

Town of Harwich
HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES
March 20th - 2024 - 6:00pm
Town Hall – Small Hearing Room

Board Members Present: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak.

Board Members Absent: Paul Doane

Other Attendees:

I. CALL TO ORDER: Chairperson Maslowski called the meeting to order at 6:00pm.

II. PUBLIC HEARINGS:

HH2024-03: George Stearns, owner, through their agent John Eldredge, has filed for a Certificate of Non-Applicability. The project proposes alterations to replace windows and siding. The structure is over 100 years old according to State and Town Assessing records and is located at **706 Main Street Map: 41 Parcel: B3**

Ms. Maslowski read the case as presented.

John Eldredge was present as a representative.

Mr. Eldredge reviewed the application, explaining that five windows need to be replaced and that some of the siding of the building is rotting off. Ms. Maslowski asked if the replacement siding would be the same material. Mr. Eldredge said that it would be vinyl, to match the rest of the building.

Ms. Maslowski asked if the replacement windows would have the same outward appearance and Mr. Eldredge said yes. Mr. Robert Doane asked Mr. Eldredge if he knew the model number of the proposed replacement window and Mr. Eldredge said it is a 400 Series Anderson. Mr. Lowney asked if he would do a one-over-one to match the existing window and Mr. Eldredge said yes, it is a double hung window.

Mr. Robert Doane said that since the siding that is rotting is currently wood, the applicant should replace the rotting parts with wood, or apply for a Certificate of Appropriateness if vinyl siding is desired. Mr. Eldredge asked if it was necessary to reapply since most of the building already has vinyl siding. Ms. Maslowski explained that the applicant will need to re-apply because the material is not the same.

Mr. Eldredge asked if he could side the whole building with vinyl in the future. The Commissioners each said they would not support it. Ms. Maslowski asked how much of the building was sided with vinyl. Mr. Eldredge said that all but two walls were vinyl. Ms. Maslowski asked how long ago the vinyl was added. Mr. Eldredge said maybe 10 years ago.

Ms. Maslowski said that she would investigate whether she could waive the fee for Mr. Eldredge's Certificate of Appropriateness but said that her vote likely would not be in favor of it if it proposed vinyl. Mr. Robert Doane noted that the section faces the park nearby. The Commissioners discussed materials that would be appropriate for the project and cost.

Ms. Zalesak moved to close the public hearing. Seconded by Mr. Robert Doane.

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Vote: 5:0 Motion carried; public hearing closed.

Motion: Mr. Lowney made a motion to approve the Certificate of Non-Applicability for work located at 706 Main Street.

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak.

Vote: 5:0

Motion: Mr. Lowney

Second: Mr. Bob Doane

Granted with the condition that no siding is installed.

HH2024-04: Stanley Bowden, trustee of Bowden Rufus S. Tr., owner, has filed for a Notice of Intent. The project proposes a full demolition for the detached garage. The structure is over 100 years old according to Town Assessing records and is located at **188 Bank Street Map: 23 Parcel: B1-A**

Ms. Maslowski read the case as presented.

Stanley Bowden was present as a representative.

Mr. Bowden explained that he would like to demolish the unusable shed in his yard to be rebuilt.

The board discussed the application. Mr. Robert Doane said that he liked that the proposed shed is nearly the same. Ms. Zalesak noted that the existing shed is not in good condition.

Angela McNamara, abutter, asked if the siding of the proposed shed would be the same.

Mr. Bob Doane moved to close the public hearing. Seconded by Ms. Eldredge.

Vote: 5:0 Motion carried; public hearing closed.

Motion: Mr. Lowney made a motion to approve the Certificate of Non-Applicability for work located at 188 Bank Street.

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak.

Vote: 5:0

Motion: Mr. Lowney

Second: Mr. Bob Doane

Granted with no conditions.

HH2024-05: Miguel Esteves, owner, through their agent Dana Greene, has filed for a Notice of Intent. The project proposes a partial demolition to replace windows and siding. The structure is over 100 years old according to Town Assessing records and is located at **1626 Orleans Rd. Map: 107 Parcel: E8-1**

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Ms. Maslowski read the case as presented.

was present as a representative.

Mr. Bob Doane moved to close the public hearing. Seconded by Ms. Zalesak.

Vote: 5:0 Motion carried; public hearing closed.

Motion: Move to approve the Certificate of Non-Applicability for work located at 188 Bank Street.

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak.

Vote: 5:0

Motion: Mr. Bob Doane

Second: Mr. Lowney

Granted with no conditions.

III. PUBLIC MEETING:

A. Approval of Minutes

- Regular meeting of February 21st, 2024.

Motion: Mr. Bob Doane made a motion to approve the Meeting Minutes from the regular meeting of February 21st, 2024, as printed.

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak.

Vote: 5:0

Motion: Mr. Bob Doane

Second: Ms. Zalesak

Minutes approved.

B. New Business

1. Choose a meeting date for June.

The Board chose a June hearing date of June 20th, 2024.

2. Discussion about plaques for historic properties.

The Board stated they were going to wait for Mr. Paul Doane to discuss plaques for historic properties.

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C. Old Business

1. Update from members.

No update from CPC.

Board members discussed items to be placed on the next agenda.

IV. CORRESPONDENCE/BRIEFINGS

1. None.

V. ADJOURN

Motion: Move to adjourn the meeting at 6:54pm

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak.

Vote: 5-0

Motion: Ms. Zalesak

Second: Mr. Bob Doane

Meeting adjourned

Minutes respectfully submitted,

Rachel Lohr
Board Secretary
Historic District and Historic Commission