

**MINUTES
HISTORIC DISTRICT AND HISTORICAL COMMISSION
TOWN HALL - 732 MAIN STREET - SMALL HEARING ROOM
SEPTEMBER 27, 2023, 6:00PM**

RECEIVED
TOWN CLERK
HARWICH, MA

2023 NOV 22 A 9:03

MEMBERS PARTICIPATING: Chairperson Mary Maslowski, Brendan Lowney, Lynne Zalesak, and Vice Chair Julie Eldredge were present with Bob Doane participating remotely.

I. RECORDING NOTICE; CALL TO ORDER

Mary Maslowski, Chair, called the meeting of the Harwich Historic District and Historical Commission to order on Wednesday, September 27, 2023, and read the Recording Notice. Ms. Maslowski called roll call noting that Bob Doane was participating remotely.

II. PUBLIC HEARING:

Ms. Maslowski opened the Public Hearing.

HH2023-15: Town of Harwich, owner, through their agent, Kara Mewhinney Director of Harwich Cultural Affairs has filed a Certificate of Appropriateness. The project proposes a new sign, for the Harwich Center Cultural District. The proposed sign will be located at 702 Main St, Map 41, Parcel B9 (Continued from 9.20.23)

Ms. Maslowski read Case No. HH2023-15 as presented.

Kara Mewhinney, Director of Harwich Cultural Affairs was present and noted the two Cultural District designations received by the Town of Harwich. She explained the sign and the reasons for her request.

Ms. Zalesak moved to close the Public Hearing, seconded by Ms. Eldridge.

Vote 5:0 in favor by roll call vote, motion carried.

Mr. Lowney moved to approve case number HH2023-15: Filing date of July 18, 2023, hearing date of September 20, 2023, and continued to September 27, 2023, Property is located at 702 Main St, Map 41, Parcel B9 Town of Harwich. BK recording number is 9770 page 21. This is a certificate of appropriateness. The description of work is to add a new sign at Harwich Center. The Certificate of Appropriateness is the finding. The purpose of the proposed construction alteration will be appropriate or compatible with the preservation and protection of the Historic District. Determination approved, no comments, no conditions.

Vote 5:0 in favor of approval by roll call vote. Motion carried.

Ms. Maslowski opened the Public Hearing.

HH2023-16: Town of Harwich, owner, through their agent, Kara Mewhinney Director of Harwich Cultural Affairs has filed a Certificate of Appropriateness. The project proposes a new

sign for the Harwich Center Cultural District. The proposed sign will be located at I Oak St, Map 41, Parcel C6 (Continued from 9.20.23)

Ms. Maslowski read Case No. HH-2023-16 as presented.

Kara Mewhinney, Director of Harwich Cultural Affairs was present. She noted that Harwich Center has received a designation as a Cultural District and presented the sign.

Ms. Eldredge moved to close the Public Hearing, seconded by Ms. Zalesak.

Vote 5:0 in favor by roll call. Motion carried.

Mr. Lowney moved to approve HH2023-16, filing date July 18, 2023, date of hearing September 27, 2023. Property 1 Oak Street, Map 41, Parcel C6, owner Town of Harwich. BK recording information 9770 page 29. the application is a Certificate of Appropriateness, description of work is to have a new sign in the Harwich Center Historic District. the Finding is a Certificate of Appropriateness. the proposed construction of alteration will be appropriate of compatible with the preservation or protection of the Historic District. Determination is Approved, no comments, no conditions.

Vote 5:0 in favor by roll call. Motion carried.

Ms. Maslowski opened the Public Hearing.

HH2023-17: Nanci Hanron, owner, has filed a Notice of Intent. The project proposes a full demolition, to construct a new single-family dwelling. The structure is a Historic Building according to the Town Assessing Records and is located at 38 Ocean Ave, Map 6B, Parcel H1-2 (Continued from 9.20.23)

Ms. Maslowski read Case No. HH2023-17 as presented.

Nanci Hanron was present. Ms. Hanron explained her application and plan in detail.

Mr. Lowney asked if there is an increase in height.

Tom Carlone, neighbor and architect was present and joined Ms. Hanron to answer the question. He replied that the plan is for essentially the same building esthetically. He went on to describe the plan in detail. There is one section that is slightly taller.

Other members asked questions regarding the present structure, the proposed plan and other issues which Mr. Carlone answered in detail.

Ms. Maslowski read aloud a letter that had been sent to Town Hall from Kathleen Premier, direct abutter. Ms. Premier expressed her concerns regarding wood framing.

Mr. Carlone explained that they had originally attempted to salvage part of the house. The plan no longer includes using any of the original wood framing.

Bob Nickerson of Harwich Port was present. He distributed pictures of his family home which had been renovated over the years to show what it looked like over the years compared to the original house built in 1796. He included dates that renovations were done including replacing rotted wood. He commented that he feels that every time a house is demolished, a piece of Harwich is lost. He added that a house can be restored with energy and effort. He also noted that he is a structural engineer and offered to give materials that he must anyone who needs it.

Ms. Maslowski responded and noted the Demolition By-law that they have to abide by, and she described what it includes. She emphasized that there is only so much the Board can do.

Ms. Eldredge moved to close the Public Hearing, seconded by Mr. Lowney.

Vote 5:0 in favor by roll call. Motion carried.

Mr. Lowney moved on Case No. HH2023-17, filing date August 11, 2023, hearing date September 27, 2023, property and parcel 38 Ocean Ave.23, Map 6B, H1-2, Nancy Hanron. Recording information cert 231754. Proposed full demolition, description or work, demolition of entire existing structure replaced with a new single-family dwelling. Historical significance is listed on the Historic Property Inventory. The proposed demolition will not destroy or diminish the historic value of significance of the building. Determination: No demolition delay period imposed. Condition: Stay within the elevations proposed. Subject to the elevations of the Plan dated March 27, 2023. Motion seconded by Mr. Eldredge.

Vote: 4:1 in favor by roll call vote with Ms. Eldredge, Mr. Doane, Mr. Lowney and Ms. Maslowski voting Aye and Ms. Zalesak voting Nay. Motion carried.

Ms. Maslowski opened the Public Hearing.

HH2023-18: Marie Dedominicis, owner through their agent Aaron Strom with D&S Construction, has filed a Notice of Intent. The project proposes a partial demolition, to replace windows, doors, siding, and roof. The structure is a Historic Building according to the Town Assessing records and is located at 87 Great Western Rd, Map 45 Parcel XI (Continued from 9.20.23)

Ms. Maslowski read Case No. HH2023-18 as presented.

Aaron Strom of D&S Construction was present. He described the Application and the Plan in detail.

Board members asked questions about the windows and the grill pattern and the trim.

Mr. Strom emphasized that his goal is to duplicate everything as much and possible.

Tom Evans, who lives across from the property noted on this application, was present. He gave a brief history of his home and the home of the application. He spoke in favor of the restoration plan and keeping the house as close to the original as possible.

Ms. Zalesak moved to close the Public Hearing, seconded by Ms. Eldredge.

Vote 5:0 in favor by roll call vote. Motion carried.

Ms. Zalesak moved on Case No, HH29023-18, filing date August 16, 2023, date of Hearing September 27, 2023. Property Map 87 Great Western Road, Map 45 Parcel X1, owner Marie Dedominicis, Applicant Aaron Strom. DCRD recording information BK 19166PG75. Subject building, year built 1780, source used to determine age, Town Assessing Records. Demolition proposed, partial. Project proposes a partial demolition to replace windows, doors, siding, and roof. Historic significance listed in Town Historic Property Inventory. Proposed demolition would not destroy or substantially diminish the historic value of significance of subject's building. Determination: No demolition delay period imposed. Conditions: Windows 6 panes over 1 pane.

Vote 5:0 in favor by roll call vote. Motion carried.

Five minute recess called.

Ms. Maslowski called the meeting back to order at 6:50PM.

Ms. Maslowski opened the Public Hearing.

HH2023-19: Gary Sawin, owner through their agent Matt White, has filed a Notice of Intent. The project proposes a partial demolition, to an addition on the north side of the structure. The structure is a Historic Building according to the State and Town Assessing records and is located at 547 Route 28, Map 14 Parcel V4

Ms. Maslowski read Case No. HH2023-19 as presented.

Matt White was present representing the Sawin family. He gave a brief history of the property and a detailed description of the plan.

Ms. Maslowski asked Mr. White to point out, on the plan before the Board, to clarify which part of the structure is part of the proposed demolition and which is not.

Duncan Berry was present and asked for clarification that what is being demolished is the retail space that had been added on. He was able to view the plan for confirmation.

Ms. Eldredge moved to close the Public Hearing, seconded by Mr. Lowney.

Vote 5:0 in favor by roll call. Motion carried.

Mr. Lowney moved to approve Case No. HH2023-19, filing date August 16, 2023, Hearing date September 27, 2023, property Map and Parcel 547 Route 28, Map 14, Parcel V4. Owner Gary Sawin, Applicant Matt White, recording information BK4532 page 291. Year built 1850, demolition proposed, partial. Brief description of the work proposed partial demolition to the addition north side of the structure. Historical significance is listed on the Town's Historic Property Inventory. The proposed demolition would not destroy or substantially diminish the historic value significance of subject building. Determination, no demolition delay period

imposed. Conditions, if windows are found or new windows put in, to match any existing grill pattern.

Vote 5:0 in favor by roll call. Motion carried.

Ms. Maslowski opened the Public Hearing.

HH2023-20: K&M Management, owner through their agent Conserv Group Inc, has filed a Notice of Intent. The project proposes a full demolition of the two existing structures, to replace with multi-family dwelling. The structures are Historic Buildings according to the State and Town Assessing records and is located at 934 Route 28, Map 34 Parcel S1 (Continued from 9.20.23)

Ms. Maslowski read Case No. HH2023-20 as presented.

Patricia Kennedy, owner of the property, was present. She gave a brief history of the property and an application that was filed and approved in 2010 and why they did not act on it at that time. Also noted was the need for housing and why they are applying to build a multi-family dwelling. There were no plans available for the Board members to see at this time.

Mr. Lowey commented that it is difficult to approve a project without seeing plans.

Ms. Zalesak noted historical information about the property and the possibility of it being a post office.

Ms. Kennedy responded that she had not seen evidence of it being a post office and also that the building is unsafe for anyone to enter at this time.

Ms. Eldredge also commented on the difficulty of approving plans without a visual.

Ms. Kennedy will resubmit plans when they are available.

Mr. Doane suggested a one-year demolition delay to see if any portion of the property is salvageable or can be relocated.

Ms. Maslowski noted options that they have at this point regarding a year's demolition delay.

Duncan Berry, resident and Vice President of the Historical Society in Harwich was present. He noted the significance of the building and expressed an interest in preserving as much of the building as possible. He gave information on organizations that would be interested in helping with the preservation.

Bob Nickerson commented on his family connection to the property and his concern about preserving the house.

Ms. Kennedy requested a continuance to allow time to get plans and figure out what their options are including possibly finding someone who would want the house.

Ms. Nickerson was present and suggested incorporating the present house into the plan.

Ms. Maslowski noted 2 options, to continue the case or to impose a 12-month delay and talk about the plans when they are available. The 12-month delay could be lifted at that time.

Discussion followed regarding the pros and cons of a continuance and a 12-month demolition delay.

Ms. Eldredge moved to close the Public Hearing, seconded by Ms. Zalesak.

Vote 5:0 in favor by roll call. Motion carried.

Mr. Lowney moved on Case No. HH2023-20, filing date August 16, 2023, Hearing date September 27, 2023. Map and Parcel and property, 934 Route 28, Map 34, Parcel S1, owner K&M Management, applicant Conserve Group, Inc., Recording certs, 186333. Demolition proposed, full, brief description of the work, the project proposes the full demolition of the two existing structures replaced with multi-family dwelling. Historical significance, it is listed on the Historic Property Inventory and on Macros. It has a direct association with one or more historically noteworthy persons or events. The proposed demolition would destroy essentially to diminish the historic value significance of the building. Determination, a demo delay period imposed to expire on September 26, 2024. Conditions, none.

Vote 5:0 in favor by roll call. Motion carried.

Mr. Lowney left the meeting.

III. PUBLIC MEETING

A. Approval of Meeting Minutes

June 21, 2023

July 19, 2023

July 26, 2023

Ms. Zalesak moved to approve the minutes of June 21, 2023, July 19, 2023, and July 26, 2023. Seconded by Ms. Eldredge.

Vote 4:0 in favor by roll call. Motion carried.

B. NEW BUSINESS

Correspondence from Massachusetts Historical Commission

Ms. Maslowski distributed copies of the correspondence announcing the grant rounds for this year. She asked members to bring ideas to be discussed at the October meeting.

C. OLD BUSINESS

Update from members

None

IV. CORRESPONDENCE/BRIEFINGS

None

V. ADJOURN

Ms. Eldredge moved to adjourn, seconded by Mr. Doane.

Vote 4:0 in favor by roll call. Motion carried. Meeting adjourned.

Respectfully submitted,

Judi Moldstad

Board Secretary