

Historic District Commission

Public Meeting November 4, 2020

The Provincetown Historic District Commission Work Session of 3:30 PM and Public Hearing of 4:00 PM, Wednesday, November 4, 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: 947 862 400 #. Please do not speak until the chair or the meeting moderator asks for public comments or questions. 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 by remote: Thomas Biggert (TB), Chairman, Pilgrim Monument Rep.; Hersh Schwartz (HS), Clerk, Chamber of Commerce Rep.; John Dowd (JD), PGB Rep.; Michela Carew Murphy (MCM), Alternate.

Excused absence: Laurie Delmolino, Vice-Chair, Historical Commission Rep.; Christopher Mathieson, PAAM Rep.

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

TS gave opening remarks at 3:43pm and called for TB to give quorum by roll call.

TB issued roll-call and called the meeting to order, then gave the meeting over to TS who read the rules governing Public Meeting protocols under current State guidelines regarding the pandemic.

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

AH reported that a lot of applications are coming in with non-licensed contractors attached; announced she is trying to close some building permits that have taken a lot of time; 6 Commercial Street has received a Certificate of Occupancy having fulfilled design requirements as approved; 509 Commercial Street is seeking a temporary building permit, citing some building alterations in the rear. AH said she is working with elevation certificates.

JD referenced a discrepancy at 122 Commercial Street between what was approved and what has been built. AH said the plan is now to move the condenser units to the Whorf's Court side of the building; exterior renovation plans have not yet been reviewed, but AH will pull the plans and examine the situation further.

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 November 18, 2020 Public Hearing agenda and Administrative Reviews to be acted on by a subcommittee appointed by the Commission.

TB led a discussion on which items might be considered for Full Review. AH noted a new opening at 98 Commercial Street and solar car ports at 134 Commercial Street; currently one such installation exists in Town at the Harbor Hotel, which is readily visible from a public way.

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

- ix) [5 Brewster St., U2](#) – To replace 2 windows;
- x) [22 Brewster](#) - To install a wood privacy fence;
- xi) [24 Pearl St.](#) – To renovate a common room, including creating a bump-out and framing an entrance area, adding and replacing windows, replacing doors, increasing the height of a parapet over a framed area and adding a deck;
- xii) [98 Commercial St., U3](#) – To replace an existing door and window;
- xiii) [349 Commercial St., UE](#) – To attach an awning over a window;
- xiv) [27 Court St., U4](#) – To replace 8 windows;
- x) [134 Bradford St.](#) – to install 8 solar canopies; and
- xvi) [2 Commercial St.](#) – To construct a new contemporary style residential building.

HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

TB made a motion to consider i) through viii) for Administrative Review. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

- i) [19 Tremont St., U2](#) (*continued from the meeting of October 21st*) – To replace an existing shed.

AH referenced the Stony Brook Saltbox, said that the ridge cannot exceed 9' from the floor in order to be considered a shed.

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

- ii) [41 Bradford St.](#) (continued from the meeting of October 21st) – To replace 4 windows in kind.

AH referenced application documents which were previously inaccessible. TB noted there were no hard copies in the packet. MCM said the windows are visible from the back path and AH questioned if this path was a public or private way, added that the property was previously before the HDC to consider windows from the parking lot-facing side. HS agreed with TB that it is unclear what is being proposed. TS and AH said they would contact the applicant for more, and clearer, information.

TB made a motion to continue the decision to the meeting of November 18, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

- iii) [92 Commercial St., U2A](#) – To replace a window in kind.

Paul Brown of Unit 1A, spoke as an abutter and said there are pictures of the water damage; referenced the window dating from the 1950s; expressed a lot of rot with his own bay window which has cost him 9k to install; is property owner since 1987.

TB replied to Mr. Brown that his issue may be beyond the HDC purview. AH said she's seen the photographs taken toward the end of the bay and side-wall installation; reported evidence that something has been leaking for some time, noted previous preventative measures; could not confirm that a full inspection has been done by the contractor, but reported that they have an ethical imperative to treat and repair damage.

Mr. Brown referenced a potential \$2,500 rebate by the condo association.

MCM recused herself as an abutter.

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

- iv) [16 Court St.](#) – To replace 8 windows in kind.

AH said she didn't receive a spec sheet, just two photographs of the house. TB said he couldn't discern simulated divided light, which AH confirmed. HS noted Fibrex.

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

- v) [25 Tremont St., UE2](#) – To replace siding and trim.

AH said the property is The Willows, built in the 1980s and that siding has been approved by the Building Dept. in the past

Laurie Ferrari presented, referenced E Building and F Building as both featuring composite and said she aims to continue the material application with Azec; said location is the back of the building. HS noted a previous Azec approval at the property.

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

- vi) [471 Commercial St.](#) – To replace a fence in kind.

TB confirmed it is a railing, not a fence, that is to be replaced.

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

AH referenced the property as the renovation of George Bryant's former house where at the railing was last replaced seven years ago and suggested a re-vote as a HDC Board member lives at 473 Commercial St. TB recused himself.

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

JD asked if the situation has resulted from deterioration, to which AH said she wasn't completely sure without knowing the quality of the material but suggested the issue deserves a fuller, broader conversation.

- vii) [7 Commercial St., U17](#) – To replace 5 windows in kind.

AH noted the property is at Delft Haven on the water-side and that the replacements were most likely wood with vinyl clad sash.

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

- viii) [242 Bradford St., U1](#) – To replace siding, trim and windows in kind.

Regina Binder presented; said a van ran into the building and they would replace everything in kind; property is the second oldest house in Town.

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

3. Any other business that shall properly come before the Commission: Discussion of extension for the Certificate of Appropriateness for [53 Commercial Street](#).

341 Bradford Street

AH said the pair of buildings is over 50 years old and set-back, not in the historic district but 341 is in the flood plain and will have to be elevated. TB said the Board would do its homework and revisit the matter at the next meeting. AH said the property has not as yet been condemned and provides homes to five families with children; that the landlord is providing heat but trying to improve the properties and create safe and healthy housing up to standard.

TB made a motion to consider demolition delay to be discussed at the next meeting. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

53 Commercial Street

Lester J. Murphy said they were at the Planning Board phase, hoping to return to the HDC with a slight alteration; thinking the project will not be scheduled to begin until after the New Year.

TB made a motion to extend the Certificate of Occupancy as requested. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

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

Jason Muto called in, representing the applicant at [274 Commercial Street](#), Cabot's Candy. AH referenced the previous approval with the condition that the material be wood. Mr. Mutto said the railing was previously pressure-treated and that Giovanni Cicero, the owner, is seeking to replace

with composite for the purposes of longevity as he is getting older. TB asked if the new material would be painted, to which Mr. Muto said Mr. Cicero chose an Azec varietal which comes finished white, and confirmed that the railing system is the only component visible from a public way; added the Crown & Anchor club has the same or similar railing, which AH confirmed was also a composite. HS said she believed the Crown & Anchor railing was installed in error.

JD spoke in favor of painting the composite to match the building, to which HS and TB agreed, with TB adding that paint color is not in the HDC purview. AH acknowledged TB's point but offered that paint color could be incorporated into a condition of approval of the material as a form of compromise. Mr. Muto said the patina was more of a semi-matte rather than a glossy finish and said he felt confident Mr. Cicero would agree to a paint coat to match the building.

TB made a motion to place a reconsideration of the railing at 274 Commercial St. on the meeting agenda of November 18, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

Mr. Muto said he would oblige with a model painted in the creamy shade as indicated.

Paul from Renewal by Anderson asked per 27 Court Street, which TB announced as a Full Review. AH asked Paul per 38 Bradford Street. Seth Grizley said he was standing by to address that case.

5. Public Hearings: VOTES MAY BE TAKEN

a) HDC 20-171 (continued from the meeting of October 21st)

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

AH said she had no way of getting in touch with the homeowner.

TB made a motion to continue the decision to the meeting of November 18, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

b) HDC 20-175 (continued to the meeting of November 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, UC**.

TB made a motion to continue the decision to the meeting of November 18, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

c) HDC 20-2032 (continued from the meeting of October 21st)

Application by **Brian Dennison**, on behalf of **Ken Pratt**, requesting to replace 4 windows and an entry door on the structure located at **38 Bradford Street, U1**.

Seth Grizley, Project Consultant at Renewal by Anderson, presented; said the bay window replacement will resemble, to 90% or so, the one on the front of the structure, top right but with no skirt; flanking windows to be double-hung and shutters to be re-hung on the sides,

TB asked if the Board would okay with a bay window on the first floor, to which it replied it would not. TB suggested an approval of double-hungs would be possible, to which Mr. Grizley clarified the window specs. JD said new drawings would be needed for the next meeting, and HS requested dimensions, as well. AH said new materials would need to be received by Friday, Nov. 13th for the following meeting, to which Mr. Grizley said should not be a problem and that he would speak with his client, Mr. Pratt.

JD suggested a compromise to the bay window might be to increase the length of the windows to the left of the existing bay which would add a bit more light and also be a

historically accurate solution. Other window configurations on the property were examined.

TB made a motion to continue the decision to the meeting of November 18, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

d) [HDC 20-2057](#)

Application by **Xavier Palmer** requesting to relocate a front door and add two windows on either side on the structure located at **167 Commercial Street, U1**.

No one presented. TB and HS remarked that there were no building specs, which TS noted.

TB made a motion to continue the decision to the meeting of November 18, 2020. HS seconded the motion and it passed, 4-0-0; TB, HS, JD, MCM.

e) [HDC 20-2068](#)

Application by **Jay Abbiuso** requesting to demolish a derelict artist's cottage and rebuild it in same size same location on the property located at **19 Central Street, U4**.

Jay Abbiuso presented. AH identified the structure as a shed, which Mr. Abbiuso said is about 9x13 and classified as an artist's studio, same footprint and height to be retained.

AH read three letters in approval: from abutter, Justin Gould, at 19 Central; Vittawat Sinprasertwong at 19 Central, U3; Mark Douglas and his husband James, 19 Central, U2. HS said building dates to between 1850 and 1870, asked if hand-drawings were okay with the rest of the Board. Mr. Abbiuso said his architect works with pencils and drawings, to which JD and TB said they preferred this method.

JD suggested the doors as proposed were a bit too formal; expressed that typical shed doors can be made air and weather-tight, vertical slats with perhaps z-bracing. Mr. Abbiuso said he would have no problem with that. TB recommended not having electrical units prominent on the street-side of the building in future plans.

JD made a motion to approve as presented with the condition that the two panel doors become two vertical-boarded doors. TB seconded the motion and it passed, 4-0-0; JD, TB, HS, MCM.

JD asked if the air conditioner mounted on the side of the building could be addressed to be perhaps boxed-out going forward. Mr. Abbiuso said they aren't yet complete in their plans but that the only other option for the air conditioner is on the other side of the house and that the space is so narrow that they envision cars backing into the unit. TB concurred. Mr. Abbiuso said they explored the option with the power company, but made no ground on a re-location of the supply source; would attempt to come up with an attractive solution.

f) [HDC 20-2069](#)

Application by **Richard Mills** requesting to install new windows, sliders, and doors, siding, and deck surfaces on the structure located at **16 Brewster Street**.

Richard Mills presented; said they plan to use Marvin windows and the deck to be pressure treated with cedar shingles, 6/1s in the front, with a mix; front of building to feature a bathroom and closet with consistency in the design.

TB said he was confused on the drawings, to which Mr. Mills clarified as D8, dated 10/28/20, being most current; A6-elevation relates to proposed driveway; no existing drawings have been submitted. JD said he could work with the photograph of existing next to the proposed plans, to which MCM agreed, while noting drawings are often requested as a

condition of approval. HS agreed with TB on the need for drawings; but suggested working with the plans on hand and the HDC went through the elevations in detail.

HS noted on the B-form that the building is designated as non-contributing, but built in 1920. TB agreed with JD that the windows would be better served if properly spaced. MCM said she was okay with the design plans as the building is non-contributing. JD questioned the lack of windows at the side rear of the second floor, to which TB agreed conveyed too much negative space. JD suggested 1/6 corner boards on the front of the house to keep the Arts & Crafts appeal, which TB and Mr. Mills found too heavy, while the door was favored at 1/5.

Confusion over respective elevations in the submitted drawings dominated the conversation in a lengthy delay. Eventually, MCM weighed in on the ganged windows as not appealing. JD agreed. Mr. Mills said he could make the separation of units and allow for the 1/1s to be 6/1s. HS questioned the second set of sliders on the east elevation. MCM said she felt the grilles are historically appropriate. TB said he would be okay approving the 1/1s on the south elevation. JD said he felt that if two large double glass doors on the side of the building were acceptable than this option should indicate a need for grilles.

AH read a letter in support from Jill Lippan and Janice Grubert at 12 Brewster Street.

HS made a motion to approve as presented with the condition that the two windows on the right of the second floor of the west elevation be separated; corners boards be 1x6, around doors 1/5, around windows 1/4; separated gang windows on the right hand side of the east elevation; all windows in the building to be 6/1. TB seconded the motion and it passed, 4-0-0; HS, TB, JD, MCM. Mr. Mills said he would request new drawings for today's approval.

MCM left the meeting at 6:04pm.

6. Review and approval of Minutes:

TB made a motion to approve the meeting minutes for October 7, 2020. HS seconded the motion and it passed, 3-0-0; TB, HS, JD.

7. Deliberations on Pending Decision: VOTES MAY BE TAKEN

TB made a motion to approve the November 4, 2020 decision for **HDC 20-2068, 19 Central Street, U4**, written and read into the record by HS. HS seconded the motion and it passed, 3-0-0; TB, HS, JD.

TB made a motion to approve the November 4, 2020 decision for **HDC 20-2069, 16 Brewster Street** written and read into the record by HS. HS seconded the motion and it passed, 3-0-0; TB, HS, JD.

HS requested getting all documentation of plans and drawings on record prior to the next meeting. JD stressed the need for existing and proposed renderings at 16 Brewster Street, which, he said, should be the standard practice for all.

HS requested being reimbursed for ink in making copies.

TB made a motion to adjourn the meeting at 6:15pm. HS seconded the motion and it passed, 3-0-0; TB, HS, JD.

Respectfully Submitted,
Jody O'Neil