

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

**WEDNESDAY, MAY 2, 2018**

Members Present: Ted Jones (TJ), PAAM Rep.; Michela Carew-Murphy (MCM), Alternate.

Absent: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Marcene Marcoux (MM), Vice Chair, Chamber of Commerce Rep.; Laurie Delmolino (LD), Historical Commission Rep.; Hersh Schwartz (HS), Alternate.

Others Present: Annie Howard (AH), Building Commissioner; Jody O'Neil (JON), Recording Secretary.

At the conclusion of Executive Session, 4:25pm, MCM made a motion to open the Work Session at 4:30pm. TJ seconded the motion and it passed, 2-0-0. MCM, TJ.

MCM said HDC would not be able to conduct a Public Hearing as they did not have a quorum but would continue with a work session for Administrative Review, especially as MCM noted a few time-sensitive cases that needed to be facilitated.

MCM made a motion to continue all Full Reviews to the meeting of May 16<sup>th</sup>. TJ seconded to motion and MCM and TJ expressed their apologies to attorney, Lester J. Murphy, and the public in attendance.

Two inaudible and non-taped applicants sought clarification that their cases would be heard at a later date; one involved 353 Commercial St., person identified as Joe Butler.

A man who refused to reveal his identity to JON by stating that he was not a very nice person, inquired about a hearing his neighbors were to have cited as case HDC 18-243, which MCM said would be continued to May 16<sup>th</sup>; added that HDC could not hear any manner of the case at present as they did not have a quorum but that the speaker could write a letter that would be drafted into the public record. The man said he couldn't attend the meeting in two weeks as he would be out of the country, asked if it was common practice to replace buildings with McMansions, particularly in the west End where one had just blocked his entire view.

MCM said it was not HDC's inclination to approve such structures and guided speaker to draft a letter on the matter to permit coordinator, Ellen Battaglini.

TJ apologized to the public for not being able to hear various cases at today's meeting, noted that there some quite interesting ones, too. MCM and TJ explained HDC absences.

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

- a) **Update on potential violations reported to the Building Commissioner.**  
None reported.

**b) 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 Public Hearing agenda on the May 16, 2018 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.**

- i) 5-7 Point St., #3 (continued from the meeting of April 18<sup>th</sup>) – To replace 1 window in kind.

Alex Taratuta (AT), presented, agreed to continue with limited HDC.

TJ asked for history of fenestration; AT said windows were installed in January without a building permit or in compliance with HDC regulations to replace windows that were not very energy efficient. AH indicated that a stop-work order had been put into effect.

MCM strongly recommended the applicant wait for a fuller board to hear decision and TJ said there was virtually no chance all the replacements would not have to be changed out.

MCM made a motion to continue the decision to the meeting of May 16<sup>th</sup>; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.

- ii) 6 Lovett's Ct. (continued from the meeting of April 18<sup>th</sup>) – To replace a 5 windows in kind.

No one presented.

MCM made a motion to continue the decision to the meeting of May 16<sup>th</sup>; TJ seconded the motion and it passed, 2-0-0; MCM, TJ.

- iii) 33 Commercial St. (continued from the meeting of April 18<sup>th</sup>) – To replace 3 windows in kind.

No one presented.

MCM said she did a site visit and that the windows were not exactly as they once were but would be in kind, made a motion to approve as presented. TJ seconded the motion and it passed, 2-0-0; MCM, TJ.

- iv) 88 Commercial St. (continued from the meeting of April 18<sup>th</sup>) – To replace 4 windows in kind.

No one presented.

MCM said she did a site visit; noted that Helen Valentine had probably been born here and didn't believe she was trying to pull a fast one, that the windows were in kind; made a motion to approve as presented. TJ seconded the motion and it passed, 2-0-0; MCM, TJ.

- v) 374 Commercial St. – To replace deck and steps in kind.

No one presented.

MCM made a motion to continue to the meeting of May 16<sup>th</sup>; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.

- vi) 22 Alden St. – To replace roofing shingles.

No one presented.

TJ made a motion to continue to the meeting of May 16<sup>th</sup>; MCM seconded the motion and it passed, 2-0-0. TJ, MCM.

- vii) 10A Bradford St. – To replace roofing shingles.  
No one presented.  
MCM noted from materials that replacements were not in-kind, made a motion to consider as Full Review. TJ seconded the motion and it passed, 2-0-0; MCM, TJ. AH remarked that all cases determined today as Full Reviews would need a month for proper public notification and so a specific date for those hearings should not be given at this time.
- viii) 583 Commercial St. – To replace siding.  
No one presented.  
MCM made a motion to approve as presented; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.
- ix) 211 Bradford St. – To replace a fence in kind.  
Genevieve Martin (GM) presented, said replacement was exactly the same.  
MCM said the issue is that HDC does not approve fences of 6' in height. GM said she was replacing as it was. AH said that pre-existing, non-conforming was a right afforded the owner and so it could be approved.  
MCM made a motion to approve as presented; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.
- x) 7 Commercial St., #17 – To replace 4 doors in kind.  
Derik Burgess (DB) of Cape Associates, presented, said this was a flood job at Delft Haven, insurance was covering the cost and that they had previous approval when first put in; cited windows as Marvin clad, French doors are only in the back and can barely be seen.  
TJ asked what happened to doors. DB said nothing, although the water did intrude and now the insurance wanted to give his clients 8k for new units which they wanted to take advantage of.  
MCM made a motion to approve as presented; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.
- xi) 56 Bradford St. – To replace roofing shingles.  
No one presented.  
AH spoke of asphalt roof and former tabs being discontinued because they were bad; questioned replacing asphalt with asphalt, read roof cladding bylaws wherein exact in-kind is encouraged but not required.  
TJ said he wished applicant had submitted photos. MCM made a motion to continue the decision to the next hearing on May 16<sup>th</sup> with a request for more photographs and a picture of the new material. TJ seconded the motion and it passed, 2-0-0; MCM, TJ.
- xii) 10 Commercial St., #10 – To replace 4 windows in kind.  
Bill Woodward (BW) of Cape Associates presented, said they were rotting, discovered after a painting job, two are facing Commercial St. and could not be seen from a public way; replacements to be clad.  
MCM made a motion to approve as presented; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.

- xiii) 592 Commercial St. – To replace roofing shingles and 10 windows in kind.  
No one presented.  
TJ noted location as eastward; AH said east on Conway St. MCM said she hadn't seen the property and made a motion to continue to the meeting of May 16<sup>th</sup>; TJ, seconded the motion and it passed, 2-0-0; MCM, TJ.
- xiv) 129 Commercial St. – To raze and rebuild an existing structure in an expanded footprint pursuant to FEMA regulations.  
No one presented.  
MCM read into record that HDC does not allow for demolition in the Historic District.  
AH said the property was in the rear, applicant is Alfred Picard (sp); said they had gotten a Certificate of Appropriateness but could not facilitate getting work done before COA expired.  
MCM made a motion to move to a Full Review; no second or vote taken.
- xv) 6Atwood Ave. – To rebuild a portion of a structure, enlarge windows and construct a dormer, expand a foundation and add a farmer's porch.  
No one presented.  
MCM motion to move to a Full Review; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.
- xvi) 15 Atwood Ave. – To construct two bays, a screened porch, to remove and relocate windows, to install new siding and trim and to replace a fence.  
No one presented.  
MCM made a motion to move to a Full Review; TJ seconded the motion and it passed, 2-0-0. MCM, TJ.
- xvii) 452 Commercial St. – To rebuild front porch and deck above, to replace red cedar clapboards and to replace fence sections in kind.  
No one presented.  
AH said it was already on the agenda for the May 16<sup>th</sup> meeting.  
TJ wished to speak per this decision, but AH said they could not deliberate on particulars.

MCM made a motion to close the work session and also to read meeting minutes into the record at the next meeting. TJ seconded the motion and it passed, 2-0-0; MCM, TJ.

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

George Tegar of 143 Commercial St. asked if he could address his application. TJ replied, and MCM concurred, that it would have to wait for a future meeting.

Patricia Bruno asked about 17 Alden St. TJ cited this as another example of a decision that had been made to continue for weeks due to sitting board availability.

MCM made a motion to adjourn the meeting at 5:06pm. TJ seconded the motion and it passed, 2-0-0; MCM, TJ.

Respectfully Submitted,  
Jody O'Neil