

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 - Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street
Wednesday, January 19, 2021 6:00 PM
Small Hearing Room, Town Hall
Meeting Agenda

I. RECORDING NOTICE; CALL TO ORDER

According to MA Law anyone who intends to records the meeting must first notify the Chair who will then inform the other attendees at the start of the meeting.

II. PUBLIC HEARING

- A. **HH2022-01:** Kenneth Gould, owner/applicant proposes complete demolition of the single family residence on the property due to damaged/destroyed by an accident. The home is over 100 years old according to the town's Historic Property Inventory List. The subject property is 588 Depot Street, Map 45 Parcel J4.
- B. **HH2022-02:** Carrine Blanc/applicant proposes partial demolition of the single family residence on the property to accommodate for an addition to the home. The home is over 100 years old according to the town's Historic Property Inventory List. The subject property is 265 Chatham Road, Map 34 Parcel P6.

III PUBLIC MEETING *

A. New Business

- a. Approve meeting minutes – December 15, 2021
- b. Roundtable discussion with Jon Idman, Town Planner
- c. Discussion regarding the gas station in Harwich Center - 729 Main Street

B. Old Business

- a. Approve Updated 2022 HDHC Meeting Schedule:
 - i. May available dates: 3rd, 4th, 5th, 10th, 11th, 12th 24th, 25th, 26th
(31st day after Memorial Day)
 - ii December available dates: 6th, 7th 8th, 13th, 14th, 15th
- b. Proposed property study of additional historic properties to inventory - discussion
- c. Reports from Commission Members

III. Adjourn

Next HDHC board Meeting (subject to change) – February 16, 2022

**Per the Attorney General's Office – Boards/Commission may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following :New Business”.*

Authorized Posting Officer: Patricia A. Macura

Town of Harwich
Historic District & Historical Commission
Legal Notice

The Historic District and Historical Commission (HDHC) will hold public hearings on the following matters Wednesday, January 19, 2022 in the Small Hearing Room, Town Hall, at 732 Main Street, Harwich, MA 02645. The public hearings will begin at 6:00 p.m. Any member of the public is invited to attend and provide information and comment relevant to this matters or may submit the same in writing.

HH2022-01: Kenneth Gould, owner/applicant proposes complete demolition of the single family residence on the property due to damaged/destroyed by an accident. The home is over 100 years old according to the town's Historic Property Inventory List. The subject property is 588 Depot Street, Map 45 Parcel J4.

HH2022-02: Carrine Blanc/applicant proposes partial demolition of the single family residence on the property to accommodate for an addition to the home. The home is over 100 years old according to the town's Historic Property Inventory List. The subject property is 265 Chatham Road, Map 34 Parcel P6.

All documents related to the above cases may be viewed on the Commission's Agenda page under the date of the meeting and are on file with the Building Department, 732 Main Street, Harwich, MA and may be viewed during regular department business hours.

In accordance with state law, this legal notice will also be available electronically at 'www.masspublicnotices.org.' The City/Town is not responsible for any errors in the electronic posting of this legal notice.

Mary Maslowski, Chairman

Cape Cod Chronicle – Print Dates: 1/6/2022 & 1/13/2022

**Notice to Certain Town Departments
Historic District & Historical Commission**

You are being notified of this public hearing pursuant to the Code of the Town Harwich §131-9.B:

- | | |
|----------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Historical Society | <input type="checkbox"/> Conservation Commission |
| <input type="checkbox"/> Board of Selectmen | <input type="checkbox"/> Planning Board |

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Mary Maslowski, Chairman

Cape Cod Chronicle – Print Dates: 1/6/2022 & 1/13/2022

Please return any comments on the above case(s) to the HDHC @ Building Department.	
<input type="checkbox"/> No Comment	
<input type="checkbox"/> Comments:	
_____	_____
Signature:	Date:

A

TOWN OF HARWICH HISTORIC DISTRICT AND HISTORICAL COMMISSION



RECEIVED

DEC 07 2021

BUILDING DEPT

Please submit this application to: Town of Harwich Building Department
732 Main Street, Harwich, MA 02645
Telephone: (508) 430-7506 Fax: (508) 430-4703

Application fee: \$55

Harwich General By-Laws, Chapter 131, Article II, §131-8.A, Notice of Intent to Demolish. Before any building constructed prior to one hundred years before the present calendar year is demolished in whole or in part, a Notice of Intent to do so will be filed with the Commission.

Application for Notice of Intent

I, Kenneth Gould, intend to demolish **in whole or in part** the structure located at
(Print Owner/Applicant's Name)

588 Depot Street, Harwich, 45 / J4 RL
(Street Number) (Street Name) (Village), (Assessor's Map) (Parcel #) (Zoning District(s))

Section 1 - Owner/Applicant Information *(Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application)*

Owner Kenneth Gould Telephone 774-323-2275

Mailing Address 588 Depot Street, Harwich, MA 02645 Email Address _____

Legal Owner's Authorization Kenneth R Gould

Applicant *(if different)* Kenneth R Gould Telephone 774-323-2275

Mailing Address *(if different)* _____ Email Address Cape Cod Ken @ Comcast.net

Section 2 - Determination of Historical Significance

Description of Structure to be demolished *(in whole or in part)* _____

Existing single family home

Date Building was Constructed 1900

Which records were used to establish this date? assessor

Is the building listed on the National or Massachusetts Register of Historic Places?

No. x Yes. If yes, which register? _____

Original Owner if known _____

Subsequent Owners if known _____

Section 2 - Determination of Historical Significance – Con't

Has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list: unknown

Type of Architectural Style: Cape

Method of Construction: wood frame

Type of Materials Used: existing cedar shingles, vinyl windows, and asphalt roof shingles

Name(s) of Architect, Designer or Builder if known: _____

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

For Partial Demolition, describe portion(s) to be demolished _____

Age(s) of portion(s) to be demolished _____

Describe how the remaining structure will be treated and renovated _____

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional This house has been condemned due to structural damage caused by a car driving into the house.

Is there room on the site to relocate the structure or integrate it with the new project? Yes No

Describe what alternatives to demolition have been investigated The structure has been condemned due to the severity of the structural damage.

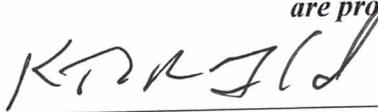
Section 4 – Filing Requirements

One Certified Abutter List – available from the Assessor’s Office for a fee.

One (1) original and twelve (12) copies of each of the following shall be submitted:

1. Completed Application Form & Owner authorization if required
2. Certified Site Plan and Locus Map
3. Registered Professional(s) Stamped Reports of Inspection
4. Complete set of Photographs (of sufficient quality and number) showing **all**: exterior elevations, significant architectural details, and /or detailing existing conditions supporting claim of conditions
5. List and copies of appropriate references and documents consulted to determine age and historical significance of structure.
6. **For Partial Demolitions:** Plans and Drawings of existing areas to be demolished and final elevations of completed project.

The application shall not be considered complete until the all the above requirements and information are provided and submitted with this application.



(Signature of Applicant/Representative)

11/10/21

(Date)

For Committee and Staff Only

Date(s) of Hearing or Determination: _____

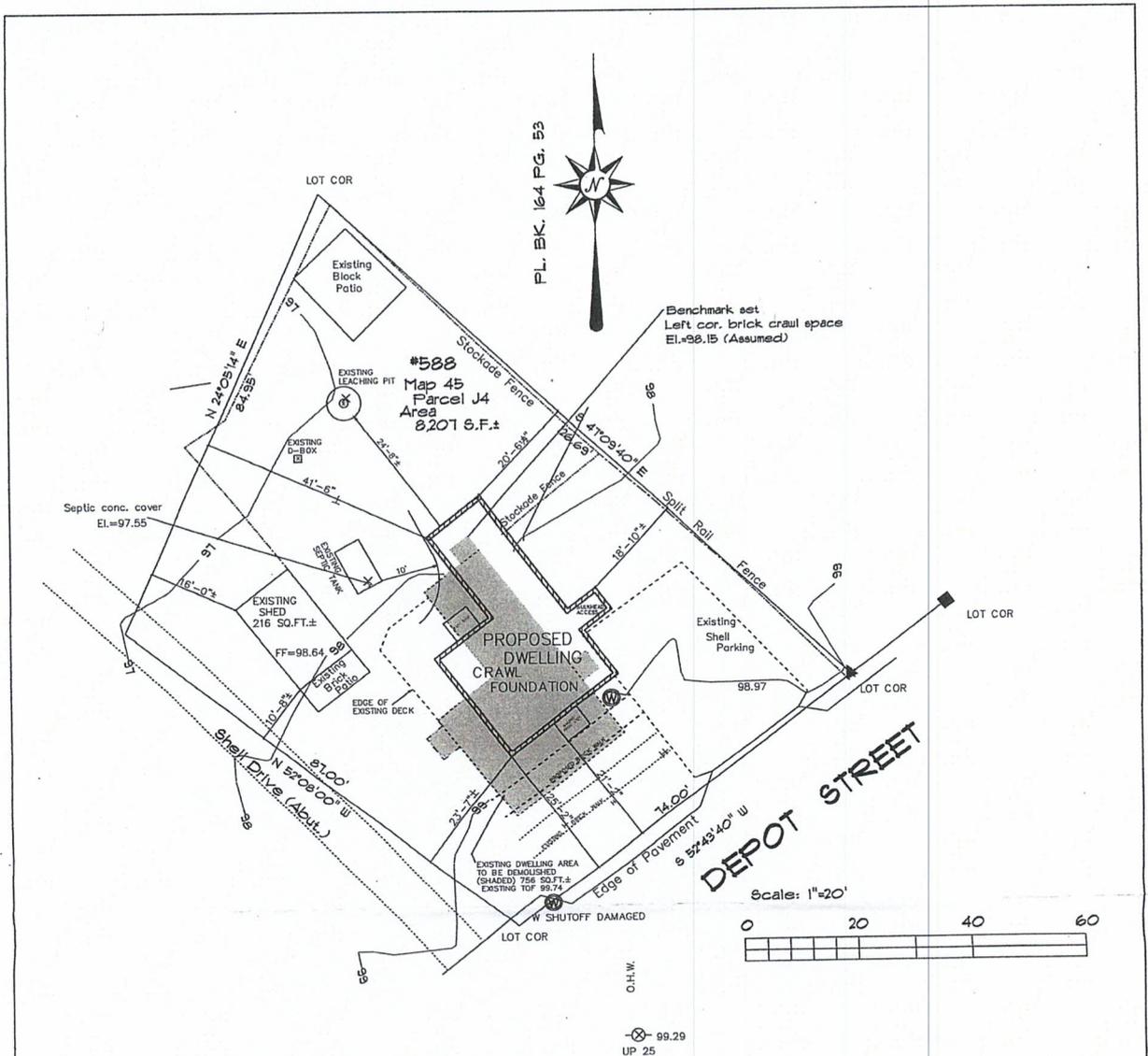
Approved Denied Continued Withdrawn without Prejudice

Comments/Conditions: _____

Board Chair Signature

Date

B

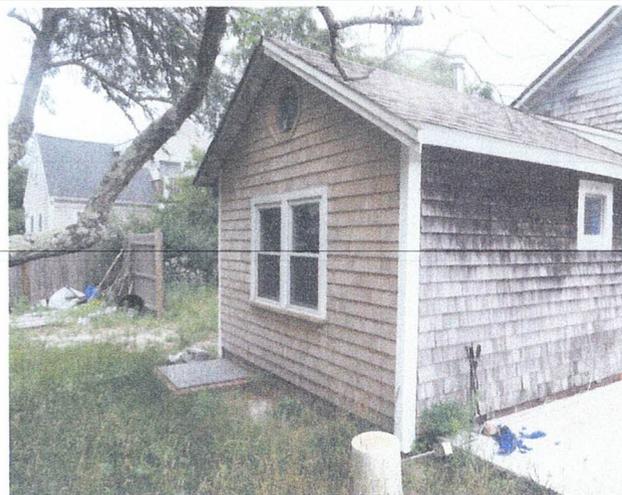
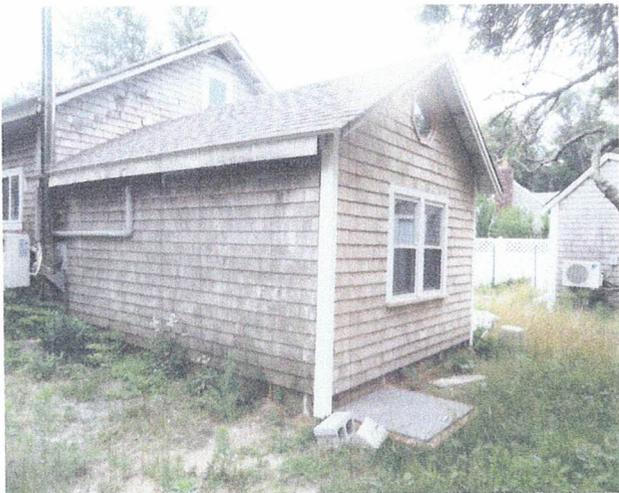


ZONE: R-L REQUIRED SETBACKS 25' FRONT, 20' SIDES, 20' REAR
 BUILDING COVERAGE: 15% ALLOWED = 8,207 SF X 15% = 1,231 SF
 EXISTING BUILDING COVERAGE: 1,209 SF±
 PROPOSED BUILDING COVERAGE: 1,093 SF± (13%±)
 SITE COVERAGE: 30% ALLOWED = 8,207 SF X 30% = 2,462 SF
 EXISTING SITE COVERAGE: 2,657 SF±
 PROPOSED SITE COVERAGE: 2,320 SF± (28%±)
 HEIGHT ALLOWED: 30', HEIGHT CALCULATED: 22'-6"±

SITE PLAN 588 DEPOT STREET, HARWICH, MA		SURVEYOR: TERRY WARNER  <i>Terry Warner</i>
PREPARED FOR: KENNETH GOULD		
PREPARED BY: J. O'LOUGHLIN, INC. 2 HAROLD STREET HARWICH PORT, MA 02646	DATE: 10/12/21 SCALE: 1" = 20'	
EXISTING DWELLING TO BE DEMOLISHED PROPOSED REPLACEMENT DWELLING LOCATION OF EXISTING SEPTIC SYSTEM		

C

588 DEPOT ST.
HARWICH



TOWN OF HARWICH
HISTORIC DISTRICT AND
HISTORICAL COMMISSION



RECEIVED

DEC 09 2021

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Application fee: \$55

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Application for Notice of Intent

I, CARLINE BLANC, intend to demolish in whole or in part the structure located at
(Print Owner/Applicant's Name)

265 CHRISTMAN RD HARWICH 34 176-0 RR
(Street Number) (Street Name) (Village), (Assessor's Map) (Parcel #) (Zoning District(s))

Section 1 - Owner/Applicant Information (Note: A non-owner may apply, however written authorization of the owner is required at the time of submittal of this Application)

Owner Carinne Blanc Telephone (508) 737-5920

Mailing Address 265 Christman Road, Harwich Email Address cblanc@sturgischarter-school.org

Legal Owner's Authorization Carinne Blanc Carinne Blanc

Applicant (if different) _____ Telephone _____

Mailing Address (if different) _____ Email Address _____

Section 2 - Determination of Historical Significance

Description of Structure to be demolished (in whole or in part) The Mariv house is on the front, right side is 14'0", left side is 23' deep. it is an "L" shaped house.

Date Building was Constructed 1850

Which records were used to establish this date? There is a Plaque over the front door of the house.

Is the building listed on the National or Massachusetts Register of Historic Places?
No. _____ Yes. If yes, which register? _____

Original Owner if known _____

Subsequent Owners if known _____

Section 2 - Determination of Historical Significance - Con't

Has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list: _____

Type of Architectural Style: Could be "Homespeak"? or Early 1900's Green Revival?

Method of Construction: Balloon Frame

Type of Materials Used: WOOD

Name(s) of Architect, Designer or Builder if known: _____

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition

For Partial Demolition, describe portion(s) to be demolished Remove the exist. Bullhead door, rake and cornerboards, Four (4) windows and WC siding.

Age(s) of portion(s) to be demolished _____

Describe how the remaining structure will be treated and renovated Nothing else will be done with the existing structure. The new addition will be tied into the existing gable and match its trim boards perfectly including the length of the trim. Cornerboards, rakes, frieze & ceiling trim.

List reports detailing condition of structure and results of inspections conducted by certified engineer or other design professional _____

Is there room on the site to relocate the structure or integrate it with the new project? Yes No

Describe what alternatives to demolition have been investigated N/A House has already been moved from original location and installed in a new TDIV.

Section 4 – Filing Requirements

One Certified Abutter List – available from the Assessor’s Office for a fee.

One (1) original and twelve (12) copies of each of the following shall be submitted:

1. Completed Application Form & Owner authorization if required
2. Certified Site Plan and Locus Map
3. Registered Professional(s) Stamped Reports of Inspection
4. Complete set of Photographs (of sufficient quality and number) showing **all:** exterior elevations, significant architectural details, and /or detailing existing conditions supporting claim of conditions
5. List and copies of appropriate references and documents consulted to determine age and historical significance of structure.
6. **For Partial Demolitions:** Plans and Drawings of existing areas to be demolished and final elevations of completed project.

The application shall not be considered complete until the all the above requirements and information are provided and submitted with this application.

Carine BLANC 
(Signature of Applicant/Representative)

12/9/2021
(Date)

For Committee and Staff Only

Date(s) of Hearing or Determination: _____

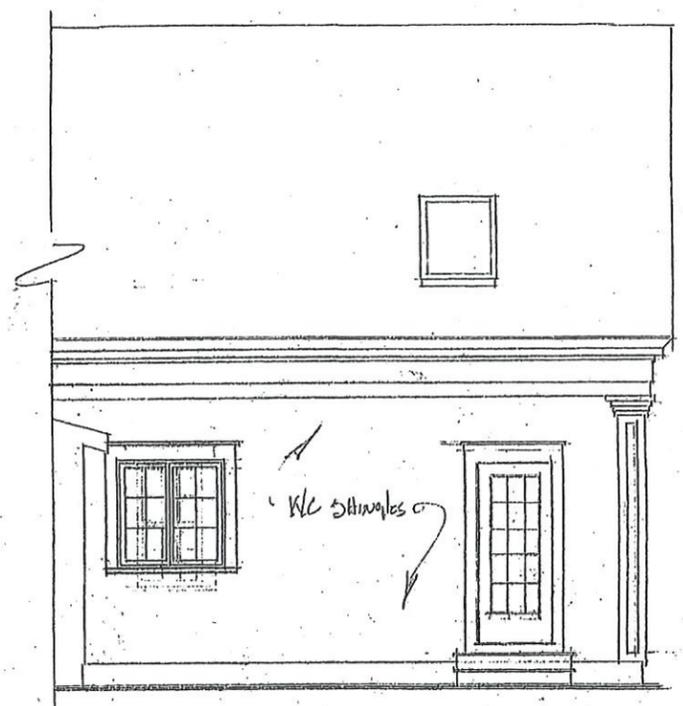
Approved Denied Continued Withdrawn without Prejudice

Comments/Conditions: _____

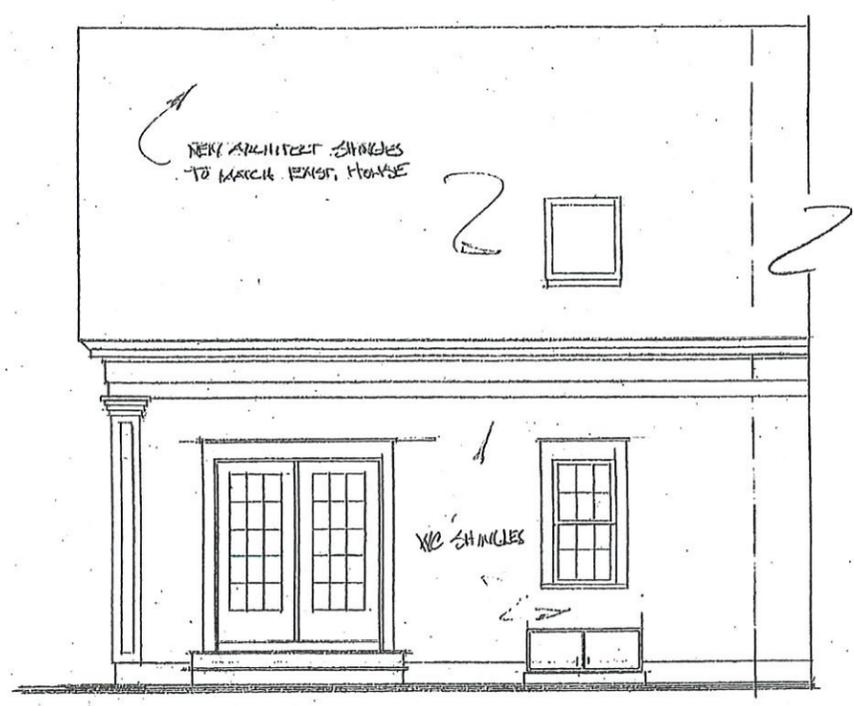
Board Chair Signature

Date

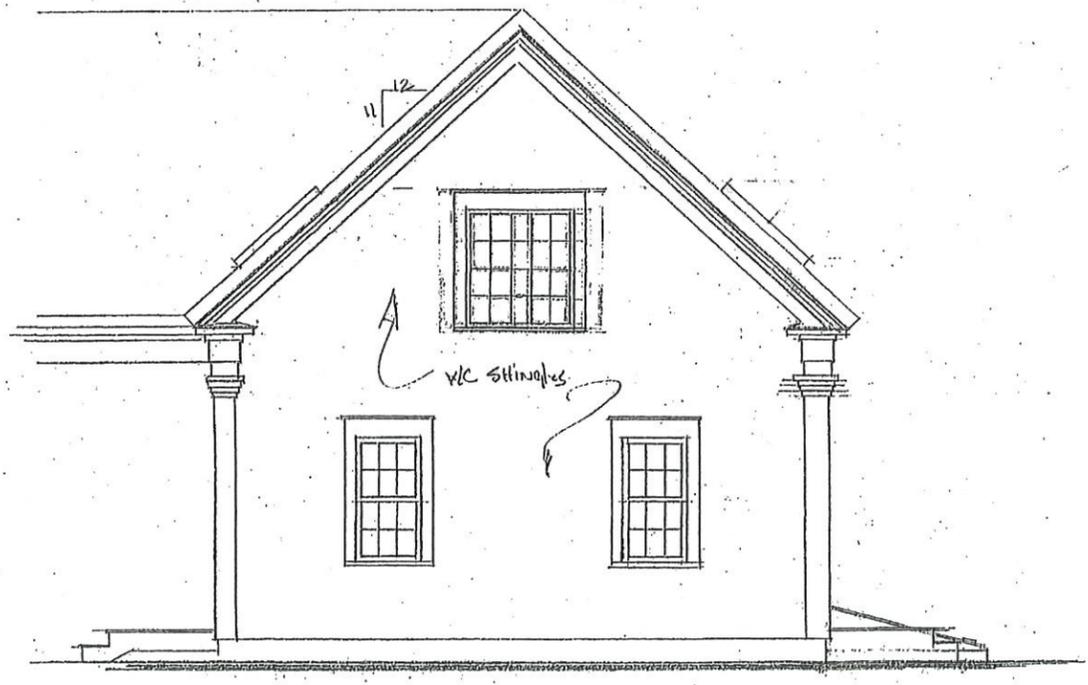
B



WEST



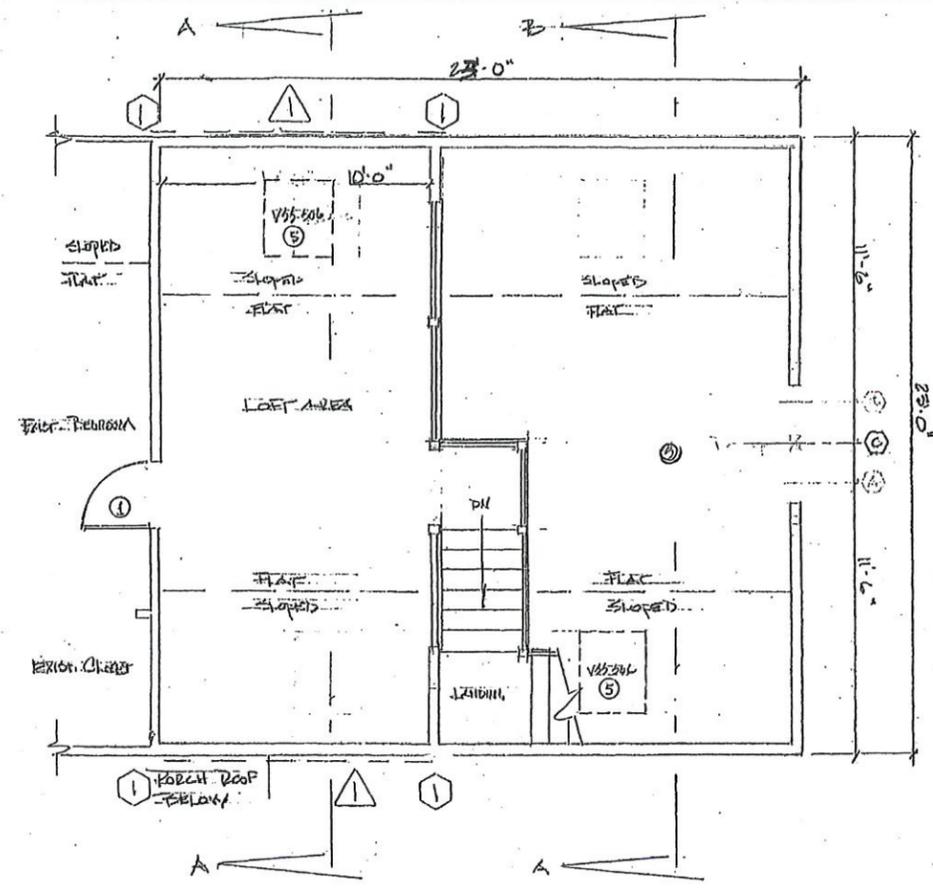
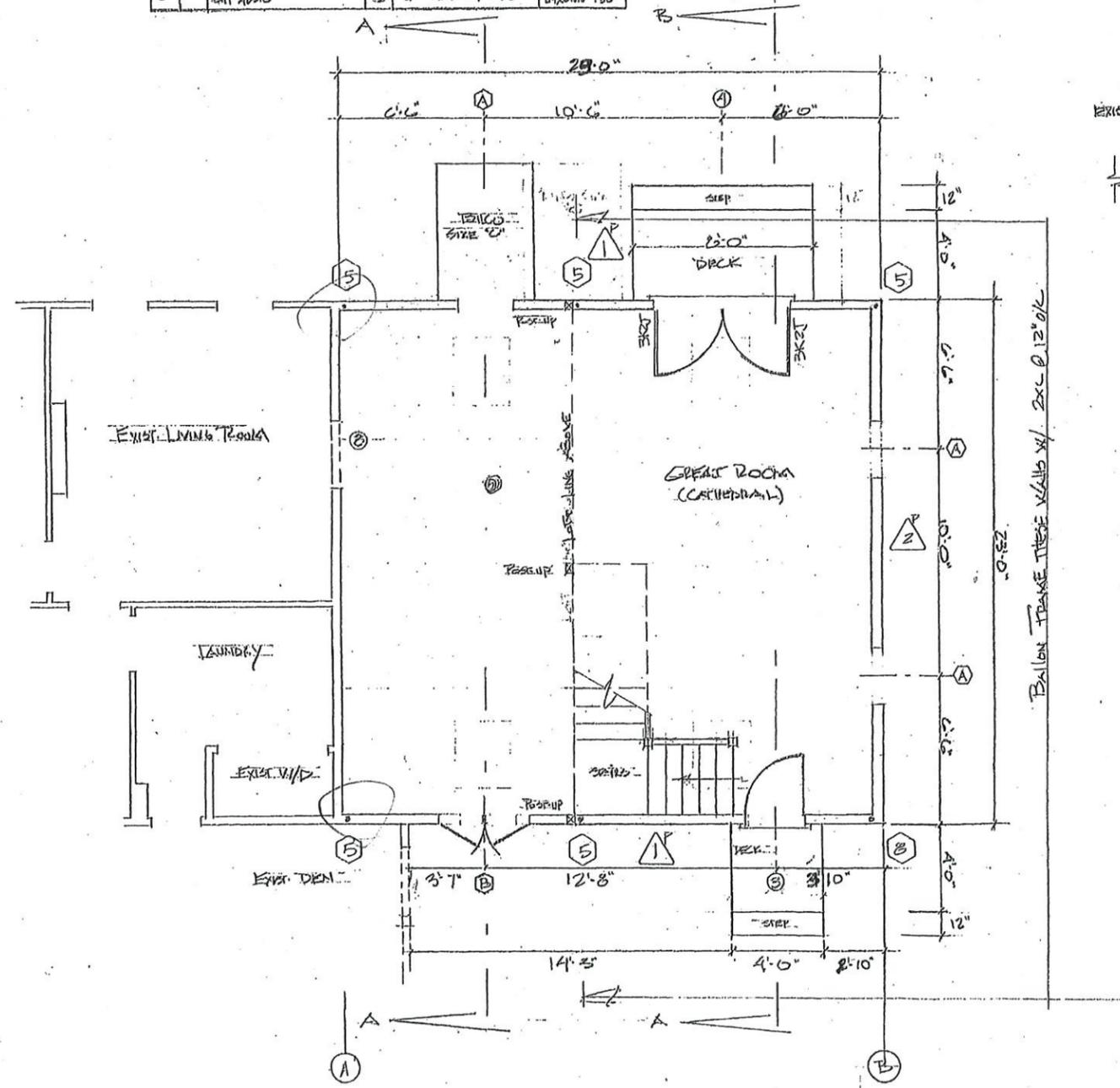
EAST



SOUTH

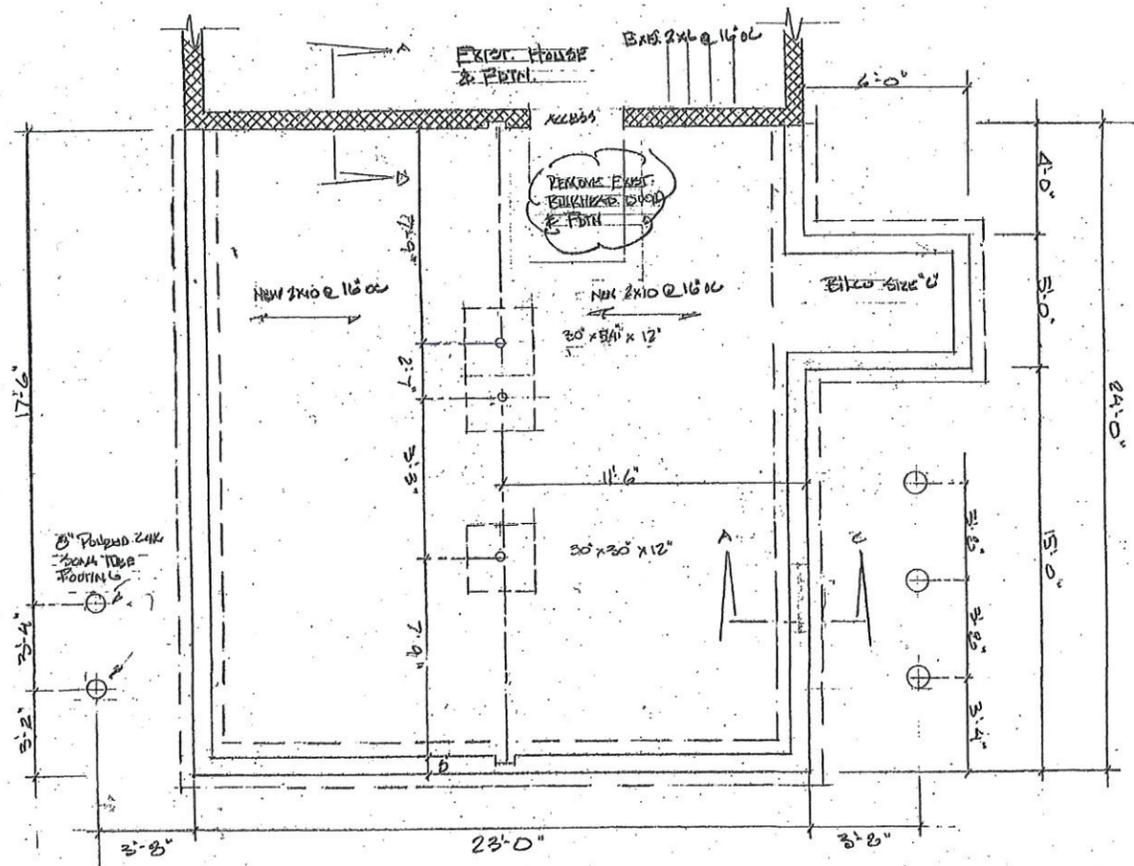
ELEVATIONS		
SCALE: 1/4"=1'-0"	APPROVED BY:	DRAWN BY: Bill S.
DATE: JUNE 2021		REVISED
TOM & CARINE VOSTER 2205 CANTHAM ROAD HARRIS, MS.		
		DRAWING NUMBER 1

WINDOW & DOOR SCHEDULE				
NO	TYPE	NO.	ROUGH OPENING	STRES
A	ANIPACON 2 1/2" THICK 100 SERIES VINYL INT.	3	2'-6 1/2" x 4'-8 1/2"	GLASS 7/16" U-FACOR .20
B	ANIPACON 2 1/2" THICK 100 SERIES VINYL INT.	1	4'-0 1/2" x 4'-0 1/2"	GLASS 1/2" U-FACOR .20
1	COLONIAL 6 PANEL 24" HT TPOOL	1	2'-2" x 6'-8" RD	
2	24" COLONIAL	1	2'-2" x 6'-10" RD	
3	20" COLONIAL 9-LINE TPOOL	1	2'-10" x 6'-10" RD	
4	ANIPACON 2 1/2" THICK 100 SERIES VINYL INT.	1	6'-0" x 6'-6"	GLASS 2 1/2" U-FACOR .22
5	WELLY VSS 200 SALAD TOWER SKYLIGHT	2	3'-8 1/4" x 3'-9 1/4"	
C	ANIPACON 2 1/2" THICK 100 SERIES VINYL INT.	1	4'-8 1/2" x 4'-0 1/2"	GLASS 7/16" U-FACOR .20

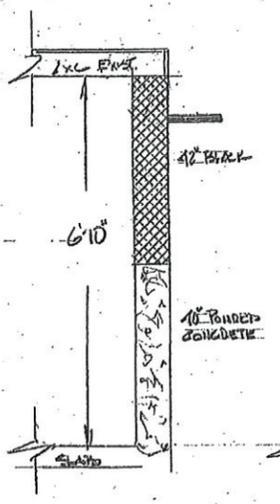
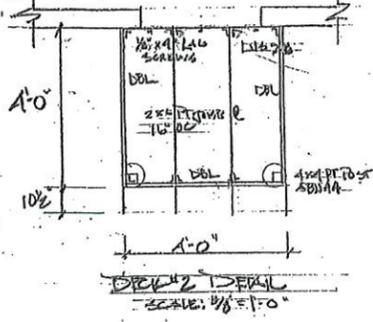
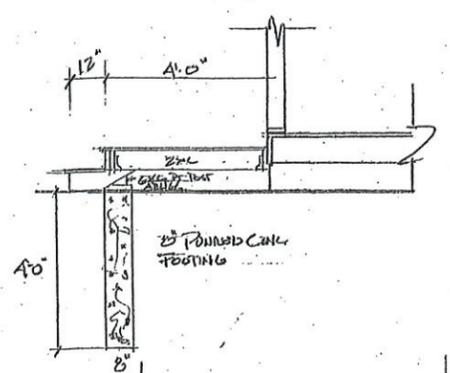


Mark A. Ziegenfuss
Structural
9/22/21

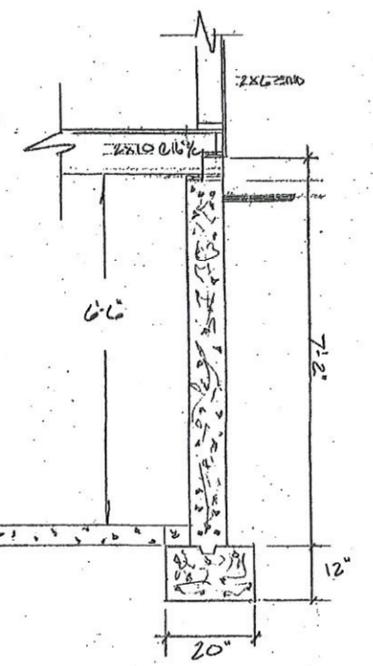
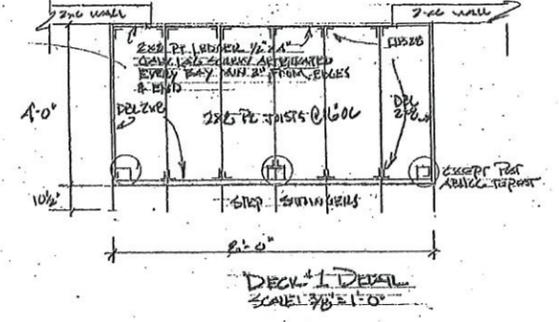
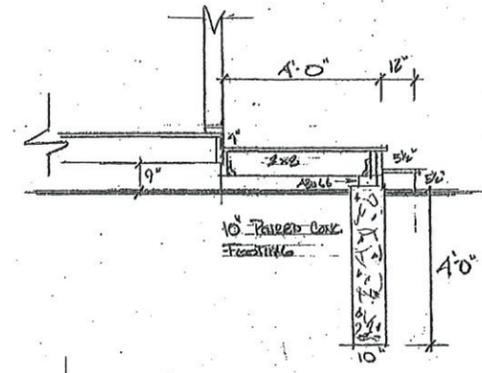
1 st & 2 nd Floor Plans		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: Bill S
DATE: JUNE 15, 2021		REVISED:
JOHN & CADLINE VOTEN 2205 CHATHAM ROAD HARRISBURG, PA		
		DRAWING NUMBER 2



FOUNDATION PLAN



SECTION A-A
SCALE: 1/2" = 1'-0"
EXIST. FOUNDATION

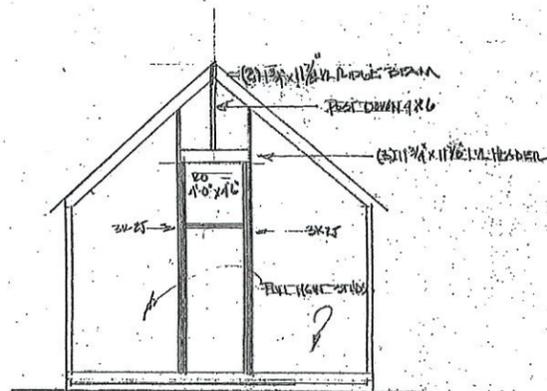


SECTION A-B
SCALE: 1/2" = 1'-0"
NEW FOUNDATION & FT

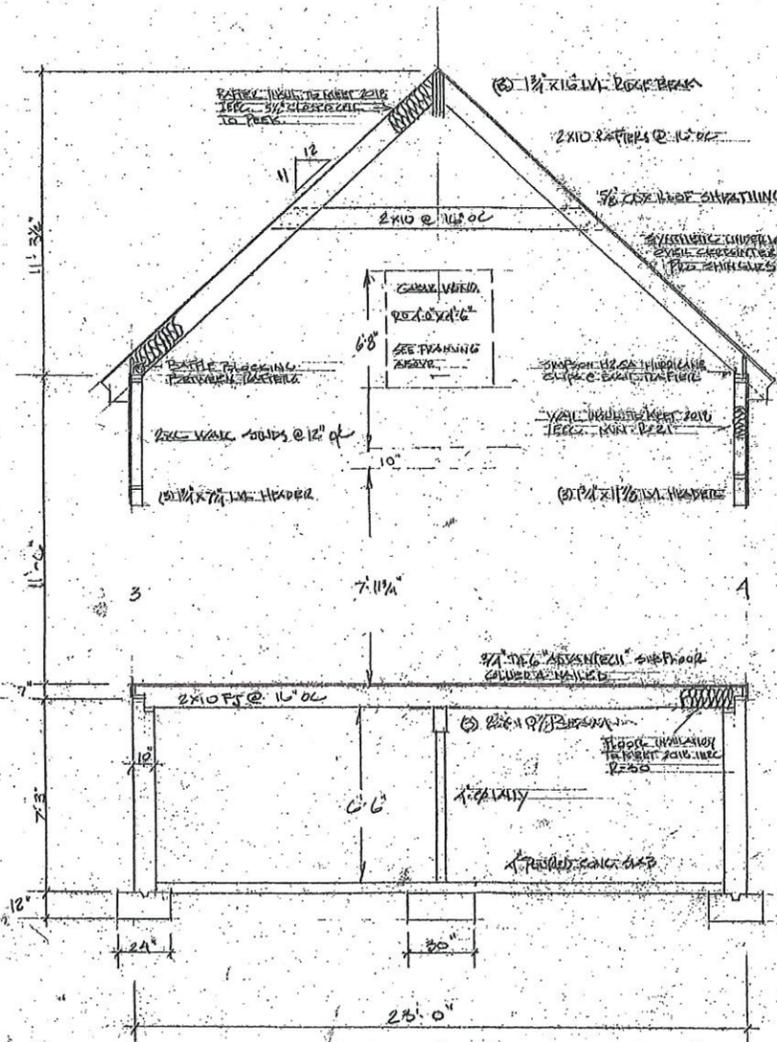


Bill S.
Structural

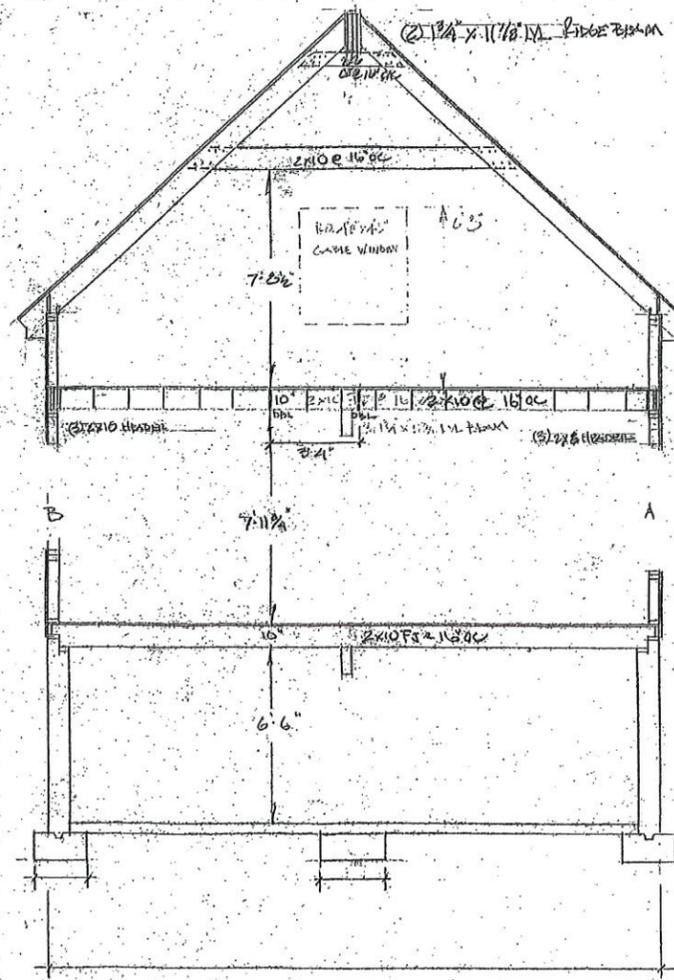
<u>FOUNDATION & DECKS</u>		
SCALE: 1/2" = 1'-0"	APPROVED BY:	DRAWN BY: <i>Bill S.</i>
DATE: July 5, 2021		REVISED
TOM & CARINE WOOSTEN 265 CHATHAM ROAD HARRISBURG, MD		
DRAWING NUMBER		3



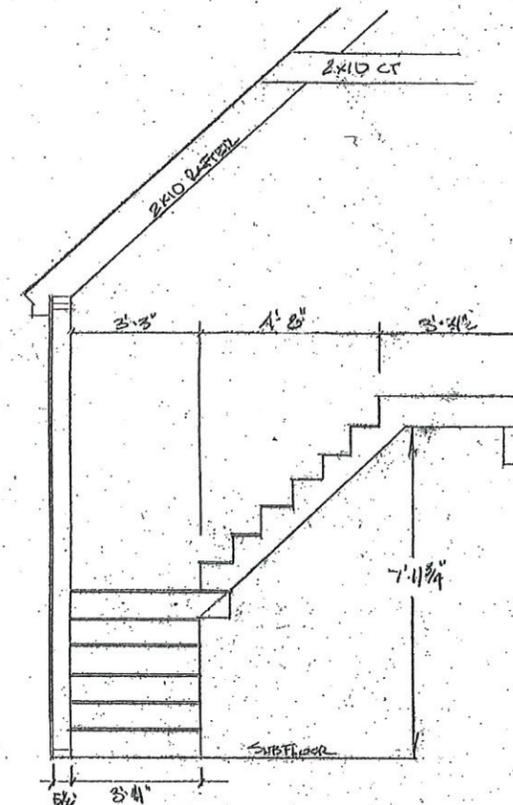
CABLE WINDOW FRAME
SCALE: 1/8" = 1'-0"



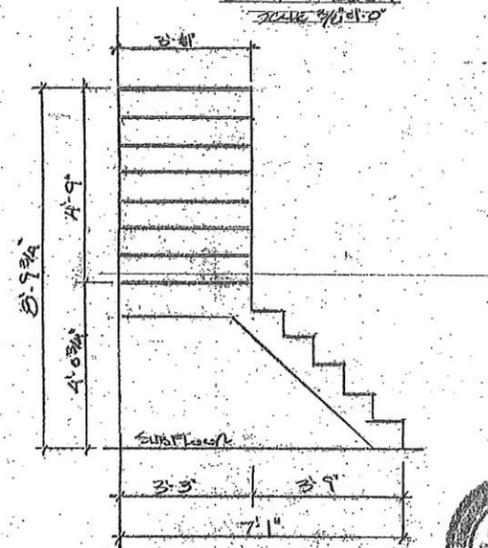
SECTION A-B



SECTION A-A

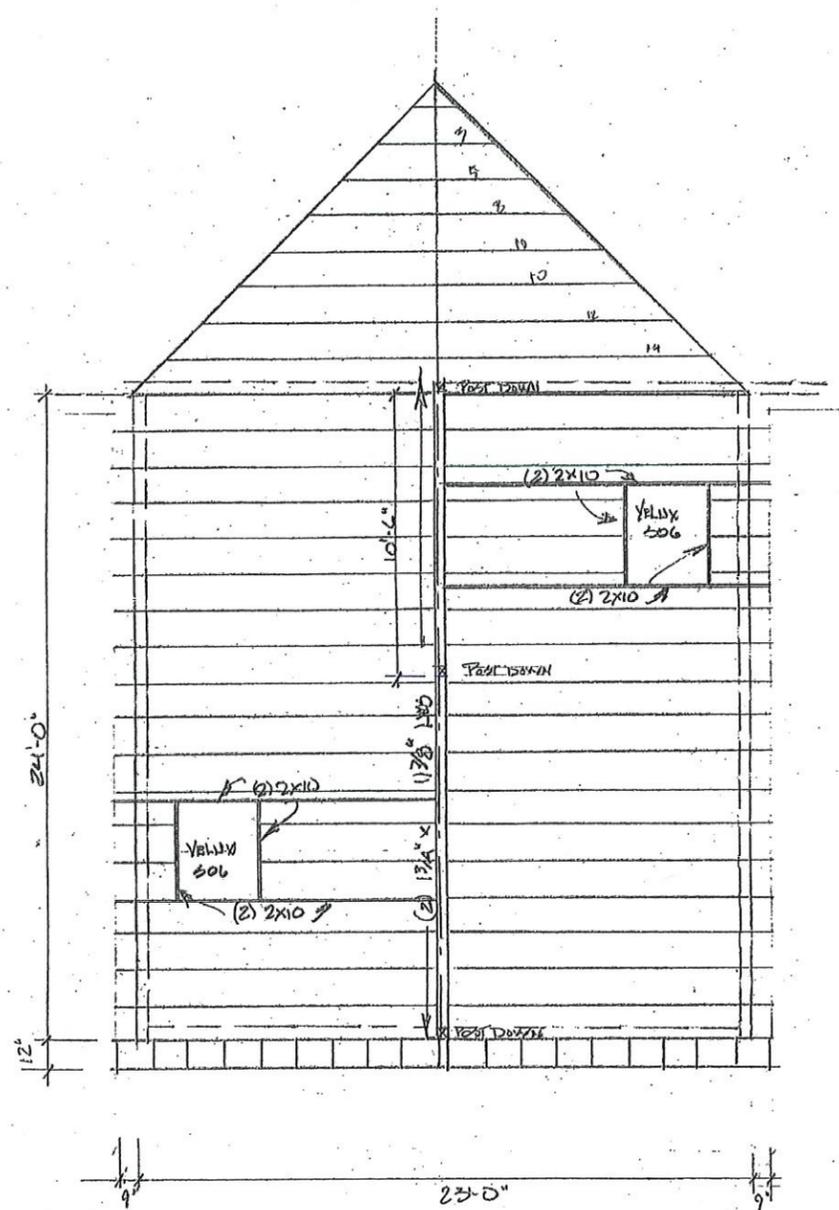


STAIR DESIGN
SCALE: 1/8" = 1'-0"

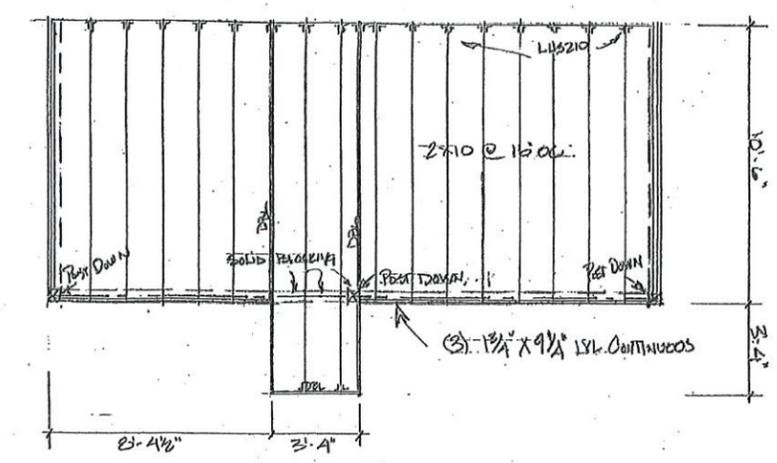


Mark A. Anderson
9/23/21
Structural

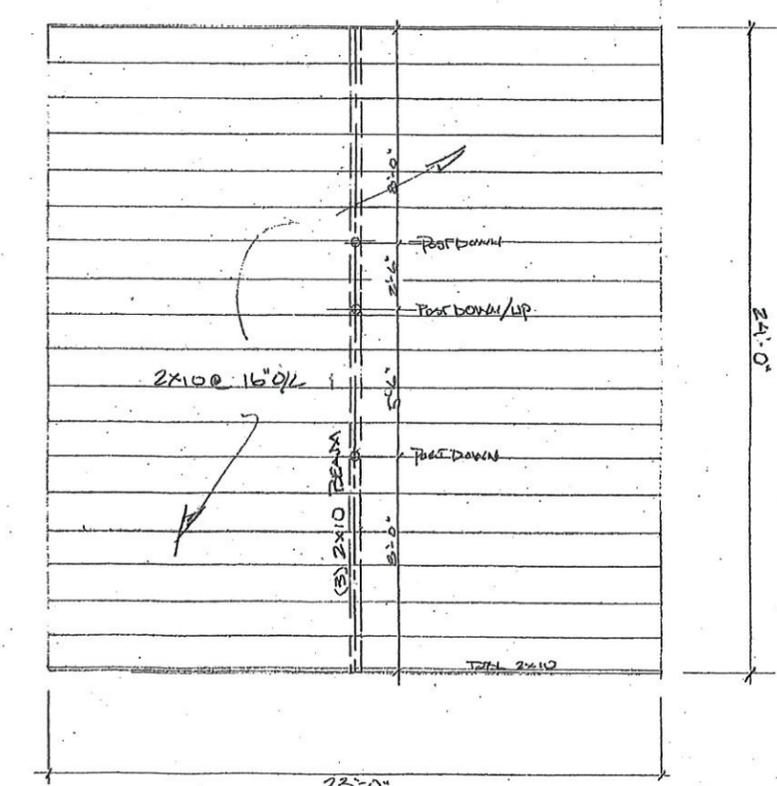
SECTIONS A-A & A-B STAIR DESIGN		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: Bill S
DATE: July 14, 2021		REVISED:
TOM & CAROLINE WESTERN 245 CHATELAIN ROAD HAYWARD, CA		
DRAWING NUMBER		A



DAFTER FRAME



LOFT FLOOR FRAME

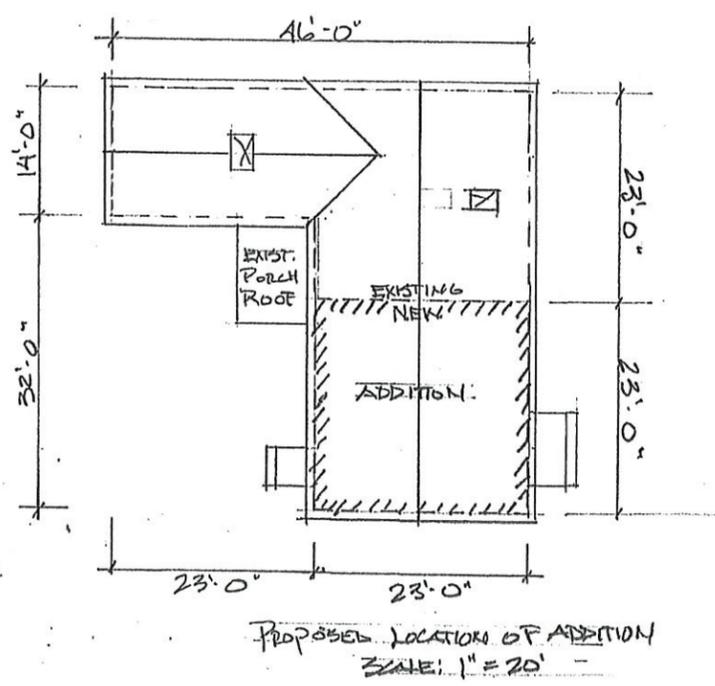
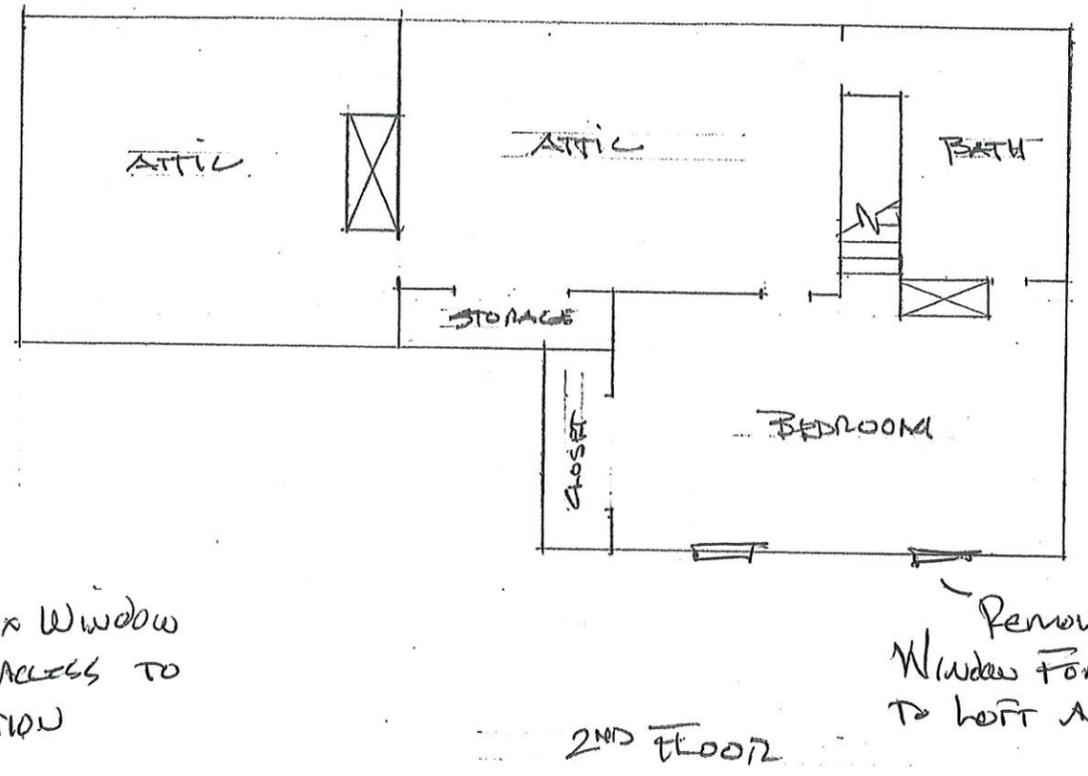
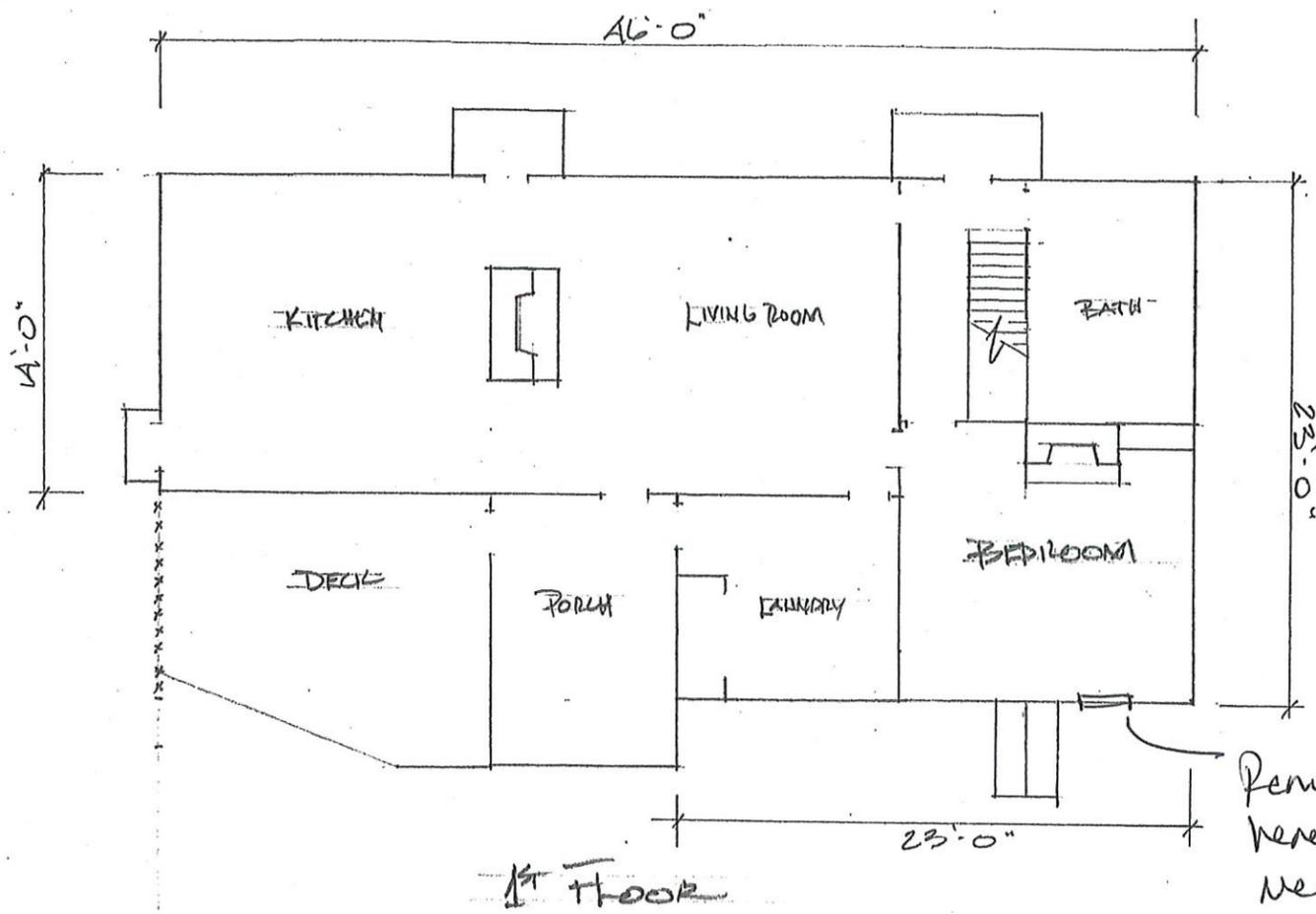


MAIN FLOOR FRAME



Mark A. Beckwith
Structural

DAFTER & FLOOR FRAME		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY: Bill S.
DATE: July 15, 2001		REVISED:
TOM & CARINE XFOOTBL 265 CHATHAM ROAD HERNLEY NSW		
		DRAWING NUMBER 5



EXIST. CONDITIONS	DEC 7, 2021
TOM & CLARINE WOOTEN 265 CHATHAM ROAD HARRISBURG, NC 28645	
DRAWN BY: B. SWANSON	SCALE: 1/8" = 1'-0"

WOOTEN ADDITION

265 CHATHAM RD.
HARWICH, MA

GENERAL STRUCTURAL NOTES

- ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE FOR ONE- AND TWO- FAMILY DWELLINGS, NINTH EDITION (780 CMR), AND ALL AMENDMENTS, WHICH IS BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- THE WIND DESIGN CRITERIA FOR THIS BUILDING IS IN ACCORDANCE WITH AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA), "WOOD FRAME CONSTRUCTION MANUAL FOR ONE- AND TWO- FAMILY DWELLINGS (WFCM)," AND THE "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE7-10)." THE BASIC WIND SPEED FOR THE DESIGN OF THIS STRUCTURE IS 140 MILES PER HOUR (ULTIMATE) WITH EXPOSURE CATEGORY 'B'.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL BUILDING OFFICIAL FOR THE STRUCTURAL FRAMING INSPECTION(S). IF THE BUILDING OFFICIAL REQUIRES THAT THE INSPECTION(S) BE COMPLETED BY THE ENGINEER OF RECORD, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD 72 HOURS PRIOR TO THE TIME WHEN THE INSPECTION(S) IS TO BE PERFORMED. THE CONTRACTOR SHALL INSURE THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS ARE VISIBLE FOR INSPECTION. IF DURING THE INSPECTION, ANY PORTION OF THE STRUCTURE IS DEEMED NOT VISIBLE OR IS INACCESSIBLE FOR INSPECTION, FINAL APPROVAL OF THE ENTIRE STRUCTURE WILL NOT BE GIVEN UNTIL THIS CONDITION IS CORRECTED AT THE CONTRACTOR'S EXPENSE.
- ALL WOOD CONSTRUCTION CONNECTORS AS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS TO BE SIMPSON STRONG-TIE IN ACCORDANCE WITH CATALOG C-2014. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL CONNECTORS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL ENGINEERED LUMBER PRODUCTS TO BE I-LEVEL TRUS JOIST (OR EQUAL) INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

ROOF FRAMING CONNECTIONS

- ATTACH OPPOSING RAFTERS AT THE RIDGE OVER THE TOP OF THE RIDGE WITH (1) LSTA 18 TENSION STRAP AT 16" O.C. STRAP TO BE INSTALLED OVER ROOF SHEATHING INTO RAFTERS W/ 10d COMMON NAILS TO RAFTERS.
- ATTACH THE END OF EACH RAFTER/TRUSS TO THE DOUBLE TOP PLATE OF THE EXTERIOR WALL WITH (1) H2.5A CONNECTOR. CONNECTOR TO BE APPLIED DIRECTLY TO 2X TOP PLATES ON OUTSIDE FACE OF WALL. ALTERNATE: USE (1) H2A FROM EVERY RAFTER TO WALL STUD BELOW. TSP CONNECTOR PER NOTE "1", "WALL FRAMING UPLIFT CONNECTIONS", IS NOT REQUIRED WHEN USING (1) H2A AT EVERY RAFTER.
- BLOCKING TO BE PROVIDED ABOVE THE DOUBLE TOP PLATE OF THE EXTERIOR WALL AT THE ROOF WITH ROOF SHEATHING NAILED TO THE BLOCKING AT 6" O.C. PROVIDE 'V' NOTCH IN BLOCKING TO PROVIDE ADEQUATE VENTILATION AS REQUIRED. BLOCKING TO BE ATTACHED DIRECTLY TO DOUBLE TOP PLATE OF THE EXTERIOR WALL W/ (1) RBC CONNECTOR.

FLOOR FRAMING CONNECTIONS

- PROVIDE (2) 1 1/2" WIDE LVL'S UNDER INTERIOR SHEARWALLS WHEN PARALLEL TO THE FLOOR FRAMING DIRECTION. IF CS 16 COIL STRAPS ARE SPECIFIED AS HOLDDOWNS AT THE END OF THE SHEARWALL, WRAP THE STRAP(S) AROUND THE (2) 1 1/2" WIDE LVL'S AS SPECIFIED, WRAPPING THE STRAPS AROUND THE LVL'S. IF HOLDDOWN AT END OF SHEARWALL IS A HDU TYPE, SUBSTITUTE (2) 1 1/2" WIDE LVL'S WITH 3 1/2" WIDE PARALLAM (MIN). SEE DETAIL (13). ALL BEAMS HERE UNLESS OTHERWISE SHOWN ON PLANS.
- PROVIDE 3 1/2" WIDE PARALLAM PSL BLOCKING OR (2) 1 1/2" WIDE LVL BLOCKING UNDER INTERIOR SHEARWALLS WHEN JOISTS BELOW ARE PERPENDICULAR TO SHEARWALL. PAD WEB OF TJI JOISTS AS NECESSARY.
- ATTACH THE DOUBLE TOP PLATE OF THE EACH EXTERIOR WALL TO THE RIM BOARD OF THE FLOOR ABOVE WITH (1) LTP5 CONNECTOR AT 24" O.C. OR W/ (2) 10d TOE NAILS PER 12".

GENERAL STRUCTURAL NOTES

WALL FRAMING CONNECTIONS

- ATTACH EXTERIOR WALL STUDS TO THE DOUBLE TOP PLATE AT THE ROOF WITH (1) TSP CONNECTOR AT 32" O.C. PROVIDE (9) 10d x 1 1/2" NAILS TO THE STUD AND (6) 10d NAILS TO THE DOUBLE TOP PLATE. CONNECTOR TO BE APPLIED DIRECTLY TO 2x FRAMING. **NOTE: NOT REQUIRED WHEN USING H2A CONNECTOR PER NOTE ON (13)**
- EXTERIOR WALL STUDS OF UPPER FLOORS TO BE ATTACHED TO STUDS ON THE FLOOR BELOW ACROSS THE RIM BOARD WITH (1) CS16 COIL STRAP AND (7) 10d NAILS AT EACH END OF STRAP. W/ A STRAP CUT LENGTH OF 18" + THE CLEAR SPAN ACROSS RIM BOARD. STRAPS TO BE SPACED AT 32" O.C. (EVERY OTHER STUD). STRAP IS NOT REQUIRED AT SHEARWALL HOLDDOWN LOCATIONS. CS16 COIL STRAPS MAY BE APPLIED OVER PLYWOOD SHEATHING.
- EXTERIOR WALL STUDS THAT ARE ABOVE BEAMS IN THE FLOOR FRAMING SHALL BE ATTACHED TO THE BEAM WITH (1) L2S12 TWIST STRAP AT 16" O.C. (CUT SMALL SLOT IN FLOOR SHEATHING FOR STRAP). STRAP IS APPLIED DIRECTLY TO 2x FRAMING.
- ATTACH FIRST FLOOR STUD TO RIM BOARD WITH (1) CS16 STRAP AT 32" O.C. PROVIDE (6) 10d NAILS TO STUD AND (6) 10d NAILS TO RIM BOARD. ATTACH RIM BOARD TO FOUNDATION SILL PLATE WITH (1) DSP CLIP AT 32" O.C.
- CONNECTIONS FOR WALL OPENING ELEMENTS (REFER TO DETAIL (14))

HEADER SIZE	HEADER TO JACK STUD	JACK STUD TO SOLE PLATE
L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4 *
L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4 *
L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4 *
L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SPH6 *

*ALTERNATE: THE CONNECTOR SHOWN FOR THE JACK STUD TO SOLE PLATE CAN BE SUBSTITUTED WITH THE SAME CONNECTOR SHOWN FOR THE JACK STUD TO HEADER. ATTACH CONNECTOR WITH HALF OF THE REQUIRED NAILS TO THE JACK STUD AND HALF OF THE REQUIRED NAILS TO THE FOUNDATION RIMBOARD. CONNECTOR TO BE ATTACHED DIRECTLY TO 2x FRAMING AND RIMBOARD. ALTERNATE CAN NOT BE USED WHEN SOLE PLATE IS ATTACHED DIRECTLY TO FOUNDATION STEM WALL OR CONCRETE SLAB.

NOTE:

- HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER (EXCEPT HERE NOTED).
- PROVIDE (1) SSP FROM EACH KING STUD TO DOUBLE TOP PLATE OF THE WALL. WITH (3) 10d NAILS TO DOUBLE TOP PLATE AND (4) 10d NAILS TO KING STUD. FOR SECOND FLOOR (OR ANY LEVEL WITH TIMBER FRAMED WALLS BELOW) HEADERS, PROVIDE (1) CS 16 FROM EACH KING STUD ACROSS THE RIM BOARD TO A STUD IN THE WALL BELOW. FOR CS 16 STRAP SIZE REFER TO NOTE "2" ABOVE. FOR LOWEST LEVEL HEADERS PROVIDE (1) SSP CONNECTOR FROM EACH KING STUD TO THE SILL PLATE.
- KING STUD TO RIMBOARD CONNECTION SPECIFIED IN NOTE 'D' AND ABOVE IS NOT REQUIRED WHERE A SHEARWALL HOLDDOWN IS ADJACENT TO THE OPENING.

SHEARWALL SCHEDULE

WALL TYPE SCHEDULE

- 1 1/2" PLYWOOD - (EDGES BLOCKED)
8d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. EDGES AND 12" O.C. FIELD.
- 1 1/2" PLYWOOD - (EDGES BLOCKED)
8d COMMON OR GALVANIZED BOX NAILS @ 3" O.C. EDGES AND 12" O.C. FIELD.
- 1 1/2" PLYWOOD - (EDGES BLOCKED)
8d COMMON OR GALVANIZED BOX NAILS @ 2" O.C. EDGES AND 12" O.C. FIELD. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED.

NOTE: FOR PLYWOOD SHEAR WALL TYPES 1, 2, AND 3 LISTED ABOVE, 8d COMMON OR GALVANIZED BOX NAILS = (0.131 x 2 1/2"). GUN NAILS MATCHING THE NAIL DIAMETER AND LENGTH MAY BE USED AS A SUBSTITUTE.

SOLE PLATE CONNECTION SCHEDULE

CONNECTION TO FLOOR RIM BOARD

WALL TYPE	SOLE PLATE CONNECTION TO RIM BOARD
1	(3) - 16d COMMON WIRE NAILS PER 16"
2	(4) - 16d COMMON WIRE NAILS PER 16"
3	(3) - SIMPSON SDS25312 (3/4" x 3 1/2") WOOD SCREWS PER 16"

CONNECTION TO CONCRETE FOUNDATION

FOUNDATION SILL PLATE CONNECTION TO CONCRETE

5/8" dia. ANCHOR BOLTS AT 32" o.c.

NOTE: ANCHOR BOLTS REFERENCED ABOVE TO BE 5/8" DIAMETER A307 STEEL ANCHOR BOLTS WITH 3"x 3"x 1/4" PLATEWASHER WITH 7" MINIMUM EMBEDMENT INTO CONCRETE.
ALTERNATE: TITEN HD BOLTS WITH 3"x 3"x 1/4" PLATEWASHER

SHEARWALL CONSTRUCTION

- ALL SHEARWALLS TO HAVE DOUBLE TOP PLATES AND DOUBLE 2X STUDS AT EACH END OF THE WALL.
- FACE NAIL DOUBLE TOP PLATES W/ 16d NAILS AT 16" O.C. USE (12) - 16d NAILS AT EACH SIDE OF LAP SPLICES IN TOP PLATES. SPLICE LENGTH TO BE A MINIMUM OF 4'-0" LONG.
- NAILING FOR PERFORATED SHEARWALLS TO BE CONTINUED ABOVE AND BELOW ALL OPENINGS IN SHEARWALL.
- ATTACH DOUBLE 2X STUDS AND BUILT-UP CORNER STUDS AT SHEARWALL ENDS WITH (2) 16d NAILS AT 4" O.C.
- REFER TO HOLDDOWN SCHEDULE FOR TIE DOWNS AT SHEARWALL ENDS.

SHEARWALL HOLDDOWN SCHEDULE

STRAP HOLDDOWNS

- (1) - CS 16 COIL STRAP W/ (26) 10d (0.148" x 3" LONG) NAILS WHEN STRAP IS APPLIED OVER PLYWOOD SHEATHING. SAME NUMBER OF 8d (0.131 x 2 1/2" LONG) NAILS MAY BE USED WHEN APPLIED DIRECTLY TO 2x FRAMING. APPLY HALF THE NUMBER OF NAILS (13) TO EACH END OF STRAP *.

FOUNDATION & HDU HOLDDOWNS

- HDU5-SDS2.5 W/ SSTB24 ANCHOR BOLT**. ATTACH HDU TO 3" (MIN) OF 2X OR GREATER FRAMING MATERIAL AND 3/8" THREADED ROD. CONNECT THREADED ROD TO ANCHOR BOLT WITH CNW3/8 COUPLER NUT.
- HDU8-SDS2.5 W/ SSTB28 ANCHOR BOLT**. ATTACH HDU TO 4 1/2" (MIN) OF 2X OR GREATER FRAMING MATERIAL AND 3/8" THREADED ROD. CONNECT THREADED ROD TO ANCHOR BOLT WITH CNW3/8 COUPLER NUT.

* * * ALL HDU HOLDDOWN ANCHOR BOLTS TO BE ATTACHED TO FORMWORK PRIOR TO CONCRETE POUR. USE APPROPRIATE ANCHORMATE DEVICE.

LEGEND

- ▲ SHEARWALL TYPE
- Ⓜ SHEARWALL HOLDDOWN TYPE
- SHEARWALL HOLDDOWN
- SHEARWALL
- ▲ PERFORATE SHEARWALL. CONTINUE PLYWOOD ABOVE AND BELOW OPENING WITH NAILING ACCORDING TO SPECIFIED SHEARWALL TYPE.
- XX XJ # OF KING AND JACK STUDS AT OPENINGS

SHEARWALL COVER SHEET

PROJECT:

WOOTEN ADDITION

NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:

265 CHATHAM RD.
HARWICH, MA

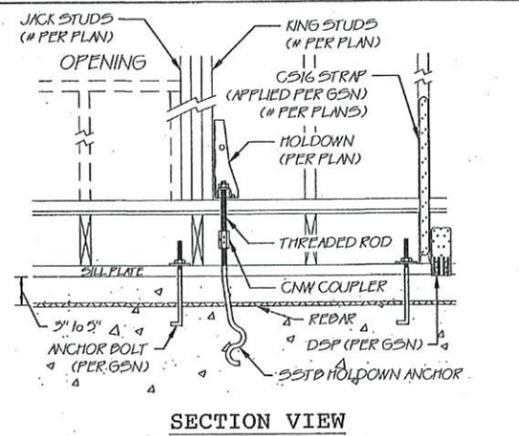


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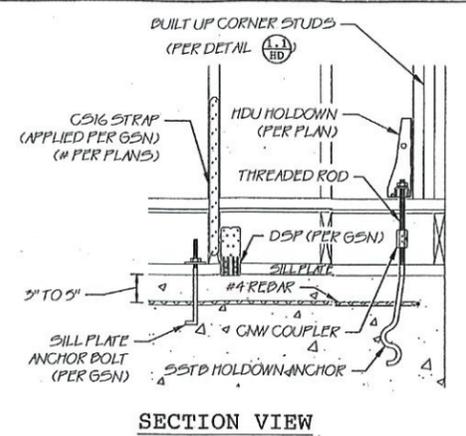
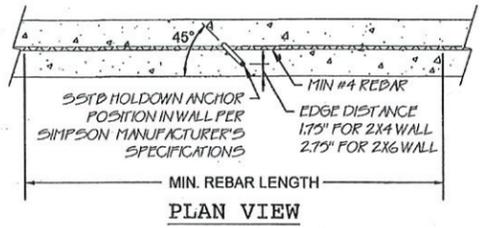
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DATE: 08-31-2021	G1.0
SCALE: NONE	

B7



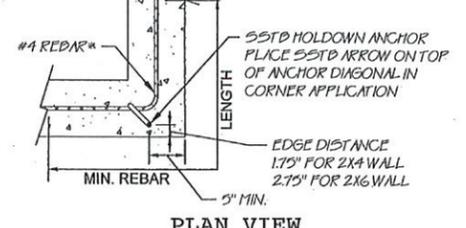
MODEL #	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 3/4"	50"
SSTB20	5/8	16 3/4"	58"
SSTB24	5/8	20 3/4"	66"
SSTB28	7/8	24 3/4"	74"
SSTB34	7/8	28 3/4"	82"
SB1x30	1	24"	96"

NOTE: #4 REBAR TO BE CENTERED ON HOLDDOWN AND LOCATED 3" TO 6" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



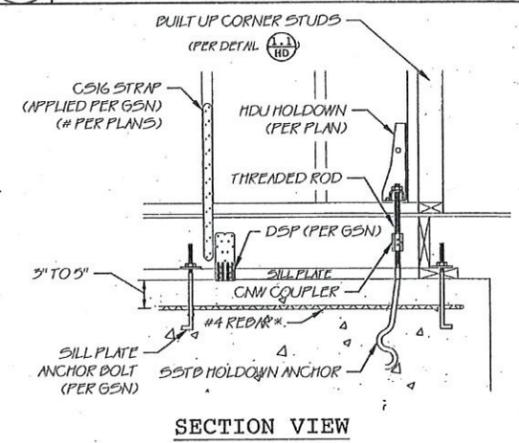
MODEL #	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 3/4"	50"
SSTB20	5/8	16 3/4"	58"
SSTB24	5/8	20 3/4"	66"
SSTB28	7/8	24 3/4"	74"
SSTB34	7/8	28 3/4"	82"
SB1x30	1	24"	96"

NOTE: #4 REBAR TO BE CENTERED ON HOLDDOWN AND LOCATED 3" TO 5" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



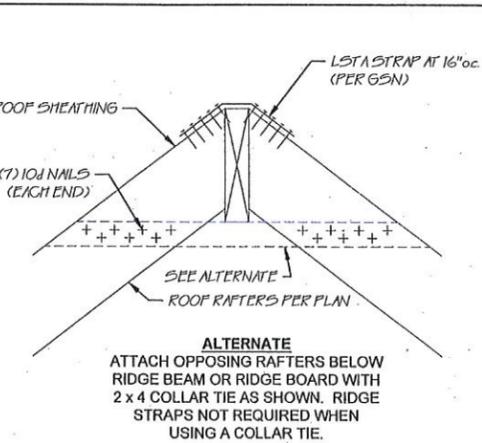
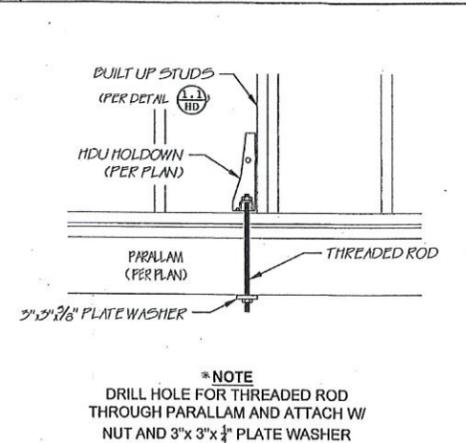
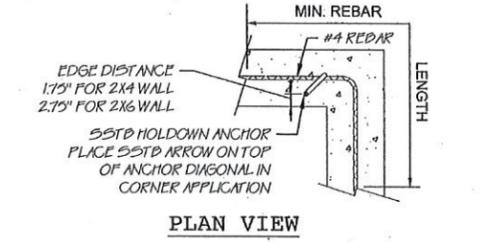
1.1 HD HOLD DOWN AT WINDOW OR DOOR OPENING

1.2 HD HOLD DOWN AT EXTERIOR BUILDING CORNER



MODEL #	DIA.	MIN. EMBED.	MIN. REBAR LENGTH
SSTB16	5/8	12 3/4"	50"
SSTB20	5/8	16 3/4"	58"
SSTB24	5/8	20 3/4"	66"
SSTB28	7/8	24 3/4"	74"
SSTB34	7/8	28 3/4"	82"
SB1x30	1	24"	96"

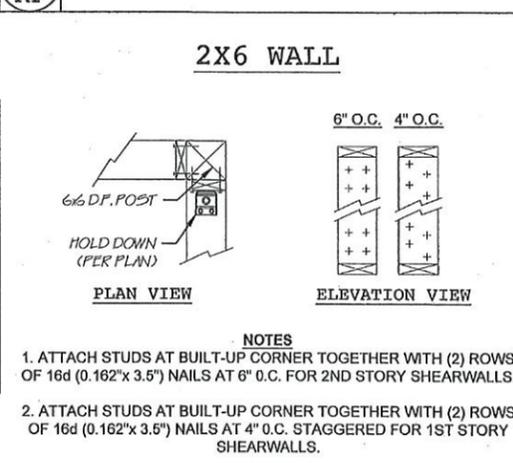
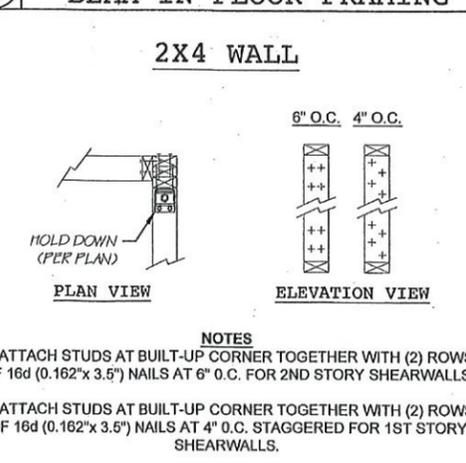
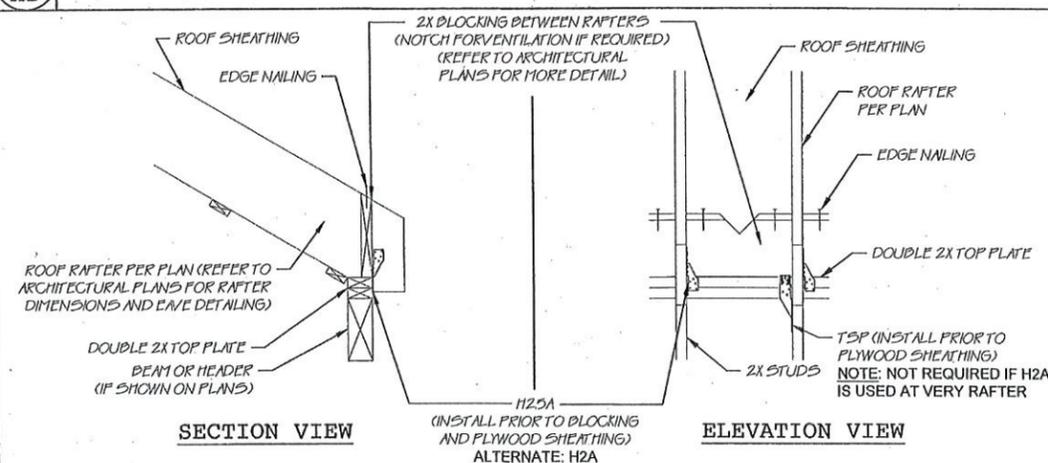
NOTE: #4 REBAR TO BE CENTERED ON HOLDDOWN AND LOCATED 3" TO 6" DOWN FROM TOP OF FOUNDATION WALL PER SIMPSON MANUFACTURER'S SPECIFICATIONS.



1.3 HD HOLD DOWN AT INTERIOR BUILDING CORNER

1.4 HD INTERIOR HOLD DOWN INTO BEAM IN FLOOR FRAMING

1.5 RF STRUCTURAL RIDGE BEAM



1.6 RF RAFTER TO TOP PLATE

1.7 WF BUILT-UP CORNER AT END OF SHEARWALL

STRUCTURAL DETAILS 1
PROJECT: WOOTEN ADDITION

NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:
265 CHATHAM RD.
HARWICH, MA

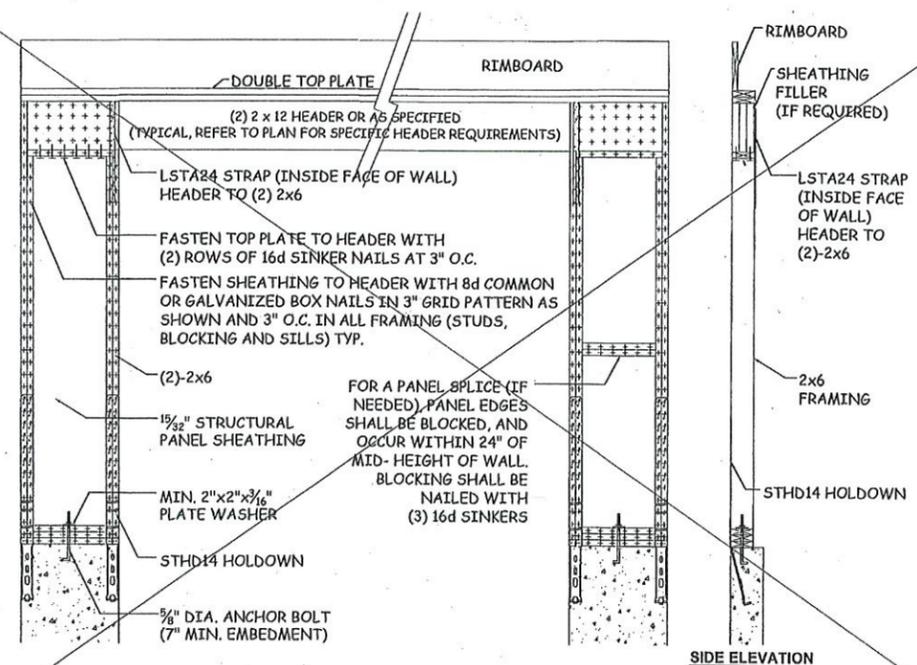


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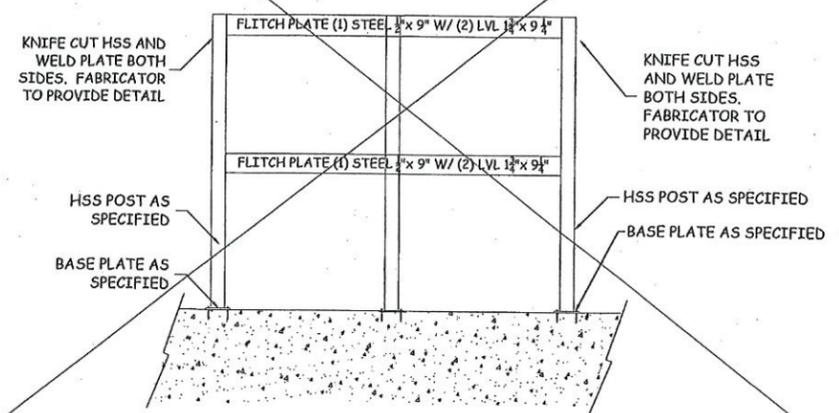
JOB#: 21-205	SHEET
DATE: 08-31-2021	G1.1
SCALE: NONE	

B8



SIDE ELEVATION

- CONSTRUCTION NOTES:**
- 1) WELD BASE PLATES TO VERTICAL TUBE STEEL POSTS. POSTS TO BE ATTACHED TO CONCRETE FOUNDATION WITH (4) $\frac{1}{2}$ " THREADED RODS WITH SIMPSON SET EPOXY WITH 10" MIN. EMBEDMENT.
 - 2) COLUMNS TO BE SPLIT AT BEAM LOCATIONS AND WELDED TO FLITCH PLATES TO PROVIDE MOMENT CONNECTION.
 - 3) CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



2.1
PW

APA PORTAL WALL
(NOT TO SCALE, FOR EXAMPLE ONLY! SUBSERVIATE TO TT-100F)

2.2
MF

STEEL MOMENT FRAME: EXTERIOR WALLS
(NOT TO SCALE, FOR EXAMPLE ONLY!)

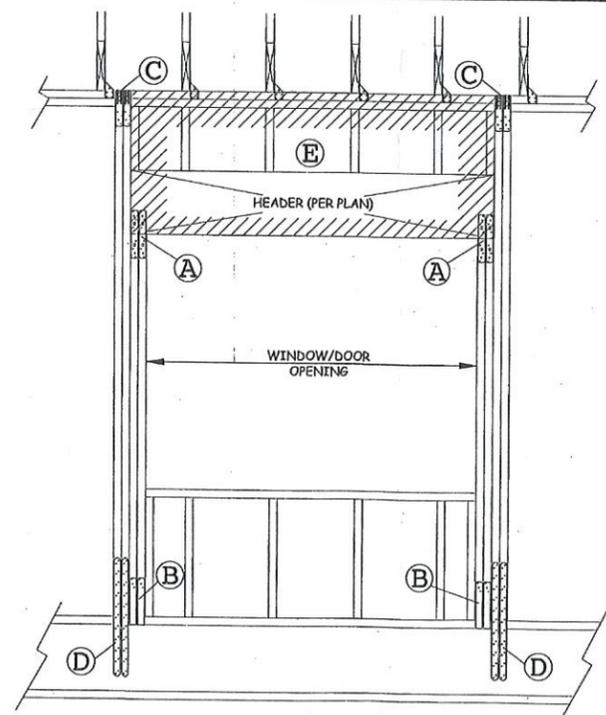
OPTION #1

HEADER SIZE	A	B	C	D	E
L= 1'-0" TO 4'-0"	(1) LSTA 9	(1) SP4	(1) SSP PER KING		STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" o.c. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEADER
L= 4'-1" TO 6'-0"	(2) LSTA 9	(2) SP4	(1) SSP PER KING	(1) CS 16 - (6) 8d NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	
L= 6'-1" TO 8'-0"	(2) LSTA 12	(2) SP4	(1) SSP PER KING		
L= 8'-1" TO 10'-0"	(2) LSTA 15	(2) SPH6	(1) SSP PER KING	ALTERNATE SEE NOTE 6	
L= 10'-1" TO 16'-0"	(2) ST2122	(2) SPH6	(1) SSP PER KING		

OPTION #2

HEADER SIZE	A	B	C	D	E
L= 1'-0" TO 4'-0"	(1) - CS 16 W/ (6) 8d EACH END		(1) SSP PER KING		STRUCTURAL PLYWOOD SHEATHING TO MATCH ELSEWHERE. NAIL DOUBLE ROW OF 8d NAILS AT 3" o.c. TOP AND BOTTOM OF PANEL INTO DOUBLE TOP PLATE AND HEADER
L= 4'-1" TO 6'-0"	(2) - CS 16 W/ (6) 8d EACH END		(1) SSP PER KING	(1) CS 16 - (6) 8d NAILS EACH END OF STRAP PER EACH KING STUD (SEE NOTE '4')	
L= 6'-1" TO 8'-0"	(2) - CS 16 W/ (6) 8d EACH END	SEE NOTE '3'	(1) SSP PER KING		
L= 8'-1" TO 10'-0"	(2) - CS 16 W/ (6) 8d EACH END		(1) SSP PER KING	ALTERNATE SEE NOTE 6	
L= 10'-1" TO 16'-0"	(2) ST2122		(1) SSP PER KING		

- *NOTES:**
1. HEADERS 4'-1" AND LARGER REQUIRE (2) JACK STUDS AT EACH END OF THE HEADER.
 2. CONNECTORS SPECIFIED ABOVE SHALL BE ATTACHED DIRECTLY TO 2X FRAMING MEMBERS.
 3. NAIL FULL HEIGHT JACK STUDS TO KING STUDS WITH (2)-16d NAILS PER 6" O.C. (CLIP FOR JACK STUD TO SOLE PLATE CONNECTION NOT REQUIRED)
 4. STRAP NOT REQUIRED WHERE SHEARWALL HOLDDOWN IS ADJACENT TO OPENING.
 5. DETAIL FOR WINDOW AND DOOR FRAMING ONLY. OTHER STRAPS AND TIES NOT SHOWN FOR CLARITY.
 6. IF WALL SITS ON FOUNDATION WITH NO RIM JOIST, USE SSP CONNECTORS PER KING STUD ATTACHED TO BOTH PLATES.

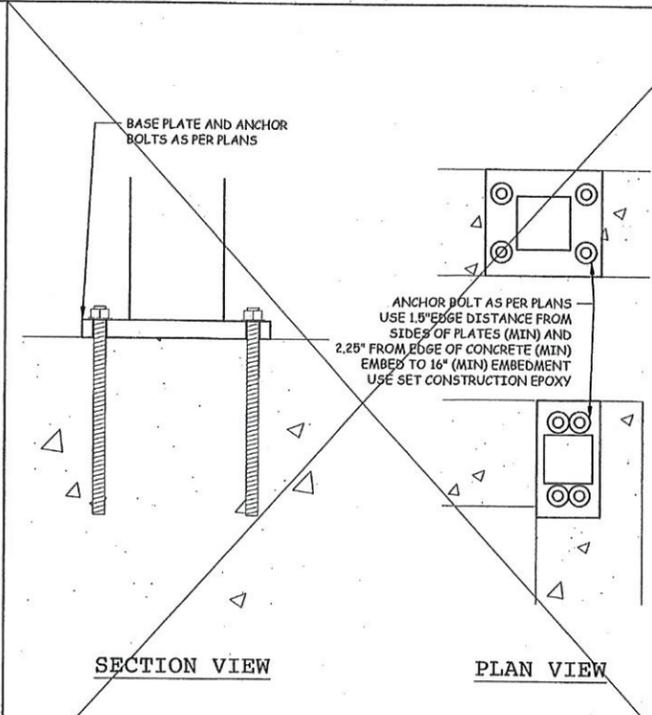


2.3
WF

FRAMING AT WINDOW AND DOOR OPENINGS

2.4
MF

MOMENT FRAME BASE PLATES
(NOT TO SCALE, FOR EXAMPLE ONLY!)



STRUCTURAL DETAILS 2

PROJECT:
WOOTEN ADDITION

NO.	REVISION/ISSUE	DATE

PROJECT ADDRESS:
265 CHATHAM RD.
HARWICH, MA

ME
McKENZIE
ENGINEERING
CONSULTANTS
structural - civil - environmental

P.O. BOX 1879
44 UNDERPASS RD UNIT 2
BREWSTER, MA 02631
(774) 353-2144



JOB#: 21-205	SHEET
DATE: 08-31-2021	G1.2
SCALE: NONE	

B9

01





2

CAPTAIN
OTIS MCKESSON
C. 1850



03

CAPTAIN
OTIS NICKERSON
c. 1850







C5.

265



C6



67

265



Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 - Fax: 508-430-4703

Historic District and Historical Commission
732 Main Street
Wednesday, December 15, 2021 6:00 PM
Small Hearing Room, Town Hall
Meeting Minutes

I. CALL TO ORDER – Reading of the requirements for a Public Meeting

Members and Staff Present; Chairperson Mary Maslowski, Lynn Zalesak, Brendan Lowney, Julia Eldredge, and recording secretary, Patti Macura
Others in attendance; Gregory Winston, Evan Price, William Riley, Esq., Christopher Bilek, Cherie Myatt-Brazis and Michael Brazis, David Hagsstrom
Chairperson Mary Maslowski called the meeting to order at 6:00 PM

II. PUBLIC HEARING

- A. **Case No. HH2021-14:** Gregory Winston and David Plunkett, owner/applicants seek a Certificate of Appropriateness to demolish the existing residence and construct a new residence with associated improvements on the property. The subject property is 109 Parallel Street, Map 41 Parcel N3-A, located in the Harwich Center Historic District.

Mr. Winston presented his demo/home project. He explained his plans to re-build his home at 109 Parallel Street. A detailed discussion of the building plans, colors, and materials to be used was discussed with the board members. It was noted that the new home will remain a duplex. All members agreed the plan submitted was a good addition to the Historic District and had no issues. The Chairwoman then read a note from the Town Planner, Jon Idman regarding HH2021-14- Certificate of Appropriateness- 109 Parallel Street (Map 41 Pcl N3-A), Harwich Center: “The above-referenced proposal represents a good opportunity to better define the Harwich Center Historic District and strengthen the streetscape of Parallel Street.

“The bulk, height and massing of the proposed residence is similar to that of other buildings in the District, including other surrounding, sizable buildings in the vicinity of the Bank and Parallel Street intersection. The District is marked by the number of substantial civic and quasi-public building it contains, which help define and support the District's constituent streetscapes.

“The size, height and setback of the existing residence on the property does not particularly contribute to defining the District or Parallel Street or in supporting the design or architectural integrity of the District. The substantial nature of the proposed building would do a better job of

this, especially if it were setback more closely to Parallel Street consistent with historic building setbacks.

“Though Greek Revival architecture predominates the District, it is important to recognize other period styles that contribute to the District. One such style, represented by Town Hall (the circa 1914 former Bank building), is Colonial Revival. The proposed residence, with its low-hipped roof and rectangular dimensions, recapitulates this style with a nod to Town Hall as a building important to the civic life and history of Harwich, and supports the design coherence of the District.

“My comments are not intended to serve as wholesale or non-critical advocacy for the proposal, or as a detailed design review. Indeed, I agree that there are specific architectural features proposed warranting particular scrutiny by the Commission in its appropriateness review (e.g. the widow s walk). Further, the applicant will have to confirm that the proposed residence is consistent with the dimensional requirements of the town's zoning code, including maximum height limitations.

“As a general matter, however, it is my opinion that the proposed residence has the potential to strengthen the District and the Harwich Center Village as outlined above, which aligns with the Town's planning goals”.

Ms. Eldredge moved to close the public hearing. Second by Ms. Zalesak. Motion carried 4-0

Mr. Lowney moved to approve the Certificate of Appropriateness for HH2021-14, 109 Parallel Street as presented; house design as per plans, cedar clapboard color Monterey White HC-27, trim to be white, shutter color Narragansett Green, HC-157, trim to be white.

Seconded by Ms. Zalesak. Motion carried 4-0

- B. **Case No. HH2021-15:** Benjamin Bourne, owner/applicant proposes partial demolition of the principal residence on the property, which is over 100 years old, in order to join new building additions to the rear of the residence. The subject property is 968 Route 28, Map 34 Parcel W2.

Attorney William Riley and Mr. Bilek introduced the proposed building plans. A brief discussion with board members took place. Board members questions focused on the age of the addition being removed and the color scheme.

Attorney Riley then commented on an original picture of the front porch included in the packet submitted. Due to setback requirements, Attorney Riley noted that he is planning to go in front of the ZBA to have the porch restored to the home and would like the HDHC’s endorsement.

Chairwoman Maslowski stated that the topic would need to come back to the board as it was not part of the original request.

Ms. Zalesak moved to close the public hearing. Second by Ms. Eldredge. Motion carried 4-0
Mr. Lowney moved to approve the Notice of Intent for HH2021-15, 968 Route 28 as presented from submitted plans dated August 10, 2021, Peter McDonald Architect; Ex.4, EX.5, A5, A6, A7, A7.1. Second by Ms. Eldredge. Motion carried 4-0

C. **Case No. HH2021-16:** Cherie Myatt-Brazis, owner/applicant proposes complete demolition of the principal residence on the property, which is over 100 years old according to the town's Historic Property Inventory List. The subject property is 53 Freeman Street, Map 23 Parcel R1. Cherie and Michael Brazis explained their demolition project. They indicated that upon purchasing the property their initial plan was to update only because the property needed significant work. After their architect reviewed the home, he recommended that it be demolished due to the condition of the structure and all the add-on's. An in-depth conversation between the board members and homeowner pursued with the hopes that the home could be saved. After closely examining the plans submitted, the board suggested that a replacement structure that kept the Greek Revival look at the eaves returns on all sides would be agreeable and therefore, the Board would not oppose the proposed demolition on the property.

Ms. Maslowski moved to close the public hearing. Second by Ms. Eldredge. Motion carried 4-0.

Mr. Lowney moved to approve the Notice of Intent for HH2021-16 for 100% demolition as presented with the condition that the replacement structure have Greek Revival detail at all eave returns on all sides.

Second by Ms. Zalesak. Motion carried 4-0.

III PUBLIC MEETING *

A. New Business

- a. Approval of minutes; September 15, 2021, October 20, 2021 & November 10, 2021

Mr. Lowney moved to approve the Minutes of 9/15/21, 10/20/21 and 11/10/21 with 2 name corrections. Seconded by Ms. Zalesak. Motion carried 4-0

- a. Approve the 2022 HDHC Meeting Schedule

Meeting schedule discussion to be continued and placed on the 1/19/22 meeting for updating. The Board Secretary asked to check conference room availability for alternative dates for the May 2022 and December 2022 meetings.

- b. 707 Main Street – Discussion with property owner regarding Certificate of Non-Applicability.

Chairwoman Maslowski began dialog with the property owner, David Hagstrom. It was explained that due to a paperwork and approval misunderstanding, the replacement of trim boards on the property should not have been included with the original application, but rather on a new Certificate of Appropriateness application. A discussion between Board members and Mr. Hagstrom took place regarding the Azek trim material used. It was suggested that the holes be filled with putty and the trim board be painted, he agreed it would be done in the spring. Chairwoman Maslowski asked that Mr. Hagstrom complete the Certificate of Appropriateness application and submit for Board approval.

D. Old Business

- c. Proposed property study of additional historic properties to inventory – discussion

No discussion took place as board member Doane was unavailable

- d. Reports from Commission Members

Chairwoman Maslowski, stated that the CPC is still in the process of reviewing applications and will vote on them in January. The applications can be viewed on the CPC's website.

She went on to say that Mr. Jon Idman, Town Planner would be available to sit in on one of the HDHC meetings to review HDHC documentation and offer suggestions.

Board member Eldredge asked if the Demo Bylaw would be included in the Spring Town meeting.

Chairwoman Maslowski stated that the Board of Selectmen agreed to add it to the Town Warrant.

Board member Lowney noted that the Affordable Housing Trust is progressing on securing the properties. There were a few minor issues but they are working toward getting them resolved.

III. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Ms. Eldredge moved to adjourn the meeting at 7:30 p.m. Seconded by Mr. Lowney.

Motion carried 4-0

Next HDHC board Meeting (subject to change) – January 19, 2022

**Per the Attorney General's Office – Boards/Commission may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following :New Business”.*

Authorized Posting Officer: Patricia A. Macura

Demolition Delay Bylaw - Harwich Code Ch. 131, Article II

Flow Chart

Is the building at least 100 years old?

If yes



Is partial or full building demolition proposed?

If yes



HDHC Review & Hearing required prior to issuance of demolition permit or commencement of demolition

Is building historically significant (e.g. is building inventoried or otherwise of note)?

If HDHC determines “yes”



Does proposed demolition jeopardize historic significance?

If HDHC determines “yes”



HDHC can impose a delay on the proposed demolition for up to one year, for the purpose of investigating alternatives to demolition with the applicant

TOWN OF HARWICH
HISTORIC DISTRICT & HISTORICAL COMMISSION
HARWICH CODE CHAPTER 131 ARTICLE II
NOTICE OF INTENT DETERMINATION
DEMOLITION DELAY BYLAW



Findings

1. Case No. HH _____
2. NOI Filing date:
3. Date of Hearing(s)/ Vote:
4. Property: (Address & Assessors ID)
5. Owner:
Applicant:
6. BCRD Recording Information:
7. Subject Building/s is at least 100 years old
 - Building age and source used to determine age: _____
8. Demolition proposed:
 - Full
 - Partial
 - Briefly describe work: _____
9. Historic Significance
 - Building/s is Historically Significant:
 - Listed in National/ State Historic Register of Historic Places; or
 - Direct association with one or more historically noteworthy persons or events; or with the political, cultural, economic or social history of the Town; or
 - Possesses particular architectural value/ significance as representative of a recognized architectural style or period, or due to the method of construction or materials used, or by virtue of association with an historically noteworthy architect; or
 - Listed in Town Historic Property Inventory.
 - Notes (e.g. condition of building/s; original building materials, details and features; additions and alterations; MACRIS information; photos; etc.): _____

 - Building is Not Historically Significant
 - Notes (e.g. condition of building/s; original building materials, details and features; additions and alterations; photos; etc.): _____

10. The proposed demolition
 - would
 - would notdestroy or substantially diminish the historic value/ significance of the subject building/s.
Notes: _____

TOWN OF HARWICH
HISTORIC DISTRICT & HISTORICAL COMMISSION
HARWICH CODE CHAPTER 131, ARTICLE I/ MGL Ch. 40C
CERTIFICATE



FACTS

1. Case No. HH _____
2. Filing date:
3. Date of Hearing(s)/ Vote:
4. Property: (Address & Assessors ID)
5. Owner:
Applicant:
6. BCRD Recording Information:
7. Application Type:
 - Certificate of Appropriateness*
 - Certificate of Hardship*
 - Certificate of Non-Applicability*

8. Description of proposed construction or alteration:

9. List of plans, materials and specifications for proposed construction or alteration:

FINDINGS OF APPROVAL (as applicable)

Certificate of Appropriateness

- The proposed construction or alteration will be appropriate for or compatible with the preservation or protection of the historic district

Certificate of Hardship

- Owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve the application will involve a substantial hardship, financial or otherwise, to the applicant and such application may be approved without substantial detriment to the public welfare and without substantial derogation to the preservation or protection of the historic district.

Certificate of Non-Applicability

The proposed construction or alteration either:

- does not involve any exterior architectural features in the historic district open to public view;
OR
- involves ordinary maintenance, repair or replacement of any exterior architectural feature within the historic district which does not involve a change in design, material, color or the outward appearance thereof; OR
- is necessary to meet public safety requirements certified by a duly-authorized public officer related to an unsafe or dangerous condition.

2022 Historic District and Historical Commission (HDHC) Meeting Schedule

1st and 3rd Wednesday of the Month

Applications are available from the Home Page of the Commission

Hearing/Meeting dates and location are subject to change
Cases subject to the General Code c. 131 and other MGL requirements

PUBLIC HEARINGS (Notice of Intent, Certificates of Appropriateness, Hardship, or Non-Applicability) 3 rd Wednesday of the month unless noted* Small Hearing Room, Town Hall, 732 Main Street, Harwich Center	
HEARING DATES	FILING DEADLINE
6:00 p.m.	Approx. 5 weeks prior to hearing / meeting
January 19, 2022	December 22, 2021
February 16, 2022	January 19, 2022
March 16, 2022	February 9, 2022
April 20, 2022	March 16, 2022
May 18, 2022	April 20, 2022
June 15, 2022	May 11, 2022
July 20, 2022	June 22, 2022
August 17, 2022	July 20, 2022
September 21, 2022	August 24, 2022
October 19, 2022	September 21, 2022
November 16, 2022	October 19, 2022
December 21, 2022	November 16, 2022

PUBLIC MEETINGS (As needed) 1 st Wednesday of the month unless noted* Small Hearing Room, 732 Main Street, Harwich Center	
MEETINGS DATES	
6:00 p.m.	
January 5, 2022	July 6, 2022
February 2, 2022	August 3, 2022
March 2, 2022	September 7, 2022
April 6, 2022	October 5, 2022
May 4, 2022	November 2, 2022
June 1, 2022	December 7, 2022