**Town of Harwich**

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**Historic District and Historical Commission**

**Wednesday, November 16, 2016**

**Small Hearing Room**

**Public Hearing**

**Public Hearing-Call to Order**

Members Present: Chairman Greg Winston, Vice Chairperson Gayle Carroll, Jeanne Steiner, Barbara Dowd, Bob Doane, Mary Maslowski & Bob Bradley.

Chairman Greg Winston called the meeting to order at 5:30 p.m.

***Recording and Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the Chair.***

**Hearings**

**Continued:** **HH 2016-08** **Certificate of Appropriateness (COA)** has been receivedfor Brooks Park at 1 Oak Street, Map 41 Parcel C6 in the R-R, and HC-HD Zones. The application is pursuant to MGL c. 40.C, §6 and the Code of the Town of Harwich c.131 Historic Preservation, Article I. Specifically, the proposal seeks approval for a new 16’ x 34’ Pavilion through the phased development plan for the Park. Owner, Town of Harwich Selectmen, c/o Applicant, Eric Beebe, Recreation Director.

Recreation Director Eric Beebe was present. Mr. Winston stated that this is the 3rd review of the proposed application to try and bring it into historic alignment with the existing bandstand. Mr. Beebe provided 3 updated sketches to the commission for their review.

Mr. Winston questioned the need for the vent shown on the proposed drawing. Mr. Beebe responded that he does not believe that the vent is completely necessary.

Ms. Maslowski, Ms. Steiner & Ms. Carroll all agreed that the like the 3rd option drawing being presented.

Mr. Bradley stated that he is concerned about having a pavilion at this location. He is concerned with the parking area and access to the parking spaces. He wonders if in the future, there will be a new application coming before the commission to make the pavilion larger.

The commission members had a general consensus that they did not think the proposed vent is necessary.

Mr. Winston informed Mr. Beebe that if there are to be lights proposed for the pavilion, that they would need to return with a separate application. Mr. Beebe stated that there are no lights proposed for the pavilion, as it will be daytime use only.

**Ms. Carroll moved to approve the request for HH2016-08 as presented with drawing option # 3, 2nd by Ms. Maslowski and approved 5-1-1 (Bradley opposed & Winston abstained).**

**Continued: HH 2016-14 Notice of Intent** (NOI) to demolish structures over 100 years old, has been received for property located at 24 Mill Road, Map 15 Parcel U19 in the R-L Zone. The application is pursuant to the Code of the Town of Harwich §131-8 and proposes a 100% demolition of the c. 1790 Cape style home to allow for new construction. John Robbie Jr. TR/ Jennifer Robbie, owner/applicant

Jack & Jennifer Robbie were present and reviewed the history of the occupancy of the property. As much as they love and appreciate the house, the house has elements that do not allow for them to live there as they get older. The house also does not have enough space for their family. Mr. Robbie provided an engineer’s letter to the commission. They would like to have a garage on the property also.

Ms. Maslowski questioned what they are intending to build and if there are any details that can be saved from the existing structure and incorporated into the new. Mr. Robbie stated that there are floors that they would like to try and save.

Ms. Steiner asked if the new home would be situated the same way on the lot as the existing. Mr. Robbie responded that the current house is too wide for the lot. He reviewed how they would like to position the new house and the only way to have a garage on the lot is to shorten the profile of the house.

Mr. Bradley reminded his fellow members that the commission does not have jurisdiction over what the re-build plans will be.

Mr. Robbie stated that in respect of his neighbors, he would not want to start construction until September.

Mr. Doane feels that the core of the building is architecturally significant and would lean towards imposing a 12 month demolition delay.

**Mr. Doane moved to impose a 12-month demolition delay retroactive to the October 19, 2016 HDHC meeting, with the understanding that if the applicant develops proposed plans for the new structure, they can return to the commission for further review, 2nd by Ms. Carroll and approved 7-0-0.**

**HH 2016-15 Notice of Intent** (NOI) to demolish structures over 100 years old, has been received for property located at 2267 Route 28 - Head of the Bay Road, Map 119, Parcel N6, in the CH-1 Zone. The application is pursuant to the Code of the Town of Harwich §131-8 Historically Significant Buildings. The applicant proposes 100% demolition of the c.1890 Cape Cod Colonial style dwelling to allow for new construction. David D. and Kimberly J. Sterling, owners/applicants.

Attorney William Crowell was present with architect Paul Rovelli to represent the owners/applicants. Attorney Crowell reviewed the application request. According to the Assessor’s database, the house was building in 1890, however, they are of the opinion that the house was built in the 1940’s-1950. The entire house was constructed with modern lumber, and they do not feel that it is over 100 years old. There is nothing in the existing structure that would be considered historically important.

Mr. Winston recommended to his fellow members that the commission continue the application for 30 days so that all members have a chance to inspect the home and so that he can further research the historic register and obtain a possible further opinion. Ms. Carroll and Ms. Dowd agreed with Mr. Winston.

Mr. Bradley stated that he does not see a reason to question the application being made and would like to approve the request of 100% demolition. Mr. Doane agreed.

**Ms. Carroll moved to authorize the HDHC Chairman to sign off on the demolition permit providing the records are corrected/amended to reflect that the house is less than 100 years old, 2nd by Ms. Steiner and approved 7-0-0.**

**HH 2016-16** **Certificate of Appropriateness (COA)** has been receivedfor 328 Bank Street, Map 41, Parcel N4, in the C-V, H-C and HC-HD Zones. The application is pursuant to MGL c. 40C, §6 and the Code of the Town of Harwich c.131 Historic Preservation, Article I - Historic District. The owner(s) seek approval for of a new sign for the accessory building commonly known as 119 Parallel Street. Royal Assisted Living I, LLC,owner/applicant.

*Mr. Winston recused himself. Ms. Carroll took over as Chairperson.*

Royal Health Group Executive Director Julie Wagner was present and reviewed the request. The post, lighting and size of the sign will stay the same. The coloring and wording will be different. She added that they are replacing an existing carved sign with a simple painted sign.

Abutter Greg Winston was present. He is concerned about the quality of the sign that is being proposed and feels that it could be embellished more to be more appropriate for the district.

Ms. Stiner feels that the sign is too commercial looking to be in a residential area. She asked about the wording on the sign. Ms. Wagner responded that the sign has been changed to read “recovery services” rather than “addiction services.”

Ms. Maslowski stated that it may be more appropriate to have a carved sign, rather than a printed sign. Ms. Dowd agreed.

Mr. Bradley noted that he does not like the design of the sign and feels that it has a peculiar shape.

Mr. Doane moved to continue the application HH2016-16 for 30 days to allow for the applicant to return with a revised sign design, 2nd by Ms. Steiner and approved 6-0-0.

*Mr. Winston returned.*

**II New Business\***

Minutes: October 19, 2016

No action was taken on the minutes.

**III Old Business**

No old business was discussed.

**IV Reports and Briefings**

Mr. Winston informed his fellow members that he has received opinion from Town Counsel, at the request of the commission, that the HDHC has the authority to determine replication and ideas relative to architecture when it comes to replacement of historic buildings, with the hope that the historic significance of certain areas will not be lost. He will direct staff to provide copies of the opinion to all members.

 **Adjournment**

**Ms. Carroll made a motion to adjourn the meeting at 6:45 p.m., 2nd by Mr. Doane and approved 7-0-0.**

Submitted by:

 Jennifer Clarke, Recording Secretary

Adopted on: November 20, 2018