

HISTORIC DISTRICT COMMISSION
PUBLIC MEETING
Town Hall
Provincetown, MA
WEDNESDAY APRIL 1, 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 live stream 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.

Excused absence: Christopher Mathieson (CM), PAAM Rep.; Martin Risteen (MR), Alternate.

Michela Carew-Murphy (MCM), Alternate, sent texts to JD and e-mails outlining her issues with the Microsoft Team connection and inability to join the meeting.

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

TS gave opening remarks at 3:38pm and called for quorum by roll call.

TB called the meeting to order then gave the meeting over to TS who read the rules governing how Public Meeting would run under current government guidelines.

Work Session: VOTES MAY BE TAKEN

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

AH responded to HS's request that letters will go out to 206 Bradford Street and 552 Commercial Street by the first of the week but will not be attendant upon anything regarding an enforced time-line, but with a reminder that 45 days after the order is lifted, the Town would then be pursuing a more aggressive response.

TB raised issues at 143 Commercial St., rear, regarding 6' granite steps on front side, and a contemporary 6' high privacy fence on the Bay side; 6 Commercial St.: horizontal skirt should be vertical; Town Hall: asked if real wood was used for the repair work on the west side, to which AH said it was and had just not been painted yet, but comes in as gray primer.

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 15, 2020, and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

i) 93 Commercial St., U5 – (continued from the meeting of March 18th) – To replace a door in kind.

LD recused herself.

Derek Burgess of Cape Associates presented; said a cut-sheet was sent of the existing door.

JD said it looks fine as a replacement of what was.

TB made a motion to consider as Administrative Review. JD seconded the motion and it passed, 3-0-0; TB, JD, HS.

TB made a motion to approve as presented. HS seconded the motion and it passed, 3-0-0; TB, HS, JD.

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

AH reported that construction is continuing in accordance with the amended order of the Governor regarding essential services; announced a Q&A this evening at 6:30pm with the Board of Health and Select Board on the state of the coronavirus, call-in phone # posted on the Town and Facebook pages; related that the HDC can elect one Board member to sign on the Board's behalf or have AH sign on its behalf, advised electing HS to be the designated member to sign and drop off documents for filing. HS said she was fine with that and had 90% of today's decisions pre-written in the event of approval.

TB made a motion to designate HS as signatory for filing decisions and minutes. JD seconded the motion and it passed, 4-0-0; TB, JD, LD, HS.

HS requested to the public that applications be fully completed before submitting for review. TS recommended the Board post a letter on the Town site to that affect in order to better inform Town staff. HS added that the Sub-Committee is the midst of adjusting the application form to make it easier to navigate and complete.

TB asked why the Public Notices have been posted differently than usual on the Town's website. TS replied that the Notices are being published separately from the Meeting Agenda and can be found in the board's individual link, which AH clarified.

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. LD said she would need to leave by 6pm.

a) **HDC 20-171**

Application by **Ocazo Construction, Inc.** requesting to replace a front door on the structure located at **606 Commercial Street, #1**.

Gary Godin, owner, presented; said he was also replacing the side-lights above the door, all wood, as with the other door on the property, referenced a picture on file showing the existing deteriorating conditions

No public comments or letters.

HS remarked that there was only a picture of one door on file and no manufacturer's spec and that there is no mention of reference to window replacement. Mr. Godin said there is only one door to be replaced. LD noted the bottom of the side-lights being not as tall as drawn. JD noted a lot of details in the sidelight entryway door of historical significance which must be retained. Mr. Godin replied that these details are all faded away.

JD spoke on behalf of restoration verses renovation that results in eradication and stated his wish that the door be replicated as is. TB said he agreed with JD and Mr. Godin said everything is rotten and nothing can hold the glaze. TB advised a new, more detailed drawing to which Mr. Godin said the replacement door is already all-wood and costing 7-8k.

TB made a motion to continue the decision to the meeting of April 15, 2020 following consultation with new drawings. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, JD.

b) **HDC 20-173** (continued from the meeting of March 18th)

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**.

Ted Smith and Sean McConnell presented. Mr. Smith addressed talking points from the last HDC meeting including the movement of the wall which may have to be re-built; said he wasn't clear on calculating the 25% ruling for demolition as they are only moving one out of four walls; per east elevation, dormer height lowered from the ridge line as requested on the east elevation; window on the left no longer as close to the corner; said they are between 3' and 5' from the property line on the north elevation and based on the fire separation law they are permitted to maintain the existing wall opening with same square footage for an awning.

AH apologized for not having additionally requested materials on hand as submitted to which Mr. Smith said he had, in fact, e-mailed PDFs to that end. TS offered to re-send now.

TB made a motion to continue the decision to later in the meeting. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, JD.

c) **HDC 20-175** (continued from the meeting of March 18th)

Application by **Nathaniel Fridman** requesting to add a dormer and windows and replace an existing bump-out picture window with a similar style of window on the structure located at **8 Court Street, Unit C**.

AH said no additional plans had been submitted but that a site plan was necessary.

Nathaniel Fridman presented; said he's owned the property since 2006 and referenced an application from two years ago, said the request is to open the window to make for more room.

AH said the issue is that the building code would prohibit any openings within 3' of the property line as proposed on any opening on the wall plane of the south elevation facing the Bay; said the bay window on the east side can be further discussed, but the south side remains at issue.

TB said three separate designated elevations are needed, that sketches are inadequate, but that the windows as specified are acceptable.

TB made a motion to continue the decision to the meeting of April 15, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, JD.

25 Watson's Court continued:

No public comments or letters.

HDC reviewed Mr. Smith's new drawings sent via e-mail by TS.

Mr. Smith conveyed that they worked to keep the structure as low and down as possible; referenced views from Prince and Holway on the little red structure which, he said, has elements visible only from Prince Street.

HS said she was unable to open the attachment. LD said she felt the lines should be kept simpler, to which JD agreed, and said she was pretty satisfied with what has been changed. JD said he agreed with LD that the added little peak is not necessary, cleaner and simpler the better.

TB said the proposal makes too much of a smaller, simple building. LD responded by saying that if visibility was greater the Board would likely be having a different conversation to which HS added that the building is from the 1800s.

TB made a motion to approve with the condition that the small pitch on the north elevation dormer be eliminated. JD seconded the motion and it passed, 3-1-0: JD, LD, HS in favor; TB, opposed.

d) **HDC 20-178** (continued from the meeting of March 18th)

Application by **Douglas Boulanger** requesting to remove 2 skylights, relocate windows, replace a slider with a single door, and replace a front door on the structure located at **211½ Bradford Street**.

Doug Boulanger presented; said he has a unique building built by a local artist in 1974, looking to make improvements, noted window replacements from possibly 2007 and again in 2017 which were constructed between rooms, some of which are partially rotted and leaking, as are skylights; replacing aluminum sliding glass doors with a more traditional single door with two sidelights and matching that door with a front door replacement.

No public comments or letters.

TB asked if new drawings were available to which Mr. Boulanger said he hadn't received a list of what was missing or requested for re-submission. LD said she didn't have a real problem with the proposal and that the south elevation was not visible from a public way, to which TB said it is visible, that he was there an hour ago. LD noted wire balusters on visible elevation.

JD referenced the design of the replacement door and side-lights on the west elevation as not warranted for the building's existing contemporary style; voted in favor of maintaining symmetry regarding glass doors, windows. TB said the side-lights should go away and also the cable rail, replaced with captured balusters. JD asked Mr. Boulanger if he could entertain another style of replacement door, to which Mr. Boulanger said he wanted something not off the shelf at Home Depot. JD suggested two half-light doors and a panel underneath.

TB made a motion to accept with the condition that the cable railing on the second floor south elevation be replaced with captured balusters and the sliding doors on the west elevation be replaced with two single light doors with panel below; new front door on the south elevation to match the new west elevation door. LD seconded the motion and it passed, 4-0-0; TB, LD, HS, JD.

e) **HDC 20-179** (continued from the meeting of March 18th)

Application by **John DeMatteis & Kevin Bazarian**, on behalf of **1620 Landing, LLC**, requesting to construct a new single-family structure on the property located at **3 Pilgrim's Landing**.

Kevin Bazarian and Cliff Shorr, property owner, presented; revealed the property is not in the Historic District but was before the HDC for its consent and approval in design; per west elevations the windows would be more commercial grade with no grilles, sliders to go from floor to ceiling; stone masonry work would be concrete; shingles on side-wall as vertical or horizontal with Epay or a commercial metal similar to the house on lot #6.

AH noted the previous designation of the property as being subject to the HDC's review per a memorandum of understanding previously determined as procedure by Mr. Shorr.

Mr. Bazarian said the building will basically be a mid-century structure with 2' overhangs around the perimeters, mainly the windows and siding with a need to be addressed.

Mr. Shorr spoke about the fenestration proposals to make a more contemporary look, as in (4) window sequences to be replaced with (2) large singular panes with awnings below. All Arts & Crafts mullions and details to go away; doors flat, not paneled; glazing to go away; uniform cantilevered look to the building, Epay cited as a source material; concrete not stone work.

JD agreed, asked if, per the looming dune, the second story could be set back to create a kind of terraced-look. Mr. Bazarian concurred, as did Mr. Shorr, but cautioned that the MA State Building Code (MOU) limits the four-corner elevation, suggested the building might have to step down a bit in check with height calculations. JD followed up with further considerations to the west elevations; agreed with Mr. Shorr per window options, and stated he is fine with the footprint.

No public comments or letters.

LD asked for a description of the metal siding. Mr. Shorr said he tried to carry over some of the metal in the carriage house, as well; referenced generic versions of a zinc-coated copper product and a 1/4" thick, expensive aluminum product previously used. TB said he didn't mind the more traditional shingles on a contemporary building, said his main problem is with the north elevation which seems to be neglected and can be seen from a public way, recommended getting new drawings for further review.

HS asked of the correct property address at hand, to which AH said per the sub-division is identified in terms of the parcel as 2 Commercial Street, lot #3.

TB made a motion to continue the design review to the meeting of April 15, 2020. JD seconded the motion and it passed, 4-0-0; TB, JD, LD, HS.

f) HDC 20-182

Application by **Ted Smith Architect, LLC**, on behalf of **Strangers and Saints, Inc.**, requesting to add canvas awning over an existing wood deck/terrace on the east elevation of the structure located at **404 Commercial Street**.

Ted Smith presented; referenced the front and back outdoor seating area, said request concerns the rear of the building with minimal visibility; sketches are from Dorchester Awning.

AH referenced (4) letters all in support with all but one a direct abutter.

JD said he was all behind it, and AH thanked Mr. Smith for the clarity of the pictures.

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

g) HDC 20-184

Application by **Donald Vaughn** requesting to replace (3) windows, repair (1) window, and add (2) windows on the structure located at **54 Bradford Street, Units 1-1 & 1-2**.

Donald Vaughn presented; said they are seeking to replace the existing windows with as close approximations as they can find in Unit 1-2, referenced broken window in Unit 1-1 and additionally wants to add the same window to two other elevations; new windows can be seen from Shank Painter Road.

No public comments or letters.

HS asked if there is a date attributed to Unit 1-1. Mr. Vaughn said records indicate the earliest unit was constructed in the 1950s, but is unclear of specific dates per units. AH noted the discrepancy of various dates on record for the buildings. Mr. Vaughn mentioned the units

on the application appear to have been part of a hotel configuration. All agreed that there are no issues with the application as proposed.

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

6. Review and approval of Minutes.

TB made a motion to approve the revised meeting minutes of March 4, 2020. JD seconded the motion and it passed, 4-0-0; TB, JD, LD, HS.

TB made a motion to approve the meeting minutes of March 18, 2020. JD seconded the motion and it passed, 4-0-0; TB, JD, LD, HS.

TB made a motion to approve the meeting minutes of May 17, 2017. LD seconded the motion and it passed, 4-0-0; TB, LD, HS, JD.

JD requested all Board members be on the same teleconferencing device for the next meeting, that TB and LD were at times choppy or out of focus today. LD concurred and said she would probably go back to just using her phone.

TB made a motion to adjourn the meeting at 5:42pm. HS seconded the motion and it passed, 4-0-0; TB, HS, LD, JD.

Respectfully Submitted,
Jody O'Neil