

**TOWN OF PROVINCETOWN**  
**HISTORIC DISTRICT COMMISSION**

**REGULAR MEETING MINUTES OF**  
**September 17, 2014 3:30pm**

**MEETING HELD IN THE JUDGE WELSH HEARING ROOM**

**Members Present:** Lance Hatch, Polly Burnell, Thomas Biggert, John Dowd, and Marcene Marcoux

**Members Absent:** David McGlothlin

**Staff Present:** Mr. Leif D. Hamnquist, Permit Coordinator

**Meeting called to order by Mr. John Dowd at 3:32pm**

**1. Public Statements**

**2. Administrative Reviews**

- a) 169 Bradford Street– amendment to a previously approved decision – approved
- b) 8 Cudworth Street -- amendment to a previously approved decision – approved
- c) 8 Fishburn Court – amendment to a previously approved decision – west elevation redesign approved, door approved, east second floor redesign denied.....addendum brick veneer instead of lattice over basement
- d) 9A Conwell – Replacement of windows and doors - approved
- e) 161 Commercial – Replace siding in kind and replace a double glass door in kind – approved
- f) 12 Brewster – addendum to case FY15-11 -- approved
- g) 484 Commercial – Replace existing four panel door with new half-light, two panel wooden door- approved
- h) Any administrative reviews received that could not be reasonably anticipated.

**The public hearing portion of the meeting was opened by John Dowd at 4:00 pm**

**3. Public Hearings**

**a) Case #FY15-12**

**Application by B+C Construction** to construct an outdoor stair at the property located at **351 Commercial Street**.

-Kevin Bazarian appeared before the commission to present the proposal.

The commission asked about the materials being used and Mr. Bazarian explained that pressure treated wood, and cedar was going to be used to construct the stair and the design will use captured balusters.

No one spoke and one letter in favor was read into the record.

The board agreed the stair was a viable design for the district.

***Motion made by John Dowd to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously.***

**b) Case #FY15-13**

**Application by Deborah Paine Inc.** to remove existing wood shingles on the front façade of the structure and replace with wooden clapboards, at the property located at **53 Bradford Street**.

Deborah Paine appeared before the commission to present the proposal.

The commission found nothing wrong with the proposal, and found the new cladding to be an improvement.

*Motion made by Thomas Biggert to approve the proposal as presented and was seconded by Marcene Marcoux. The motion passed unanimously.*

c) **Case #FY15-14**

**Application by Capizzi Home Improvement on behalf of Ethan Coen** to construct a dormer on the north side of the roof, at the property located at **428 Commercial Street**.

-Jean Bowden appeared before the commission to present the proposal.

The commission appreciated a small dormer being proposed and found no problem with the proposal.

*Motion made by Lance Hatch to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously.*

d) **Case #FY15-16**

**Application by Deborah Paine Inc on behalf of Bayshore Condominiums** to replace a wooden door with a fiberglass door, at the property located at **493 Commercial Street**.

-Deborah Paine appeared before the board to present the proposal.

The commission found that the door could not be viewed from a public right of way and there for was out of their purview.

*Motion made by Marcene Marcoux to approve the proposal as presented and was seconded by Thomas Biggert. The motion passed unanimously.*

e) **Case #FY15-17**

**Application by Tom Tannariello** to completely renovate the exterior of the structure at the property located at **344-346 Commercial Street**.

-Tom Tannariello appeared before the commission to present the proposal and explained the history of his new ownership of the property and the structure.

Mr. Tannariello explained the tenuous process to rehab the structure and the materials and methods that will be used in the construction.

Polly Burnell entered the hearing at 4:20.

Mr. Tannariello added that the structure is currently in a state of disrepair.

Laurey Ferrari spoke as an abutter and expressed concerns of the new windows in the rear of the structure and was concerned that she and other rear abutters would lose privacy.

4 letters of opposition and 15 letters of support were read into the record

Mr. Tannariello addressed the issues of the rear abutters in concern to the loss of privacy and commission contended that the rear cannot be view from a public way and was really not in their purview.

Polly Burnell raised the concern that she doesn't know how to approach the project because nothing of the old structure really remained, and Ms. Marcoux agreed.

Mr. Biggert couldn't really understand what style the design truly was and Mr. Dowd agreed that the design was a bit of a mix of styles.

The commission had concerns with the transom windows that were being proposed.

Mr. Tannerello had included an option 'b' in the proposal and asked if the commission would agree to that configuration of option 'B' and the commission discussed window options presented in both option 'A' and option 'B' and decided that since the interior ceiling heights were so tall the design warranted the transom windows and agreed that option 'A' was viable.

Mr. Tannerello explained that he was looking for a more industrial look to the design while still keeping with the local vernacular.

Mr. Dowd brought up what needs to be done with the residential door on the front façade and was of the opinion that a solid door would be preferable so the public doesn't mistake it as an entrance to a business.

***Motion made by John Dowd to approve the proposal with conditions that the square window on the northern façade be removed and was seconded by Thomas Biggert. The motion passed unanimously.***

***At 5:10, a motion to adjourn was made by Polly Burnell and seconded by Thomas Biggert. Motion passed unanimously.***

Respectfully submitted,

John Dowd  
Chair