

TB remarked that there are still many more decisions to be written and that for Wednesday's meeting there may be as many as 52 on the agenda. MM confirmed to AH that there is a place to add conditions on the new decision form. MM confirmed that Jody O'Neil will file the electronic copies of the minutes going forward and TB can file the hard copies of the minutes with Town Clerk.

3 Atkins Lane

AH remarked that in the written decision of this case it does not make note of materials to be used and that she has discovered they are trimming in Azek and that she cannot do anything about it. MM questioned if the applicant could apply Azek if the HDC never approved the siding, to which LD agreed should be a separate consideration.

AH questioned that if it was part of the pictorial plan, is not the applicant being compliant. LD said the work should match the profile of what is on the elevation. The board reviewed the application and TB noted white cedar shingles and painted trim, with no conditioning of wood and noted more specification was needed with approvals going forward.

225 Commercial St.

AH said owners/applicants are seeking to erect a tent in the front of the property; said it was discussed last year, as well, and originally related to the holiday market at Canteen restaurant. AH said the application in front of Zoning indicates both the winter market and winter months; that the applicant said they had included the extended time as a safeguard for the weather, and that the summer months might wish to be included, as well, for rain. AH asked the board if a six-month time-frame might be something they'd be inclined to approve.

AH read the bylaw on a temporary structure and noted that the owners had managed to pull it back from the set-back. LD referenced the Nor'East Beer Garden as a precedent, which TB said was a semi-permanent fixture and MM noted that this applicant had come before the board for approval.

TB said he didn't see the compelling reason for keeping the Canteen front tent up for such an extended time into the off-season. AH mentioned the potential for space-heaters to make it more an interior-kind of space; said she'd reach out to the owners and that the tent going up for the forthcoming holiday is a good chance to site visit.

132 Bradford Street, windows at CVS

MM said CVS needs to maintain the windows as they exist with true-divided light and to maintain the historic nature of the building as approved. AH said the sample is almost identical to the profile of the muntin that exists. LD suggested a site visit on Wednesday; noted there were significant changes to the Gulf building next door that were approved and that these major modifications were allowed; said the request for the replacement window at CVS is very close. MM said she'd like to see more proof that it can't be repaired, that she had conducted a site review and expressed concern when an application is approved and then the applicant returns repeatedly with changes that this is problematic. LD agreed that a full review would be useful going forward and a site review as a group helpful; remarked that commercial buildings are given greater latitude than historic residences.

At the board's request, AH placed further discussion of the windows on the agenda for the Nov. 7th meeting under 'Any Other Business' and will notify the applicant and direct Commissioners Murphy and Dowd to go by the site in the case they are to sit on the decision of a new application.

Upcoming Meeting

TB made a motion to change the meeting date of Wed., Nov. 21, 2018 to Wed., Nov. 28, 2018 in order to accommodate the Thanksgiving Day holiday. LD seconded the motion and it passed, 3-0-0; TB, LD, MM.

TB made a motion to adjourn the meeting at 5:45pm. LD seconded the motion and it passed, 3-0-0; TB, LD, MM.

Respectfully Submitted,
Jody O'Neil