

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

**REGULAR MEETING MINUTES OF**  
**July 1, 2015 3:30pm**

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

**Members Present:** David McGlothlin, Mark Westman, Laurie Delmolino, Marcene Marcoux and Thomas Biggert

**Members Absent:** Martin Risteen, and Lisa Pacheco Robb

**Staff Present:** Gloria McPherson, Town Planner and Leif Hamnquist, Permit Coordinator

**Meeting called to order by Mr. Thomas Biggert at 3:30pm**

**1. Administrative Reviews**

- a) 467 Commercial Street – recertify the projects certificate of appropriateness - **Approved**
- b) 520 Commercial Street – replace French door in kind - **Approved**
- c) 169 Bradford Street– amend previously approved decision with scope of work to include changing door design-**Approved with the condition that south above grade door to remain wood and the approval is contingent upon receiving the cut sheet for the fiberglass door and verification of window size and placement.**

**2. Review and approve Minutes of the June 17, 2015 hearing**

***Motion made by Thomas Biggert to approve the minutes of June 17, 2015 as amended and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.***

**3. Public Hearings**

- i. **Case #FY15-95 (Continued from June 3)**  
**Application by A.J. Santos on behalf of Harvey Reese** requesting approval to replace the decking boards, railing system and increase the width of the stair on the deck on the south elevation at the property located at **479 Commercial Street.**

-AJ Santos appeared before the commission to present the revised proposal.

Mr. Santos explained that the deck will now be constructed of ipe and the railing will be constructed of mahogany.

No members of the public were present to speak.

The commission found the proposal to be appropriate.

***Motion made by Mark Westman to approve case FY15-95 and was seconded by Laurie Delmonlino. The motion passed unanimously 3-0-0.***

- ii. **Case #FY15-101**  
**Application by Barry Gurin** requesting approval to construct an 8'x10' foot shed at the property located at **5 School Street.**

-Randy Trullo appeared as an agent for the home owner to present the proposal.

No members of the public were present to speak and no letters from the public.

Ms. Marcoux would like photos of the context of the neighborhood.

Mr. Westman would like to see more moderate/simple materials being used to clad the shed.

*Motion made by Thomas Biggert to continue case FY15-101 to July 15, 2105 and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.*

iii. **Case #FY15-102**

**Application by Kevin A. Bazarian** requesting approval to demolish existing 5'x19' deck and construct a 14'x19' deck on the rear of the building at the property located at **116-118 Commercial Street**.

-Kevin Bazarian, contractor, and Robert Santos, home owner, appeared before the commission to present the proposal.

No members from the public were present and no letters were in the file.

Mr. Biggert had some questions about baluster spacing and the skirt boards being used.

Ms. Marcoux would also like to have photos with cases.

The commission found the deck extension to be appropriate.

*Motion made by Thomas Biggert to approve case FY15-102 with condition that the balusters to have 1.5 inch spacing and the skirt board to be 4 inch stock with a half inch space between and was seconded by David McGlothlin. The motion passed unanimously 5-0-0.*

iv. **Case #FY15-103**

**Application by Deborah Paine Inc. on behalf of Gaylord Neely** requesting approval to remove an elliptical window above a door on the harbor side elevation of the structure at the property located at **21 Commercial Street**.

-Amy Wolk, project manager, and Ben Holbrookr appeared before the commission to present the proposal.

No members of the public were present and 1 letter of support was read into the record.

Ms. Marcoux would like to reiterate that she would like clear color photos on every project.

The commission found the removal of the window to be appropriate.

*Motion made by Thomas Biggert to approve case FY15-103 as presented and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.*

v. **Case #FY15-104**

**Application by Scott Grady Architect on behalf of Dwight P. Russell** requesting approval to construct a second floor addition and renovate the exterior of the structure with the scope of work to include new siding, new roofing and reconfigure and install new windows and install new window shutters with iron hardware at the property located at **19 Bangs Street**.

-Scott Grady, project architect, appeared before the commission to present the proposal.

No members of the public were present to speak and 5 letters of support were read into the record.

Ms. Delmolino wondered about the detail for the brackets holding up the awning over the front door and Mr. Grady said the detail would match other brackets from around town, namely the Perry's Liquor building. Ms. Delmolino found the front façade appropriate.

Mr. McGlothlin would like to have a detail of the corbeling on the awning bracket, and had initial concerns about the height of the second floor but after further review found the height to be acceptable.

Mr. Biggert thinks the roof of the addition should come down another foot or so and he did not like the front boxy bay and would like to just see a row of three windows.

Ms. Marcoux feels that the proposal has been handled well and with great sensitivity.

Mr. Westman would also like to see the additions ridge line lowered to help delineate and make subservient to the structures existing volume.

The commission came to an agreement with the applicant to lower the additions roof ridge by a foot to a foot and a half.

The commission agreed that the left elevation is appropriate.

The commission found the proposal to be appropriate.

***Motion made by Thomas Biggert to approve case FY15-104 with the condition that the addition's ridge be dropped 1 and half feet below the existing ridge and the applicant provide details of the front awning corbeling and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.***

**vi. Case #FY15-105**

**Application by Lyn Plummer** requesting approval to demolish a portion of the structure on the north that exceeded the original scope of work under case FY15-48 at the property located at **368 Commercial Street**.

-Kevin Bazarian, project contractor, and Lyn Plummer, property owner appeared before the commission to present the proposal.

David McGlothlin of 8 Johnson Street, who recused himself from the case because he is an abutter, spoke as a member of the public and gave a witness account that a lot of the material on the Arch Street side of the structure was removed and was concerned that it took a month for the case to come before the commission and seemed like this case is being brought before the commission after the fact.

There was no letters in the file.

Ms. Plummer gave the timeline of events and Ms. McPherson wondered at what point it was known that the large portion of the structure needed to come down.

The commission discussed what the procedure should have been in cases dealing with this type of demolition.

Ms. Marcoux stated that past precedent would have led to the chair being called and members invited to do a site visit. If the members agreed with needed demolition, votes could be taken and the demolition could proceed.

The applicants asked the commission if the main volume of the structure could be clad in clapboard and if a couple of octagon windows be changed to square windows.

***Motion made by Thomas Biggert to approve case FY15-105 as presented with the addition that the main volume of the structure be clad in clapboard and the octagon windows be changed to square windows and was seconded by Marcene Marcoux. The motion passed unanimously 5-0-0.***

A general discussion about demolition delay ensued.

***At 5:53, a motion to adjourn was made by Thomas Biggert and seconded by David McGlothlin. Motion passed unanimously 5-0-0.***

Respectfully submitted,

Thomas Biggert  
Chair