

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Town Hall
Provincetown MA
WEDNESDAY, APRIL 3, 2019

Members Present: Thomas Biggert (TB), Chairman, Pilgrim Monument 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.

Excused Absence: Laurie Delmolino, Historical Commission Rep.;

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

NOTE: THIS MEETING WAS NOT RECORDED BY PTV DUE TO A POWER OUTAGE.

CM arrived at 3:41pm.

1. Work Session: VOTES MAY BE TAKEN

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

None reported.

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 April 17, 2019 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

i) 1 Atlantic Ave. – *To replace a fence.*

No one presented.

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

TB made a motion to approve with the condition that the replacement match the existing fence and if a different style fence is requested then the application be considered for Full Review. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

ii) 137 Bradford St. – *To replace an existing window with a smaller one.*

No one presented.

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

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

9 Bangs Street, #1

Rosemary Consoli presented; said the windows of concern are vinyl and aluminum-clad

on the street-side and the replacements will be Renewal by Anderson, wood composite.

TB noted the highly visibility of the location and said the replacements should be wood. HS expressed similar concerns. Ms. Consoli said the wood windows that are available in her price range are not good. MCM suggested it might be less expensive to refurbish than to replace. Ms. Consoli said the existing windows are failing and do not stay open without a stick; that the replacements she favors look very much like the old ones. JD remarked on an 18th century design, but said these windows are 2-over-1s.

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

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

TB opened up the Pubic Hearing at 4:05 pm.

3. Public Hearing: VOTES MAY BE TAKEN

a) **HDC 19-164** (continued from the meeting of March 20th)

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

Guillermo Yingling and **Tom Thompson** presented; displayed a sample of corrugated plastic by example; new plan is to reduce the canopy by 400 sq. feet.

TB said the translucent aspect would make the design look less bulky but said he wanted to see details of the support. CM agreed, as did HS who asked after the roofing materials. MCM voiced her support of the design and said she felt as if the HDC was continually asking for more changes through the process. MR noted the Victorian front detail on the building which, he said, would be going away.

TB made a motion to approve as presented. MCM seconded the motion and it passed, 3-0-1: TB, MCM, HS in favor; CM, abstained.

b) **HDC 19-192** (continued from the meeting of March 20th)

Application by **Gary Northrup** requesting to add an 11' dormer with 3 awning-style windows on the structure located at **233 Bradford Street, U9.**

HDC discussed the new drawings which contained more details and three 6-lite windows. TB said the HDC's charge is for exterior concerns and that the letters submitted pertaining to the application are best left to the condo association's purview.

MCM signed the Mullin Rule to sit on the case.

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

HDC discussed the pair of door change-out options, but came down not in favor of either and stated its preference for the typical Cape Cod door.

Decisions to be written were assigned as follows:

TB for **HDC 19-164**, 183-185 Commercial Street.

MCM for **HDC 19-192**, 233 Bradford Street.

Decisions read by TB:

HDC 18-107, 509 Commercial Street. TB made a motion to approve the decision of July 18, 2018. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

HDC 19-104, 26 Bradford Street. TB made a motion to approve the decision of March 20, 2019. JD seconded the motion and it passed, 5-0-0; TB, JD, HS, CM, MCM.

HDC 18-199, 212-214 Commercial Street. TB made a motion to approve the decision of March 21, 2018. JD seconded the motion and it passed, 5-0-0; TB, JD, HS, CM, MCM.

HDC 19-084, 361 Commercial Street. TB made a motion to approve the decision of December 19, 2018. CM seconded the motion and it passed, 5-0-0; TB, CM, HS, JD, MCM.

HDC 19-194, 199 Bradford Street. TB made a motion to approve the decision of March 20, 2019. JD seconded the motion and it passed, 5-0-0; TB, JD, HS, CM, MCM.

Decisions read by JD:

HDC 19-145, 6 Commercial Street. TB made a motion to approve the decision of March 20, 2019. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

HDC 19-092, 111 Commercial Street. TB made a motion to approve the decision of December 5, 2018. MCM seconded the motion and it passed, 5-0-0; TB, MCM, HS, JD, CM.

Decisions read by MCM:

HDC 18-224, 1 High Pole Hill. TB made a motion to approve the decision of April 3, 2019. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

HDC 19-192, 233 Bradford Street. TB made a motion to approve the decision of April 3, 2019. HS seconded the motion and it passed, 5-0-0; TB, HS, JD, CM, MCM.

HDC 18-021, 479 Commercial Street. TB made a motion to approve the decision of October 4, 2017. MCM seconded the motion and it passed, 5-0-0; TB, MCM, HS, JD, CM.

HS reported the filing of decisions on March 21, 2019 as follows:

HDC 18-159, 7 Bradford Street.

HDC 18-161, 57A Pleasant Street.

HDC 18-167, 26 Montello Street.

HDC 19-031, 5 Arch Street.

HDC 19-047, 122 Commercial Street.

HDC 18-107, 509 Commercial Street, was filed on April 3, 2019.

The following approvals for Administrative Review were reported; these votes do not appear in the minutes for the corresponding dates:

HDC 18-209. Approved on March 21, 2018, 4-0-0; TB, HS, MR. MCM.

HDC 18-297. Approved on June 27, 2018, 5-0-0; TB, MM, LD, TJ, HS.

JD opened up a discussion as per the philosophy of the make-up of the HDC regarding windows, doors and dormers. MCM said she wanted to see wood for everything and suggested developing a trade job position in the interest of community preservation. TB spoke of the need to preserve an inventory of wood fenestration and to consider creating an education sub-committee. JD advised gently educating the public on what they have that is of importance such as the profile of their property and glass aspects. CM said he felt that, in terms of shed dormers and the like that the aim should be to do what is most historic.

HDC agreed there was much on the topic to think about going forward.

TB made a motion to adjourn the meeting at 5:58pm. MCM seconded the motion and it passed, 5-0-0; TB, MCM, HS, JD, CM.

Respectfully Submitted,
Jody O'Neil