

**Town of Harwich**  
**HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES**  
**Wednesday June 21, 2023, 6:00pm**  
**Town Hall – Small Hearing Room**

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

**Board Members Absent:**

**Other Attendees:**

RECEIVED  
TOWN CLERK  
HARWICH, MA  
2023 OCT 12 A 9:24

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

**II. PUBLIC HEARINGS:**

**HH2023-09:** Wychmere Harbor Real Estate LLC, owner, through their agent, Andrew L. Singer with Law Office of Singer & Singer, has filed a Notice of Intent. The project proposes a full demolition, to demo the entire structure and replace with a new Hotel Building. The structure is over 100 years old according to the Town Assessing and state records and is located at **23 Snow Inn Road Unit 14, Map 8, Parcel P2-14.**

Board Member Lynne Zalesak recused herself from this matter.

Attorney Andrew Singer, Architect Harry Wheeler, and the General Manager of Wychmere Beach Resort Michael Sharlet presented their case to the Board.

Mr. Singer gave the Board Members a summary of the History of the building, stating that in 2013 they had appeared before the Board requesting permission to demolish a different part of the Hotel structure at which time the Committee imposed a 1-year demolition delay. Mr. Singer then stated after coming back to the Board several times to negotiate the plans the Board then approved the application request, although these plans were never acted upon. Mr. Singer stated they are now proposing to demo the entire structure.

Mr. Singer stated during research it was found that the original core of the structure was built in 1855 however, it had been expanded and renovated significantly since that time. Mr. Singer then stated that most of the interior of the structure has been renovated in its entirety as well as most the exterior and that the Commission found that portions of the North face of the structure are Historically significant.

Mr. Singer stated the applicant is proposing to reflect the appropriate historical features on the proposed building plans.

Mr. Singer stated they are also now proposing to salvage and restore some of the older structural elements in the basement such as beams and brick work.

Mr. Singer stated that he believes since there has been significant renovation to the exterior of the structure over time, particularly everything above the foundation, he would ask the Board Members to not impose a demo delay, since the work would not diminish the historical value.

Ms. Maslowski asked Mr. Singer what their intentions were with the beams they plan to restore.

Mr. Signer stated that no plans have been finalized for the beams once they have been restored or salvaged, but that they may be reused on site or donated.

Mr. Lowney asked Mr. Wheeler if there will be an increase in the height of the proposed structure.

Mr. Wheeler stated that he was not sure of the exact height of the structure but that it is within 1 foot or inches and that he could get back to the Board with the exact number.

Mr. Lowney asked Mr. Wheeler if there will be an increase in square footage.

Mr. Wheeler stated there would be. Mr. Wheeler then went on to explain some of the architectural features of the proposed structure to the Board Members.

Mr. Doane stated he had objections about losing the two gable ends of the structure and would like to see them preserved.

Mr. Wheeler stated that they would be happy to recreate that roof line but that they would run into issues with the height of the structure.

Mr. Signer stated they would need to review the zoning by-law to accommodate that request.

Ms. Maslowski stated she would like to see the roofline be reflective of how it currently exists.

Ms. Maslowski read a letter from Protect Our Past apposing this project.

Ms. Maslowski opened the meeting to comments from the public.

Mr. David Plunket gave his comments to the Board stating the features he liked and approved of and some concerns he had with the project, but overall thought it would be an improvement over what currently exists.

Mr. Duncan Berry with Harwich Historical Society read a letter into the record, apposing this project as proposed currently.

The Board Members discussed what type of windows would be used.

- Trim will be azeck or pvc to be painted white.
- Eves and soffit pvc to be painted.
- Windows black Marvin Elevates simulated dived light spacer.
- Brick Veneer.

**Motion: Lowney      Second: Eldredge      Vote: 5-0**

**HH2023-12:** Royal Apartments LLC owner, through their agent James Bustamante, has applied for a Certificate of Appropriateness to alter a building or structure in the Harwich Center Historic District. Alterations to include Fence, Gate, House Numbering, Lights, Masonry, Parking/Walkways, Landscaping & Features. The subject property is **328 Bank Street, Map 41 Parcel N4.**

Mr. James Bustamante presented this case to the Board.

Mr. Bustamante stated they are proposing to install a concrete pad for the dumpster area with a wood fence and aluminum poles around the dumpster. New wood fence on top of retaining wall. Replace existing house numbers with 3-inch black numbers fixed to the building. For the exterior light they will be black lantern style. For masonry, applicant is proposing concrete paver block structural retaining wall. Applicant is also proposing new concrete walkways and replace existing bricks as needed. Applicant is also adding 1 new accessible parking spot as well as a new wood ramp and landing on the Bank St side of the building.

Mr. Doane questioned the applicant if the existing fencing on Bank St will be remaining as is.

Mr. Bustamante stated if anything they would touch up the paint.

Mr. Doane questioned the applicant if the accessible parking spot would remain crushed shells or if it would be asphalt.

Mr. Bustamante stated it would be asphalt.

Mr. Doane stated he would like to see landscaping elevations on the parking lot side noting that he thinks the parking spot should be more covered by landscaping.

Mr. Doane questioned the plans for the walkways as the plans note that the existing brick walkways would be replaced with concrete.

Mr. Bustamante stated the existing walkways are currently concrete and will be replaced with new, brick walkways are going up to the side door.

Mr. Doane and Mr. Bustamante discussed options for lighting, Mr. Doane stated the Board is trying to bring the lighting down from a bright white 5000k lighting to a more amber tone 3000k, giving a more

traditional light. Applicants stated that provided it meets the candles requirement for safety they would be willing to accommodate that request.

Mr. Doane and applicants discussed the height of the light poles concluding that the Board Members would like to see light poles be less than 20ft in height.

Mr. Doane asked the Applicants if they will be proposing any additional signage.

Mr. Bustamante stated no.

Ms. Maslowski asked if there were any comments from the public.

Mr. Bustamante asked if the Board wanted to see landscaping renderings on the parallel side.

The Board stated they wanted to see renderings from all sides to see what the property would like from the street.

Mr. Bustamante asked if they could change the color of the shutter from black to forest green.

The Board Members stated they could.

Mr. Doane stated he wanted clarification on the accessible parking spot when they come back to the Board.

**Members of the Board Voting;** Chairperson Mary Maslowski, Robert Doane, Brendan Lowery, Julia Eldredge and Lynne Zalesak

**Motion:** Move to continue the Certificate of Appropriateness located at **328 Bank Street, Map 41 Parcel N4**, to the next hearing date of Wednesday July 26<sup>th</sup>, 2023

**Continued**

**Motion: Doane**

**Second: Eldredge**

**Vote: 5-0**

**HH2023-13:** Charlie Whitcomb, owner, through their agent, Sean Smith with A&S Construction, has filed a Notice of Intent. The project proposes a partial demolition, to demo the existing foundation and replace with new. The structure is over 100 years old according to the Town Assessing records and is located at **106 Chatham Rd, Map 42, Parcel E5-7.**

Mr. Sean Smith presented on behalf of the owner.

Mr. Smith gave a summary of the scope of work for the proposed project to replace the existing foundation.

Mr. Doane asked if there was a fire at this address.

Mr. Smith stated the property was left empty for a period of time and now the new owners are restoring the property.

Ms. Maslowski stated she would like to see a brick veneer on the foundation along the sides that are visible from the street.

Mr. Smith stated they could do that.

Ms. Zalesak questioned what the plans were for the windows.

Mr. Smith stated they would be Pella windows.

Mr. Doane made a motion to close the public hearing, Seconded by Ms. Zalesak. Motion carries public hearing closed. Vote 5-0.

**Members of the Board Voting;** Chairperson Mary Maslowski, Robert Doane, Brendan Lowery, Julia Eldredge and Lynne Zalesak.

**Motion:** Move to grant the Notice of Intent located at **106 Chatham Rd, Map 42, Parcel E5-7.**

**Granted with the following conditions:**

- Brick veneer on parts of the foundation that are visible from the street.

**Motion:** Zalesak

**Second:** Doane

**Vote:** 5-0

### III. PUBLIC MEETING:

#### A. Approval of Minutes

- May 17th, 2023

**Members of the Board Voting;** Chairperson Mary Maslowski, Brendan Lowery, Bob Doane, Julia Eldredge, and Lynne Zalesak

**Motion:** Move to approve the meeting minutes from the regular meeting on May 17<sup>th</sup>, 2023.

**Approved**

**Motion:** Eldredge

**Second:** Doane

**Vote:** 5-0

#### B. New Business

- Mass. DOT request for comments regarding proposed project on Route 28.

The Board Members discussed the plans proposed by Mass. DOT, coming to the conclusion that they have no comment.

**Members of the Board Voting;** Chairperson Mary Maslowski, Brendan Lowery, Julia Eldredge, Robert Doane and Lynne Zalesak

**Motion:** Move to send notification to Mass. DOT they have no comment on the proposed project.

**Motion:** Eldredge

**Second:** Zalesak

**Vote:** 5-0

- Vote for representative to CPC.

**Members of the Board Voting;** Chairperson Mary Maslowski, Brendan Lowery, Julia Eldredge, Robert Doane, and Lynne Zalesak

**Motion:** Move to re-appoint Mr. Bob Doane as the HDHC CPC Representative.

**Approved**

**Motion:** Eldredge

**Second:** Zalesak

**Vote:** 5-0

### **C. Old Business**

The Board members discussed Mr. Doanes and Ms. Zalesak recent re-appointment to the Historical District and Historical Commission.

Ms. Zalesak stated that Mr. David Spitz has resigned from the Brooks Academy Commission and that Ms. Zalesak would be his replacement.

## **IV. CORRESPONDENCE/BRIEFINGS**

## **V. ADJOURN**

**Members of the Board Voting;** Chairperson Mary Maslowski, Brendan Lowery, Robert Doane, Julia Eldredge and Lynne Zalesak

**Motion:** Move to adjourn the meeting at 7:57 pm.

**Adjourned**

**Motion:** Eldredge

**Second:** Zalesak

**Vote:** 5-0

Respectfully submitted,

Rachel Lohr  
HDHC Board Secretary



May 22, 2023



Town of Harwich  
Historical Commission  
c/o Mary Maslowski, Chair  
Harwich Town Hall  
732 Main Street  
Harwich, MA 02645

**Re: HARWICH- SIDEWALK INSTALLATION ON ROUTE 28 FROM BANK STREET TO SAQUATUCKET  
HARBOR  
MassDOT Project Number: 611985  
Section 106 Review — Early Environmental Coordination**

Dear Chairperson Maslowski and Commission Members:

The Massachusetts Department of Transportation (MassDOT) in conjunction with the Town of Harwich is proposing sidewalk construction along a portion of Route 28 (the Project) between Bank Street and Saquatucket Harbor in the Town of Harwich, Massachusetts (The Project Limits) (See attached Project Locus). This Project will be supported in part with federal funds dispersed through the Massachusetts Department of Transportation (MassDOT). The Project, therefore, will require review under Section 106 of the National Historic Preservation Act of 1966 as amended (36 CFR 800). The enclosed Project information is being provided to the Town of Harwich Historic District & Historical Commission to initiate consultation with appropriate representatives of local government in compliance with the regulations governing Section 106.

The Project consists of constructing a sidewalk along the south side of Route 28, including driveway crossings, reconstruction of existing crosswalks across Route 28 and boardwalk construction over a culvert carrying Cold Brook into Saquatucket Harbor. Please see attached for a full Project Description and Locus Map.

MassDOT requests that the Harwich Historic District & Historical Commission review the enclosed materials at their earliest convenience and solicits any comments regarding historic properties that may be within or adjacent to the Project area. Please submit written comments to: Patricia A. Leavenworth, P.E., Chief Engineer, Massachusetts Department of Transportation, Highway Division, 10 Park Plaza, Boston, MA 02116, Attn: Jeffrey Shrimpton, Room 4260. Comments also may be submitted by e-mail to [jeffrey.shrimpton@state.ma.us](mailto:jeffrey.shrimpton@state.ma.us). Please include the six-digit MassDOT Project number on all correspondence.

**Engineers | Scientists | Planners | Designers**

120 Front Street  
Suite 500  
Worcester, Massachusetts 01608  
P 508.752.1001  
F 508.459.0877



15307.00  
May 22, 2023  
Page 2 of 2



Please feel free to contact Jeffrey Shrimpton (857.368.8824) of MassDOT Highway Division's Cultural Resources Unit if you have any questions concerning this Project or the Section 106 review process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Stephen Rhoads".

Stephen Rhoads, PE  
Project Manager  
[srhoads@vhb.com](mailto:srhoads@vhb.com)  
617.607.2723

Enclosures

Attachments: Project Description  
Locus Map

cc: Brona Simon, Massachusetts Historical Commission, with attachments. (by mail)  
Jeffrey Shrimpton, MassDOT Highway Division, with attachments. (by mail)

**HARWICH- SIDEWALK INSTALLATION ON ROUTE 28 FROM BANK STREET TO  
SAQUATUCKET HARBOR  
HARWICH, MASSACHUSETTS  
MASSDOT PROJECT NO. 611985**

**Project Description**

The Massachusetts Department of Transportation (MassDOT) in conjunction with the Town of Harwich proposes sidewalk construction along a portion of Route 28 (the Project) between Bank Street and Saquatucket Harbor in the Town of Harwich, Massachusetts (The Project Limits) (See attached Project Locus). Work associated with the Project consists of constructing a sidewalk along the south side of Route 28, including driveway crossings, reconstruction of existing crosswalks across Route 28 and boardwalk construction over a culvert carrying Cold Brook into Saquatucket Harbor.

**Purpose and Need**

The purpose of the Project is to construct a section of sidewalk along Route 28 in Harwich to improve accessibility and safety conditions for pedestrians in the Project limits. Route 28 in the Project limits currently lacks suitable pedestrian accommodations to the surrounding areas.

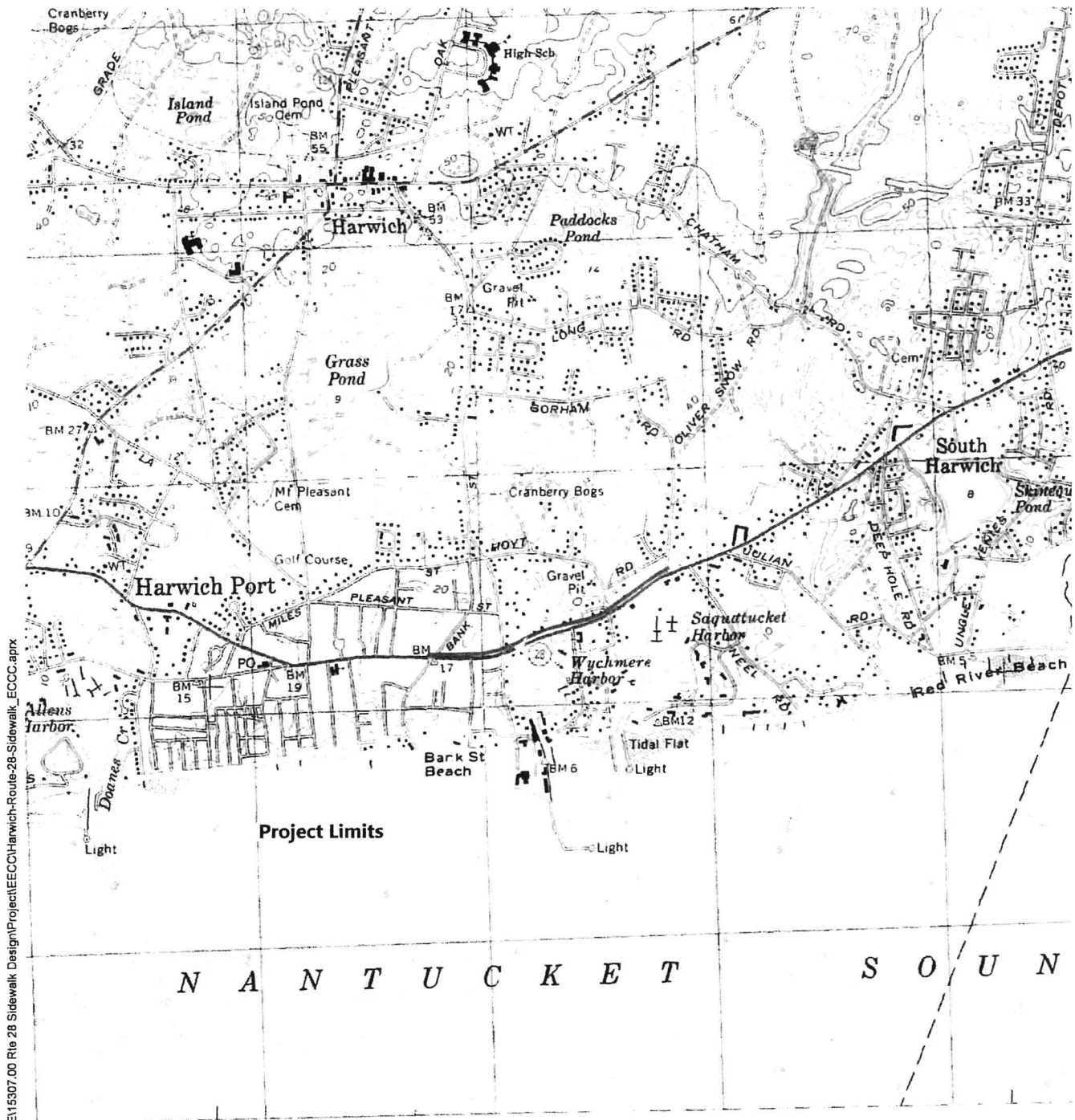
**Project Location and Existing Conditions**

The Project limits are along Route 28 between Bank Street and Saquatucket Harbor. The Project Limits currently lack suitable pedestrian accommodations throughout.

**Proposed Work**

The Project will improve pedestrian accommodations along Main Street (Route 28) from Bank Street to the Saquatucket Harbor parking lot. The following summarizes the proposed corridor improvements:

- A new sidewalk is proposed on the eastbound side of the street along Route 28 providing improved accessibility.
- New wheelchair ramps and crosswalks are proposed along the entire corridor to improve pedestrian accessibility.
- A low retaining wall and bridge rail will be installed at the back of sidewalk to span over an existing culvert between the Route 28/Colonial Way intersection and the Saquatucket Harbor driveway.



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Project Limits

MassDOT Project # 611985  
 Harwich- Sidewalk Installation on Route 28 From Bank Street  
 to Sagittucket Harbor  
 Harwich, MA

Figure 1: USGS Locus  
 EECC  
 January 2022  
 Source: MassGIS

Harwich Historical Society Inc  
The Snow Inn Project

We would like to thank the HDHC for the opportunity to present the Harwich Historical Society's point of view on the proposed demolition and development of the Snow Inn site at the mouth of Wychmere Harbor.

We believe that the submitted design merits closer scrutiny in terms of its suitability to the site and to its heritage, the on-going connection to the village of Harwich Port and the Town at large.

Snow Inn represents the last of the intact structures from the 19<sup>th</sup> century that bridge Harwich's maritime past with our identity as a resort destination. Fire and neglect claimed the Belmont and Melrose decades ago. Nestled neatly on Sound and Harbor, Snow Inn represents the final flare of Harwich's legacy of hospitality, long a beacon of refuge, fine dining, glamour, and seaside romance.

Part of what made this institution so central, and enduring, was its iconic silhouette and massing — the long roofline punctured by an upright tower which itself is capped by a squad pyramidal structure. This very combination of shapes along the shoreline quickly became a signal for hospitality, a rest for the weary traveler, a veritable "land's end."

While we can see that serious effort has been made to make the proposed new structure *appear* traditional, the design misses the mark for two reasons: (1) it ignores the iconic value of the massing and profile of the existing structures as a source of value both for guests, for the Town, and for the developer; this is not an insignificant point because the original style, still discernible in today's building, was itself an extension of our early forms of building. The deep and rich associations with these simple forms should be regarded as an enduring source of value for all parties. (2) The proposed design misapplies residential features to domesticate a modern hospitality complex, the steep gambrel element being an a historical form that has neither local nor historical significance in this context; (3) and this historically inaccurate "motif" is then abandoned on the Sound-side, where it reverts to being a strictly modernist exercise. The result is an architectural chimera — neither fish nor fowl. This "traditional" elements don't make sense and fail to mitigate, or even hide, the modernism which goes against the grain of nearly four centuries of seaside building culture in our Town.

The Harwich Historical Society lauds the developer's desire to build in a traditional manner. We believe, however, that the design as submitted deviates too radically

from the value of Snow Inn's iconic massing and silhouette as an attractor, a glowing lantern at the waterline, poised as a sign of welcome to those on land and at sea.

We urge the HDHC to request the design conform more conscientiously to the inherited, historic design of the existing structure.



June 21, 2023

To the Historic District and Historical Commission of Harwich,

Protect Our Past is focused on saving the historical identity of Cape Cod. Its streetscapes are key in preserving the cultural charm of this peninsula. When a structure such as the Snow Inn is on the docket for demolition, we take notice.

Protect Our Past offered to meet with the owner of the Snow Inn and their lawyer, Andrew Singer, along with a Preservation Architect, to evaluate what historic elements remain, what can be saved and then incorporated into a new plan. Thus, its historic features and identity would not be totally lost. This is an educational program we offer at no charge. Sadly, we were turned down by Wychmere Harbor Real Estate, LLC.

Protect Our Past recommends that we learn from the mistakes made during the demolition of the Harwich Exchange Building in 1964. Once Gone, Lost Forever... it was an irreplaceable landmark in Harwich. Consider the words of John Sawhill, "Our Society will not only be defined by what it created but for what it refused to destroy."

Please, take the time to review the consequences of the proposed replacement of what's left of the original Snow Inn. Keep in mind the possible restoration options using the original design and materials. Protect Our Past is still available to assess and assist here. Seriously take into consideration the architectural design being proposed as it must blend in with the iconic historic streetscape of Main Street, Harwich Port.

Thank you.  
Gratefully,  
Ellen



Ellen Briggs  
Founder, President  
561-414-5993

[www.protectourpast.org](http://www.protectourpast.org)

Facebook: Protect Our Past USA

Instagram: protectourpast