

**HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Town Hall
Provincetown, MA
WEDNESDAY, OCTOBER 2, 2019**

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

Excused Absence: John Dowd (JD), PBG Rep.; Martin Risteen (MR), Alternate.

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

Work Session: VOTES MAY BE TAKEN

1. Update on potential violations reported to the Building Commissioner.

AH reported nothing new today as she is still gathering information on some potential cases but added that there is one item before the Commission today.

2. 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 of October 16, 2019 and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

TB made a motion that the following be considered as Administrative Review:

9 Conwell St., U1; 69 Commercial St.; 5 Cottage St., #3; 9 Winthrop St.; 7 Pleasant St.; 200 Bradford St.; 562 Commercial St.; 68 Commercial St.; 72 Commercial St.; 24 Commercial St.; 577 Commercial St., #3W; 7 Commercial St., #U2 ; 16 Cottage St.; 633 Commercial St.; 570 Commercial St.

CM seconded the motion and it passed, 5-0-0; TB, CM, LD, HS, MCM.

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

19 Tremont St., #2; 24 Winthrop St.

CM seconded the motion and it passed, 5-0-0; TB, CM, LD, HD, MCM.

- i. 9 Conwell St., U1 (*continued from the meeting of September 18th*) – To replace 4 windows in kind.

AH said a company rep could be not secured to present today, as requested at the last meeting; said she determined from a site visit that the windows were vinyl and that the approval on the case dated from 2003, case 2003-89, which was for approval of vinyl windows with the only condition being that the trim be wood; contractor is the same.

TB made a motion to approve as presented with the condition the trim be wood. MCM seconded the motion and it passed, 5-0-0; TB, MCM, LD, HS, CM.

- ii. 69 Commercial St. – To replace 4 windows and siding in kind.

HS questioned if this application was to be a Full Review. AH said the issue is that the

applicant cannot get a clear photo of the alley; said she's been assured that no new windows are to be added, which is per the building permit, and that the replacements are Anderson 400 series. LD said the windows are not visible from the street.

TB made a motion to approve as presented with the condition that the replaced trim be wood. LD seconded the motion and it passed, 5-0-0; TB, LD, HS, CM, MCM.

iii. 5 Cottage St., #3 – To replace windows in kind.

Mike Czyoski presented; said replacements are Anderson.

LD recused herself as an abutter.

TB made a motion to approve as presented. MCM seconded the motion and it passed, 4-0-0; TB, MCM, HS, CM.

iv. 9 Winthrop St. – To replace roofing shingles in kind.

Elizabeth Barilaro presented. TB noted red cedar shingles.

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

v. 7 Pleasant St. – To replace roofing shingles in kind.

TB noted red cedar shingles.

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

vi. 200 Bradford St. – To replace garage roofing shingles and siding on a cottage in rear.

Robert Henrique presented; said the cedar shingles on the garage would be replaced with asphalt to match the house.

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

vii. 562 Commercial St. – To replace shingles in kind.

TB noted Architectural shingles to match the street-side.

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

viii. 68 Commercial St. – To replace rotten trim, clapboard and window sills as needed in kind.

AH announced that CBG is Clear Vertical Grain; which TB noted indicated wood for wood.

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

ix. 72 Commercial St. – To remove and replace 16 square of red cedar roofing shingles and copper valleys in kind.

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

x. 24 Commercial St. – To replace a retaining wall and deck framing in kind.

AH said it was predominantly the skirting of the deck that brought forth the application.

TB noted concrete materials and LD said the retaining wall is 6x6 pressure treated.

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

xi) 577 Commercial St., #3W – To replace 2 sliders and a glass panel with a window in kind.

Jocelyn Bonfini presented. TB noted Anderson replacements.

TB made a motion to approve as presented with the condition that any replacement trim be wood. MCM seconded the motion and it passed, 5-0-0; TB, MCM, LD, HS, CM.

xii) 7 Commercial, U2 – To replace red cedar roofing shingles.

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

xiii) 16 Cottage St. – To replace 4 windows and siding in kind.

LD said she felt the windows are possibly on the rear or far left and not visible. TB said he wasn't sure there was enough available information and that the request was for a switch from wood to vinyl.

TB made a motion to continue the decision to the meeting of October 16th following a site visit. MCM seconded the motion and it passed, 5-0-0; TB, MCM, LD, HS, CM.

AH said she would reach out to Mr. and Mrs. Meads to get a location for the windows.

xiv) 633 Commercial St. – To replace wooden eaves and crown molding with Azek.

AH reminded the Board that this applicant had already installed replacements with Azek in part and was previously requested to come in for hearing.

TB made a motion to approve as presented with the condition that all trim and molding be wood. MCM seconded the motion and it passed, 5-0-0; TB, MCM, LD, HS, CM.

xv) 570 Commercial St. – To re-side.

Dr. Stormy Mayo presented, said a condition of wood is fine by him.

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

3. Any other business that shall properly come before the Commission:

21 Off-Cemetery Road

TB recommended a delay in the discussion of the demolition delay until MR could be present at the next meeting. AH said the building is over 50 years but located outside the Historic District.

11 Brewster

AH noted that Mark Kinnane was present to address the clay chimney removal request. CM said he noted it is on the Agenda for October 16th and TB said it was a Full Review.

Structured Board Information

LD introduced the idea of implementing a more structured educational format to the HDC and asked if the Board would like to table the topic item to the next Public Hearing or at another time to address getting on the same page. TB said he'd be fine with a separate meeting next week and the date of Monday, October 7^h at 10:30am in a room TBD was settled on.

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

None.

5. Public Hearings: VOTES MAY BE TAKEN.

TB opened the Public Hearing at 4:14pm.

a [HDC 20-039](#) (continued from the meeting of September 16, 2019)

Application by **Henry F. Pihl & James Rifino** requesting to elevate a structure, add, replace and relocate windows and doors, replace wood shingles, extend a dormer on the east elevation, add a second floor extension in the rear, and renovate a roof light at the property located at **8 Bradford Street.**

Henry Pihl & James Rifino presented.

HS recused herself as she had not previously sat on the decision and did not review the

tape. CM said he did review the tape and signed and read the Mullin Rule into the record..

Mr. Rifino offered two options; one representing the existing property and the second their preferred window/door placement, noted that a roof plan was added to the last page. TB expressed confusion at the two sets for two options and LD referred to a long list of changes.

TB read a letters of support from: Dan Squire at 4 Bradford St., #1 and Dan Rodas and Stewart Bond at 4 Bradford St., #3; Adam Hunt of 22 Cottage St.; Frank Pantano at 11 Bradford St.

CM and MCM said they preferred the door in option #1 on the Bradford St. elevation as existing and as more appropriate. MCM said she was open to considering other options. LD asked if the door might be moved to the side and a window added, but Mr. Rifino said the driveway is at that location. CM noted the iconic structure in his preference for approval.

Per the rear elevation, CM said he felt the windows on the second floor were all a bit large. LD said they were to be the same size as the lower windows, and that they were. Mr. Pihl said that they understood code required the windows be tempered glass and instead they opted to raise the units to keep in line with the others. TB said the one on the left is an addition and that he didn't think they had to line-up. Mr. Rifino said all the windows are the same size.

Mr. Pihl said they are hoping to have more room at the back and cited a need for more light. MCM said she favored option #3 but that the windows at the gable end are spaced too close together. LD suggested keeping the front more historic as in option #1 and then have more leeway with the rear, but could be fine with option #3 with alternative approaches.

Mr. Rifino asked per shutters on the front, if HDC is okay with decreasing the space between them, but LD and MCM voiced concerns that there was not enough space for that proposal.

TB proposed an alignment of the windows on the first floor to give a more historic look, but Mr. Phil objected as the area in question is their kitchen/dining area wherein they were hoping for more light. MCM suggested bay windows, and LD offered up three spaced windows.

CM said he didn't have a problem with the second floor, but that the windows on the first floor were key to the design; also, questioned the thickness of the corner boards. LD related CM's suggestion as a kind of shop-keeper's window which she said might be a good compromise. Mr. Pihl said the windows are casements which open out and wondered if that would create an oven for when the sun was strong in the sky.

Driveway elevation and Cottage Street side elevations were determined by the Board to be fine as presented. Mr. Pihl said they were replacing the picture window and Mr. Rifino said he felt the front elevation is not accurate as such, and that there is not enough room to do the full 6-over-6s. Mr Pihl responded to TB in stating that they are raising the structure but not the roof.

In review, LD said correct specs would be needed to make proper determinations. TB noted the sides are alright; that authentic front dimensions are needed to properly review window placement; windows on second floor needed to be re-spaced on the right side, which LD requested a slight reduction in; window size options as discussed, including sash; rear side window option rather than three windows proposed.

Mr. Phil said they discussed splitting up the three windows and Mr. Rifino asked for more leniency as they had already given up so much, stressed that they had to get the house raised as they were approaching crunch-time. The Board agreed that the foundation can be approved today. LD related the plan to get the three gangway windows separated on the first floor rear, and getting correct measurements on the front. TB mentioned replacing all molding.

AH spoke of having a forum for the next meeting when the decision would need to be voted on. HS and JD would watch the previous meeting's tape and sign a Mullin Rule.

CM said he had conducted a site visit to the property and read his signed Mullin Rule into the record. HS said she would watch the meeting of September 18th and AH said JD could watch the meeting tape of October 2nd, so both may sit on the decision.

TB made a motion to continue the decision to the meeting of October 16, 2019. CM seconded

the motion and it passed, 3-0-0; TB, CM, LD.

MCM left the meeting at 4:50pm, prior to vote.

b. [HDC 20-051](#)

Application by **Galley Catering, LLC, dba, The Canteen**, requesting to replace windows and doors on the north and west elevations and a window on the east elevation, and to replace a balcony with a new shed awning on the west elevation of the structure on the property located at **25 Commercial Street**.

Loic Rossignon presented; said they had some rotted windows which needed to be replaced; noted locations as second and third floors, stated proposals, including French doors; said east elevation is simple – to replace unit closest to Commercial St.; plan for west elevation is to replace the double-door, which is not old but was not installed as commercial grade and a sturdier door is needed; spoke of replacing windows and a door with 6-over-2s; to remove a door and balcony, as it is in bad shape and would make for more safe navigation.

Mr. Rossignon said he didn't know if all the window replacements were wood, and some had already been replaced in the past 50 years or so as 6-over-6s.

LD disclosed previous financial relationship with the property.

CM said he was fine with the 6-over-1s based on all the iterations over the years, but suggested moving the windows on the front elevation and eliminating the corner-boards to give it a more residential look. HS and LD said they were fine with the re-vamp, as did TB.

TB made a motion to approve as presented. CM seconded the motion and it passed. 4-0-0; TB, CM, LD, HS.

c. [HDC 20-052](#) (*request to postpone to the meeting of October 16th*)

Application by **Kevin A. Bazarian** requesting to expand a cottage 8' to the rear and add a second floor with a balcony on the property located at **118 Bradford Street**.

TB made a motion to approve the postponement of the decision to the meeting of October 16, 2019. LD seconded the motion and it passed, 4-0-0; TB, LD, HS, CM.

8 Bradford Street

LD asked if a motion was needed per the basement window so the owners can start the foundation. TB remarked on confusion in approving parts of cases, but AH said in this situation a vote wasn't necessary at this time and the holes could always be closed up as needed.

6. Review and approval of minutes:

TB made a motion to approve the meeting minutes of June 5, 2019. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, CM.

TB made a motion to approve the meeting minutes of June 19, 2019. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, CM.

TB made a motion to approve the meeting minutes of July 17, 2019. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, CM.

LD reported there was no date on the Canteen plan. HDC took a short break at 5:30pm.

7. Deliberations on Pending Decisions: VOTES MAY BE TAKEN

TB made a motion to approve the Sept. 18, 2019 decision of [HDC 20-003, 51 Commercial St., Front](#), written and read into the record by TB. LD seconded the motion and it passed, 3-0-0;

TB, LD, CM.

TB made a motion to approve the Sept. 18, 2019 decision of **HDC 19-270, 429 Commercial St.**, written and read into the record by TB. LD seconded the motion and it passed, 4-0-0; TB, LD, HS, CM.

LD made a motion to approve the August 7, 2019 decision of **HDC 20-003, 18 Bangs St.**, written and read into the record by LD. TB seconded the motion and it passed, 4-0-0; LD, TB, HS, CM.

CM made a motion to approve the Sept. 4, 2019 decision of **HDC 20-020, 9 Point St.**, written and read into the record by CM. TB seconded the motion and it passed, 3-0-0; CM, TB, LD.

LD made a motion to approve the Sept. 18, 2019 decision of **HDC 20-040, 120 Commercial St.**, written and read into the record by LD. TB seconded the motion and it passed, 3-0-0; LD, TB, CM.

Board discussed minute of various recent cases. AH asked PTV if it could be on hand for the meeting on Monday, October 7th at 10:30am in a room, TBD, which LD stated as a way to discover the Board's weaknesses and strengths and to get better educated in terms of local and State guidelines. TB added a measure to launch a speakers' series of six or so participants and invite the public, which LD highlighted as an educational program and TB offered up John Dowd and David Dunlap as potential candidates.

TB made a motion to adjourn the meeting at 6:00pm. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, MR.

Respectfully Submitted,
Jody O'Neil