

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Town Hall
Provincetown, MA
WEDNESDAY MARCH 18, 2020

NOTE: THIS IS A REMOTE PARTICIPATION MEETING. Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Historic District Commission will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>. For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial (833) 579-7589. When prompted, enter the following conference ID number: 778 521 005#. When prompted, state your name, then press #. Please do not speak until the chair or the meeting moderator asks for public comments or questions. If possible, please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

Members on telecom: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Laurie Delmolino (LD), Vice-Chair, 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.

Excused absence: Martin Risteen (MR), Alternate.

Staff Present: Anne Howard (AH), Building Commissioner; Thaddeus Soule (TS), Town Planner.

TS gave opening remarks and called for roll call for quorum: LD, CM, HS, JD, MCM; TB entered the meeting at 3:34pm.

LD called the meeting to order. AH directed everyone participating to "mute" their phones, televisions and Internet and TS related how the meeting would be conducted under these circumstances.

Work Session: VOTES MAY BE TAKEN

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

AH reported that she hasn't been able to deal with too many violations recently but cited the following Administrative Reviews which she had approved: roofing at 28 Standish Street; siding at 484 Commercial St.; and roofing and siding at 19 Central Street.

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 April 1, 2020, and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

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

i) 93 Commercial St., U5; ii) 45 Commercial St., U14; iii) 12 Washington Ave.

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

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

iv) 404 Commercial St.; v) 54 Bradford St., U1-1 & 1-2

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

i) 93 Commercial St., U5 – To replace a door in kind.

Derek Burgess of Cape Associates presented; said he wasn't aware a picture had not been submitted for review, but that he would e-mail a picture to AH.

LD recused herself as a neighbor.

TB made a motion to continue the decision to the meeting of April 1st. JD seconded the motion and it passed, 4-0-0; TB, JD, HS, CM.

ii) 45 Commercial St., U14 – To replace (2) windows in kind.

AH announced the property as Jones' Locker and had (1) picture on view.

Tom Fitzgerald presented; said 8-lite will be replaced with an 8-lite; Anderson 400 series.

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

LD commented on the fuzziness of the images displayed on the screen from documents in the applicants' packets.

iii) 12 Washington Ave. – To replace a window in kind.

Tom Sayers presented; said other windows on the building had been replaced in the last (10) years and that the last one to be replaced would be replaced with an Anderson 400 Series; confirmed for TB that the 1/1 unit would be replaced with a 6/6.

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

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

522 Bradford Street

TB asked per the roof removal of the cottage, which AH said is work being done following a previous HDC approval, but noted that the first floor exterior walls and north and south gable ends were intact when she left for work today at 7am.

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

None.

5. **Public Hearing: VOTES MAY BE TAKEN**

TB opened the Public Hearing at 4:00pm. AH stated that if anyone involved in the following hearings is not comfortable at any level in the teleconferencing/remote meeting format, the hearing can be postponed to a later date, dependent on a signed time-waiver.

a) **HDC 20-173**

Application by **Ted Smith Architect, LLC**, on behalf of **Sean McConnell**, requesting to construct a second story, including a 3' cantilevered addition, to a cottage and add a new foundation in the same footprint on the property located at **25 Watson's Court**.

JD asked if the property was in a public way. CM said it was not, but TB said he believed it can be seen from Holway at the second floor.

Ted Smith and Sean McConnell presented. Mr. Smith said that as Watson's Court is a private way, the work will only be visible through a narrow corridor on Prince St.; seeking to put in new foundation and move front façade out 3' to get a slightly bigger footprint; adding 2nd s story using same materials – not asphalt shingles as shown on application, but cedar shingles on the roof; said lack of windows from Prince St. has to do with code restrictions based on proximity to the property line; materials in keeping with the neighborhood.

No public comments or letters.

HS questioned if the dormer should come down to the ridge line, to which MCM agreed, but to which Mr. Smith said is not a dormer technically but the 2nd floor. JD said it fulfills the HDC cottage policy, sited lack of visibility, and felt the design and gable end are in keeping with the guidelines; said one thing is that if the east elevation façade was adjusted it could look more historically correct, but otherwise had no issues with the building.

CM asked for confirmation per the windows on the north elevation, to which AH replied that the window on the 2nd story would be set back from 3' and other window on the hard right is an existing window; confirmed with Mr. Smith that they were putting up a single story structure and a cribbed, four-sided box set back on the foundation with a 2nd floor to be constructed. CM said he'd like the (3) windows on the 2nd floor elevation to remain, remarked that one window on the 2nd floor doesn't add anything historically.

LD agreed with CM, added that the north facade can be seen from Prince St. and agreed with HS that the top of the dormer should not meet the ridge line, asked if the size of the building was being increased, to which Mr. Smith said they were moving the south facade out 3'. LD then signaled that a demolition request would be needed if they are over the 25% allowance for a rebuild, to which MCM agreed. LD continued, requesting the top of the dormer be dropped and agreed with CM per the window from the north side to which CM clarified his view that having one window in the middle of the dormer seems random and out of place, not seen in other similar cases within the Town's vernacular; added that he also wanted to see all the windows on the first floor retained.

Mr. McConnell said the reason for the movement of the window to the 2nd floor is due to the placement of the staircase; said he could put more windows upstairs to balance out the design if the HDC preferred. AH confirmed that no openings would be allowed on the 2nd floor as it's a new wall plane before 3' of the property line, and that a percentage of fenestration is allowed between 3' and 5' out with glazing, which is perhaps what motivated Mr. Smith's placement. LD asked if the face of the dormer were pushed back a foot could more windows then be added. AH replied that the site plan does not have the furthest distance on the west elevation demonstrated and she didn't have a scale handy, but it could be noted where the 3' kicked in and that this adjustment could perhaps gain more distance to allow half a window.

TB returned to the conversation having lost his connection; said what started off as a simple accessory building now resembles something that belongs elsewhere.

TB interrupted the deliberations to express that he having technical issues hearing other speakers and questioned if this is a valid way to conduct hearings. AH offered that today's hearing could be postponed and continued to a later date and would direct the HDC to address their packets ahead of the Agenda schedule for future meetings. TB said AH's clarity is due to her use of a microphone, suggested the Board have microphone access.

LD suggested that TB's is the only connection giving her trouble. MCM asked if video-conferencing is a potential for future meetings. AH said MIS would be consulted, noted today's meeting is only the second meeting under this new system and would inquire after video-conferencing.

JD added that, per himself, everyone with the exception of TB was coming in very clearly but that AH's broadcast, through the mic, was giving a hollow, echoing effect.

Mr. McConnell asked if AH had gleaned enough information to have a follow-up call with him directly this week to address the HDC's proposed changes. AH said she did not have TB's clear response to all the aspects of the application proposal, suggested if she were to receive TB's remarks in writing they might be able to proceed with the decision based on today's deliberations.

CM asked if the Vice-Chair could take over chairing today's meeting as her teleconferencing connection remains clear and then the meeting could continue in its current state.

TB said it appears that today's hearings need to be continued; 25 Watson's Court based on more information needed pertaining to a potential demolition delay; 8 Court Street, UC and 211 1/2 Bradford St. based on inadequate material; and 3 Pilgrim's Landing due to poor meeting reception over the phone lines. CM, LD, JD, and HS all agreed, as did MCM who noted she wasn't voting.

TB made a motion to continue the following decisions to the meeting of April 1, 2020: **HDC 20-173**; **HDC 20-175**; **HDC 20-178**; **HDC 20-179**.

CM seconded the motion and LD added that it could only pass depending on the availability of current signed time-waivers. Ted Smith, Nathaniel Fridman – who said he would send AH his e-mail – and Doug Boulanger all agreed to sign a time waiver to continue their cases to April 1, 2020. Kevin Bazarian agreed to sign the time-waiver for 3 Pilgrim's Landing to April 1st after consulting with John DeMatteis.

Continuation to the meeting of April 1, 2020 with signed time waivers passed by roll call: TB, CM, LD, HS, JD.

6. Review and approval of Minutes.

TB made a motion to approve the HDC meeting minutes of March 4, 2020 with the amendment that 5 Atwood be changed to 15 Atwood. CM seconded the motion and it passed by roll call: TB, CM, LD, HS, JD.

TB made a motion to adjourn the meeting at 4:46pm, and the meeting mercifully concluded.

Respectfully Submitted,
Jody O'Neil