

**Town of Harwich**  
**HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES**  
**Wednesday January 18, 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:** Rachel Lohr Board Secretary

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

**II. PUBLIC HEARINGS:**

**HH2023-01:** John Barone and Karen Gagne, owner, through their agent, Coastline Construction, has filed a Notice of Intent. The project proposes partial demolition, to demo the existing structure leaving the foundation, and construct a new dwelling in the same footprint of the original foundation. The structure is over 100 years old according to the Town Assessing and state records and is located at 14 Atlantic Street, Map 6B, Parcel L140.

Jack Whishart and Jamie Norcross with Coastline Construction presented on the owners behalf.

Mr. Whishart stated the owners are updating their cottage for year round living.

Mr. Whishart stated that at first they wanted to do an addition but, the size of the lot would not allow that. He then went on to explain they are replacing exterior finishes, and redesigning and rebuilding the dwelling.

Mr. Whishart stated they would like to maintain the architectural style of the home, and that building materials will match the historic ascetic.

Mr. Lowney asked about the new height of the structure.

Mr. Wishart stated it is just under 26ft.

Mr. Doane stated this is a sensitive area, and that this is an iconic building. He then went on to state he appreciates the proposed style, and architectural features, but that he thought the building could go taller in height.

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Mr. Lowney agrees with Mr. Doane in regards to the height of the structure.

Mr. Whishart stated he is willing to amend the height.

Mr. Lowery asked what the width of the proposed structure is.

Mr. Whishart stated it is just under 20ft.

Ms. Zalesak asked if they have done a search in history of house.

Mr. Whishart stated they have done a search through state records.

Ms. Zalesak asked if they have done a title search on the property through Barnstable County registry of deeds.

Mr. Whishart stated they have not.

Ms. Eldredge asked if it is the original chimney on the dwelling.

Mr. Whishart stated it is. He then stated they could possibly add a chimney to the proposed structure.

The Board and Mr. Whishart discussed proposed building materials.

Mrs. Maslowski asked for public comments.

Mr. Dan Griffin an abutter to 14 Atlantic St. stated his concerns.

Mr. Griffin stated he appreciates the proposed style of the home but, believes a higher roof line would not be a benefit to them and may obstruct their view. Mr. Griffin then expressed concerns about a proposed soffit, and proposed foot print of the house considering how close the two adjoining lot lines are.

Mr. Griffin asked Mr. Wishart how far the soffit is off of the house.

Mr. Whishart stated it is 6in.

Mr. Griffin asked Mr. Wishart if the location of the septic will be changing.

Mr. Wishart stated the septic will remain in place.

Ms. Maslowski stated the width of the second floor on the street side will be increasing, and clarified what their view of the proposed structure would be from the abutter's property.

Mr. Doane asked if they are raising the foundation.



Mr. Whishart stated they are raising the foundation about 4 inches, to get sufficient head space in the basement.

Mr. Lowney asked about egress for the basement.

Mr. Doane asked if the second floor is a cathedral ceiling and what the highest point is.

Mr. Whishart stated it is, and is a little over 12ft.

Mr. Doane asked if they could decrease that height.

Mr. Lowney asked Mr. Griffin if they could currently look over the house with their view.

Mr. Griffin stated they could.

Mr. Norcross questioned how much an increase of 3 or 4 inches in height would make.

Mr. Lowney stated he agreed with Mr. Norcross, in that it would not make much difference.

Mr. Lowney stated the new height is 26.5 max is 30 according to the building code.

Mr. Doane stated he had concerns with the second floor ceiling height.

Mr. Lowney stated they would have restriction considering this is a new build but did agree with Mr. Doane about concerns about roof line.

Mr. Doane stated they could drop it another foot.

Mr. Norcross stated they could discuss it with the property owner.

Mr. Whishart stated they have already gone to conservation and will be going to ZBA.

Ms. Maslowski stated that if ZBA required any changes they would need to come back to the board.

Mr. Whishart asked if they could continue to the next meeting.

Ms. Maslowski stated they could be at the next meeting on February 15<sup>th</sup>.

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

**Motion:** Move to continue the Notice of Intent application located at 14 Atlantic Street, Map 6B, Parcel L140, to the next meeting date of February 15, 2023 6:00pm.

**Continued**

**Motion: Doane      Second: Zalesak      Vote: 5-0**

**HH2023-02:** Coastline Construction, owner, has filed a Notice of Intent. The project proposes a partial demolition to construct an addition. The structure is over 100 years old according the Town Assessing and state records and is located at 466 Route 28 Unit 1, Map 13, Parcel F8.

Mr. Jack Whishart and Mr. Joe Young with Coastline Construction presented on the owners behalf.

Mr. Young stated they are looking to do a restoration for this property at that it would be used as Coastline Constructions main office.

Mr. Young stated they are looking to square off the back of the building.

Mr. Doane asked for them to put the shutters back up on the first floor.

Mr. Young stated they would.

Mr. Lowney stated they are moving the windows in to get them off the rakes, so the shutters may not work.

Mr. Doane asked if the roof will be taller.

Mr. Whishart stated the dormer changes but the roofline is the same height.

Mr. Lowney stated they are going to demo the existing chimney.

Mr. Young stated that this is what they would need to operate their business.

Mr. Young stated a brick facade would be added to the foundation.

Mr. Lowney stated gable vents will not be included in renovations.

Mr. Doane asked for clarification as to why the second story could not have shutters.

Mr. Lowney asked if shutters would fit.

Mr. Young stated they would but they would be small.

Mr. Young stated they are building out the trim which is why the shutters wouldn't fit.

Mr. Lowney stated that if the shutters would fit the Board would like to see that.

Mrs. Maslowski asked if they could look into trying to fit the shutters and possibly get a plan showing them.

Mr. Young stated they would fit but they would be about 12-14 inches.

Mr. Lowney asked if this is office space.

Mr. Young stated it is.

Mrs. Maslowski asked the Board if there were any other questions from the public.

Mr. Doane stated he would not vote for it without a continuance for the shutters, but did not have an issue with the black windows. Then stated black shutters would be fine.

Mr. Lowney stated all of the buildings in the area have shutters.

Mrs. Maslowski asked them to check on windows and shutters and come back to the next meeting.

Mr. Young stated he did not want to continue the matter considering his time line for construction.

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

**Motion:** Move to continue the Notice of Intent application located at 466 Route 28 Unit 1, Map 13, Parcel F8, to the next meeting date of February 15, 2023 6:00pm.

**Continued**

**Motion:** Zalesak      **Second:** Doane      **Vote:** 5-0

**HH2023-03:** Marsha Whitehead, owner, through their agent, ERT Architects, has filed a Notice of Intent. The project proposes a partial demolition to construct an addition. The structure is over 100 years old according the Town Assessing records and is located at 10 Herndon Way, Map 75, Parcel N4.

Mrs. Marsha Whitehead and Mr. Robert Whitehead presented on their own behalf.

Mrs. Whitehead explained the portions of the dwelling they are proposing to demo.

Mrs. Whitehead stated they are looking to increase the kitchen, bathroom and den and add a one car garage.



Mrs. Whitehead stated the portions that are being demoed have dirt floors or floors with holes in it that let in rodents.

Mrs. Whitehead stated they brought additional pictures for the Board.

Mr. Whitehead stated they just moved in full time over the summer.

Mr. Whitehead stated they are going to keep the original chimney.

Mr. Lowney stated he liked the proposed plans.

Mr. Doane stated he liked the proposed shutters.

Mrs. Whitehead asked the Board if shingles all the way across the proposed dwelling would be good.

Mr. Doane stated they could do what they would like.

Ms. Eldredge stated it is a nice addition.

Mr. Doane moved to close the public hearing. Seconded by Ms. Eldredge. Vote unanimously in favor. Motion carries: public hearing closed.

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

**Motion:** Move to approve the Notice of Intent for a partial demolition to construct an addition, located at 10 Herndon Way, Map 75, Parcel N4, with no demolition delay period imposed.

**Approved**

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

### **III. PUBLIC MEETING:**

#### **A. Approval of Minutes**

- Regular meeting of December 21, 2022

**Motion:** Move to approve the Meeting Minutes from the regular meeting of December 21, 2022 as printed.

**Approved**

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

**B. New Business**

**C. Old Business**

**IV. CORRESPONDENCE/BRIEFINGS**

**A. Letter from Massachusetts Historical Commission**

Mrs. Maslowski stated this Board was not chosen to be a recipient of this grant.

**B. Discuss packet from Massachusetts Department of Transportation.**

Mrs. Maslowski asked for comments from the board. Then read the page that was previously missing in the last meeting.

Mr. Doane asked about the RRFB lights and stated one is in the Historic District.

The Board discussed what type of cross walk lights are being proposed.

Mr. Doane stated he would not like the lights blinking continuously.

Mrs. Maslowski stated she would call the Engineer to get clarification on the type of light being proposed.

Mr. Doane asked if they could get a picture of the Cross Walk lights and description on how they would operate.

Mrs. Maslowski stated this matter would be on the Agenda for the next meeting of February 15, 2023.

Mrs. Maslowski asked Mr. Doane if there were any CPC updates.

Mr. Doane stated they had reviewed the projects again, and that there was a general consensus to proceed with the project for the Museum but that they would not know for sure until February.

Mr. Doane stated there was also support for the Fire Station project.

Mrs. Maslowski asked the Board members if there were any matters they would like to add to the next Agenda.

Ms. Eldredge asked what had happened to the Historic District signs.

Mr. Lowney stated he had been keeping track of where the signs were located and that one of the signs is missing and he believed it had come down during a storm.

Mr. Lowney stated he would like to talk about this matter at the next meeting of February 15, 2023.

## **V. ADJOURN**

**Motion:** Move to adjourn the meeting at 7:21

**Adjourned**

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