

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Town Hall
Provincetown MA

WEDNESDAY, MARCH 6, 2019

Members Present: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Laurie Delmolino (LD), Historical Commission Rep.; Hersh Schwartz (HS) Chamber of Commerce Rep.; John Dowd (JD), PGB Rep.; Christopher Mathieson (CM), PAAM Rep.; Michela Carew-Murphy (MCM), Alternate; Martin Risteen (MR), Alternate.

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

1. Work Session: VOTES MAY BE TAKEN

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

446 Commercial Street

AH reported the situation as a material, not design, issue in that there appear to be deck posts of mahogany wrapped in composite and recommended a site visit.

8 Cottage Street

Awaiting update on the fence situation but suggested no progress due to winter weather.

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 on the March 20, 2019 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

i) 9 Bangs St., #1 (continued from the meeting of February 20th for a site visit) – To replace 7 windows in kind;

HS said she went by the property and noted very old, wood windows with vinyl storm units.

TB made a motion to treat as Administrative Review. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

TB said the request raises the question of what the HDC will approve in terms of wood fenestration, full versus administrative review. JD spoke of the benefit of full reviews in having the opportunity to sit with the owner and discuss the request in regards to wood. CM and HS said they agree. MCM asked if it could be made clear that original windows must be kept in kind specifically regarding wood. JD concurred. CM spoke of a chance to educate the public on the HDC's designations when they are on hand for a full review. LD said she'd favor wood, but also offer the applicant the opportunity to come in and present.

TB made a motion to approve with the condition that the windows be all wood. HS seconded the motion and it passed, 5-0-0; TB, HS, LD, JD, CM.

AH made a case for 321 Commercial Street to be visited before being considered as a full review, as the owners are looking to make a smaller window that will be effective in that space.

TB made a motion to consider the following for Full Review: vii) 233 Bradford St., #9; viii) 199 Bradford St.; ix) 425 Commercial St. JD seconded the motion and it passed, 5-0-0; TB, JD, LD, HS, CM.

- ii) 496 Commercial St., #1 (continued from the meeting of February 20th) – To replace a bay window in kind.

No one presented.

HS said she thought there would be a new drawing submitted and someone on hand to present.

TB made a motion to continue the decision to the meeting of March 20, 2019. CM second the motion and it passed, 5-0-0; TB, CM, LD, HS, JD.

- iii) 495 Commercial St. –To replace roofing shingles.

No one presented.

TB made a motion to approve as presented. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, JD, CM.

- iv) 488 Commercial St., #90U17 – To replace a rubber roof.

No one presented.

TB made a motion to approve as presented. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, JD, CM.

- v) 315A Commercial St. – To replace previously approved sliders.

Gary Lockwood of Williams Rogers Engineers presented; said the owner requests to install (4) 8' sliders instead of 7' sliders, as were previously approved.

TB suggested that the HDC can be more lenient on the water-side and LD noted the building is a commercial property.

TB made a motion to consider as an Administrative Review. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, JD, CM.

TB made a motion to approve as presented. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, JD, CM.

- vi) 321 Commercial St. –To replace an existing window with a smaller one.

No one presented.

HS noted the area in question was down the alley and TB said you had to look for it. JD said as it's not very visible or part of that building's architectural significance. LD and CM said they thought it should be a site visit.

TB made a motion to continue the decision to the meeting of March 20, 2019 following a site visit. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, JD, CM.

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

Commissioner Martin Risteen's Return to the HDC

HS welcomed MR back to the Board. TB said MR is a designated alternate and that HS has been elevated to a full sitting board member as representative from the Chamber of Commerce.

Widow's Walk at 6 Commercial Street

Ted Smith and Tom Tannariello presented. Mr. Smith spoke of the distinction between a roof deck and a widow's walks in that the walk is not on the roof but is within the roof; said that in new drawings he is increasing the ridge of the roof to make room for only a little over a foot, not two feet, of rail.

JD said he watched the videotape of the meeting he missed concerning this application.

LD stated the house is not in the Historic District but based on the covenant and deed restriction the request is before the HDC; said she felt the adjustment brings the addition down to minimal visibility. MCM said she eye-balled the referenced deck at about 12'. TB said his problem is with the depth when coming down Commercial St. and that the HDC needed to see the side elevation, but acknowledged progress being made.

AH asked if the applicant's return would come under Admin or Other Business, suggested the case is now an amendment to a previously approved plan. JD asked if a third option could have no rail system at all but a solid border on the top with little ears on the corner, that would read like trim on a late 19th century house. TB advised the applicant return with new drawings under Any Other Business.

TB opened the Public Hearing at 4:12pm.

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

3. Public Hearing: VOTES MAY BE TAKEN

a) **HDC 19-104** (ON HOLD)

Application by **Ted Smith Architect, LLC**, on behalf of **Mitchell Klein**, requesting to construct an addition and a half story on a cottage located at **26 Bradford Street**.

b) **HDC 19-160** (continued from the meeting of February 20th)

Application by **Kevin A. Bazarian**, on behalf of **TGT Realty Trust**, requesting to renovate an existing three-bedroom single family structure, including converting a hip roof to a gable-style roof with a shed dormer on the west elevation, replace windows and doors and add red cedar roofing shingles, clapboards on the east elevation and white cedar shingles on the remaining elevations on the property located at **6 Pleasant Street**.

Kevin Bazarian presented; said they changed gable, dormers, request is to mirror doghouse dormer on front and back, raising hip dormer approximately one foot to gain height, changed primary entrance on side from front at HDC's request, addressed windows on rear.

TB read into the record letters in support from Stephen Syta and Joerg Dressler at 5 Pleasant Street and Mark A. Abramson Esq., abutter.

LD noted the applicant had taken all of HDC's recommendations into the new designs and that the plan stays within what the HDC typically approves for buildings of that era. HS agreed. JD said he liked the hip dormers; suggested 2-over-2 window configuration is making fenestration read 1890s, but 6-over-6s are more in keeping with a Federal-style building; would go for a late Victorian door; suggested heavier molding on lintel over side door. CM concurred.

MCM said the applicant has done a great job in the re-design and that it behooves the HDC to help residents have a better living space. TB questioned the change in grade and openings at the front of the house. Mr. Bazarian said they hadn't yet done any demolition. TB made a motion to approve with the condition that the two doors be four paneled doors and

the bottom level of the south elevation have only one window instead of two and that window be centered under the first floor; 6-over-6s instead of 2-over-2s; and three small windows become a single sash six-light window on the north elevation. CM seconded the motion and it passed, 5-0-0; TB, CM, LD, HS, JD.

Mr. Bazarian asked if the HDC has a preference for clapboard or cedar shingles. JD said he liked uniformity and to keep it all shingle which eliminates color as an option. AH said current plans are dated February 11, 2019. TB requested new drawings.

c) [HDC 19-164](#) (continued from the meeting of February 20th)

Application by **John Yingling** requesting to construct a covered patio on the property located at **183-185 Commercial Street**.

Oriana Conklin, Guillermo Yingling and Tom Thompson presented. Mr. Yingling described the new material as an alternative, a composite that seemed away from the metal the HDC disliked; unable to obtain a model of it for demonstration.

No public comments or letters.

HS suggested continuing the roof up to the white board and added skylights. Mr. Yingling said they discussed that option but said they didn't want to build a huge roof and feels the current design is what best fits the structure. New drawings were then passed around.

JD said he liked the vernacular of this style of building and is in favor of the applicant's wishes, but finds the new design renders it completely asymmetrical when it had a nice asymmetrical symmetry to it prior. Mr. Yingling said they tried to put some symmetry back into the design and JD said he felt the new plans add up to be a bit too much. Mr. Thompson said they wanted some airiness to it, to keep it light. JD said he's not opposed to a light structure because it disappears, but the roof angle is a distinguishing feature. CM said he agrees with JD 100%, referenced Coco Channel's advice to take one thing off before you leave the front door.

Mr. Yingling said he felt they had complied with the HDC's requests and going back to the drawing board is difficult as they have a time issue; asked if the front might be approved and the awing later as they needed to order new doors by last week.

HS liked the new roofing suggestion and LD agreed that flattening the line out would make it much less noticeable. Mr. Yingling asked if pitching it out and not forward would be an option. LD said she would approve the window and door configuration as stands.

MCM spoke in favor of the design and need to approve doors and windows today; cautioned against getting into the aesthetics where they represent personal preference.

TB said that it seemed initially to ride one plain at 1200 square feet of material, but that he could probably live with this as is, suggested he might be out-voted, adding JD was invoking the Mullin Rule to be able to vote today, took poll: HS no; LD, no; TB, yes, JD, no; CM, no.

AH said JD could not invoke the Mullin Rule as he missed two meetings on the case and so MCM was added to the 5-sitting board and the straw poll became 2 in favor, 3 against.

Mr. Yingling said the 60s, artsy look of the building is well served by the new design which allows for air flow and will aesthetically pop the front of the building. JD said he appreciates the eclectic nature of the building but the roof will be looming. LD said she could possibly approve as is, but that she wanted to make sure it is the best design it can be and her two big concerns are the size and how much of the roof will be seen. CM said he felt the drawings were not really fleshed out enough for him to make an accurate determination and suggested a colorful rendering going forward of what people will actually see.

LD asked if the front as translucent would make it go away better. Mr. Yingling said he

felt that would make it more plastic-looking but there was a plan to have one translucent stripe on the roof slope.

Mr. Thompson said the east side roof is not attached and starts about five feet from the face of the building, that the lower section is what is attached.

TB made a motion to approve the fenestration and doors on the current application with plans dated February 9, 2018. MCM seconded the motion and it passed 5-0-0; TB, MCM, HS, LD, CM.

Applicant signed a time-waiver to March 20, 2019.

TB made a motion to accept the time-waiver. CM seconded the motion and it passed, 5-0-0; TB, CM, LD, HS, MCM.

TB made a motion to continue the decision to the meeting of March 20, 2019; CM seconded the motion and it passed, 5-0-0; TB, CM, LD, HS, MCM.

AH requested a consultation with Mr. Enos.

d) [HDC 19-189](#)

Application by **Tom Thompson**, on behalf of **Frank Christopher et al.**, requesting to replace existing egress doors on the north elevation and re-configure emergency egress doors on the east elevation on the structure located at **193 Commercial St., #AU6**.

Tom Thompson, Frank Christopher and Lea Delaria presented.

Mr. Thompson welcomed Mr. Christopher and Ms. Delaria as the new owners of the Pied Piper bar and club; spoke of making changes to the egress doors as expressed in the east elevation, replaced down to a single door and reduce by about 12" to the north and replace with $\frac{3}{4}$ panel glass door; on north elevation, doors changed to $\frac{3}{4}$ single-panel glass doors, plus other mentioned alterations.

Guillermo Yingling spoke from the public and said he was all in favor of the building getting some attention. AH referenced the Pied Piper Condominium Trust agreement letter that details the terms of the modifications requested for exterior door replacements at Unit 6.

TB made a motion to approve as presented. JD seconded the motion and it passed, 5-0-0; TB, JD, LD, HS, CM.

Ms DeLaria said that for the record Provincetown is the place she most considers her home and is happy to be spending the next chapter of her life here.

MCM asked about the funicular decision that she is writing and if she is doing two or one; one being for the approval of the existence of the funicular and other the approved design plans; reported that some of the abutters are appealing the approval. MR said it was one application and one decision sheet. TB said the Cape Cod Commission is waiting to do a traffic study for when it gets busier in Town. AH added that the Architectural Access Board is reviewing the Pilgrim Monument for some outstanding issues and, as such, she would be unable to process the application at this time in any event.

TB referenced the upcoming community resiliency meeting which AH said got move to the Coastal Studies Center on Friday, March 15th. TB and MCM are scheduled to attend.

HDC signed off on drawings.

TB read a demolition letter into the record for the applications involving 30 Shank Painter Road, 57A Pleasant Street and 26 Montello Street.

TB made a motion to approve the demolition delay letter for the properties as noted. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, JD, CM.

Review and approval of Minutes:

TB made a motion to approve the meeting minutes for December 19, 2018; February 6, 2019 and February 20, 2019. MCM seconded the motion and it passed, 5-0-0; TB, MCM, LD, HS. CM.

5. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

TB suggested setting up a work session to read decisions. MCM said she had two completed plus the pending funicular. TB, HS, CM and MR said they would all be on hand for the meeting.

TB made a motion to have a work session on Tuesday, March 12, 2019 for the purpose of reading decisions. CM seconded the motion and it passed, TB, CM, LD, HS, JD.

AH announced that the rest of the Cape is getting involved per FEMA regulations and flooding concerns due to the rising coastal line. Sarah Korjeff is working with the Department of the Interior to get her on board as the official liaison to the Cape communities.

TB made a motion to adjourn the meeting at 6:12pm. MCM seconded the motion and it passed, 5-0-0; TB, MCM, LD, HS, JD.

Respectfully Submitted,

Jody O'Neil