

**MINUTES  
SELECTMEN'S MEETING  
GRIFFIN ROOM, TOWN HALL  
MONDAY, FEBRUARY 29, 2016  
6:30 P.M.**

**SELECTMEN PRESENT:** Brown, Cebula, Hughes, LaMantia, MacAskill

**OTHERS PRESENT:** Town Administrator Christopher Clark, Carolyn Carey, Robbin Kelley, David Spitz, Julie Eldredge, Eric Eldredge, Andrew Singer, Christine Joyce, Leedara Zola, Vickie Goldsmith, Susan Johnson, Lou Urbano, Duncan Berry, Larry Ballantine, Richard Waystack, Tom Peterson, Brooke Williams, Richard Gunderson, Don Howell, Joan McCarty, Anne Stewart, Peggy Rose, Jim Atkinson, and others.

**MEETING CALLED TO ORDER** at 6:30 p.m. by Chairman Hughes.

**CONSENT AGENDA**

- A. Approve Minutes – February 10, 2016 Regular Meeting
- B. Approve application for Road Race by National MS Society for September 9, 2016
- C. Approve application by Local Flavor Lunch & Bagel, 403 Route 124, for 10:00 a.m. opening time on Sundays

Ms. Brown moved approval of the Consent Agenda. Ms. Cebula seconded the motion and the motion carried by a unanimous vote.

**PUBLIC HEARINGS/PRESENTATIONS** (*Not earlier than 6:30 P.M.*)

- A. **West Harwich/Route 28 Forum – Visions, Plans, Status and Schedules –**  
(Limited to 10 minutes per discussion item)
  - 1. Road Improvements – *Chris Clark*

Mr. Clark reviewed the preliminary design for road improvements provided by VHB entitled Conceptual Visual Plan (see attached).

- 2. Willow Street Land – *Chris Clark*

Mr. Clark provided a map of the area (attached). He reported that it is a Town-owned parcel and the problem is that there are three dwelling units for which either the dwelling unit itself or the ancillary buildings aren't according to the lines and we have to work with the attorney to reconcile this so it is clean for development. He noted that there is quite a bit of work to be done to identify where the parcels make sense.

- 3. Affordable Housing Fund Policy – *Chris Clark*

Mr. Clark outlined the policy and reported that as of the end of January the balance in the Affordable Housing Fund is \$219,716. He noted that requests for expenditures from the fund should be made directly to the Board of Selectmen and they will refer them to the committees.

4. Planning and Zoning – *David Spitz/Jim Atkinson*

Mr. Atkinson stated that the Planning Board is in the preliminary stages of looking at planning and zoning issues in the West Harwich area and that is being done as part of a larger effort to review the issues of the entire Route 28 corridor from Chatham to Dennis. He noted that it is currently zoned commercial and they want to look at it to see what would be beneficial to the Town and then have discussions with various stakeholders, the Board of Selectmen and the public in general to decide if the current zoning should be changed and how. He stated that they are looking into creating more well-defined villages in three sections along Route 28. Mr. Spitz distributed a preliminary plan of the village for West Harwich. Mr. Atkinson further explained that the concept is to consolidate future commercial development in the identified village areas, potentially adjusting the density and allowing for mixed use in these areas to create more visible and identifiable villages. He stated that they are now in the process of adding details with regard to usage, dimensional requirements, density, height requirements, etc. and when they have a draft ready they would like to get together with the involved parties and invite public participation prior to any formal proposal or presentation to Town Meeting.

5. HECH Houses & Habitat Proposed Re-Use – *Leedara Zola/Robin Wilkins*

Ms. Zola of Habitat for Humanity provided the attached presentation to the Board. She, Ms. Goldsmith (Habitat) and Ms. Johnson (HECH) took questions from the Board. Ms. Zola stated that they are requesting \$300,000 and are aware that the fund does not have that much in it but in the past a disbursement has been made and then the account accrued the balance of the money requested.

6. West Harwich Schoolhouse – *Lou Urbano*

Mr. Urbano provided the attached Power Point presentation to the Board entitled “West Harwich School House” and took questions and comments from the Board.

7. Historic District Concept – *Duncan Berry*

Mr. Duncan Berry provided the attached Power Point presentation to the Board entitled “Captains’ Row – A Vision for Economic Revitalization” and took questions and comments from the Board.

8. Public Safety Issues – *Chief Guillemette*

Chief Guillemette stated that West Harwich crime is pretty much the same as everywhere else with some breaking & enterings and some violent crime, and drug issues. He stated that Lt. Considine and Detective Brackett ran the most recent three years of crime data for the Town and West Harwich came in third out of the seven villages for all reportable crimes.

9. Questions and Answers

The Board took questions and comments from Leo Cakounes, Tom Peterson, Lou Urbano, Anne Stewart, Don Howell, David Spitz, Sally Urbano, Dareen Davis, Brooke Williams, Richard Waystack, Vickie Goldsmith and Susan Johnson.

Ms. Zola stated that there was a request for \$300,000 from the Affordable Housing Fund and they need to know if there is support before they go to the next step which is planning. Chairman Hughes stated that it is not being taken up tonight because it didn't follow the right channels. Ms. Zola responded that they met with the Town Administrator, Assistant Town Administrator, and Town Planner, and received votes of the Housing Committee and Housing Authority. Mr. Clark stated that a formal letter of intent to the Board is needed.

## **NEW BUSINESS**

### **A. Review of Annual Town Meeting Warrant Articles – *discussion and possible vote***

#### **1. Door to Door Solicitation By-Law – *Chief Guillemette***

Chief Guillemette reviewed the proposed Door to Door Solicitation By-Law article. He noted that it is the same as Yarmouth's and it has been working for them. He stated that it has passed muster with the Attorney General's Office as well. Ms. Brown asked if religious people are exempt from this by-law and Chief Guillemette responded that they are. A citizen inquired if they would be wearing anything to indicate that they have been permitted by the Police Department and Chief Guillemette responded that they would.

Ms. Kelley said Article 59 (Transfer Property to Cemetery Department) has incorrect language as it indicates "Pet Crematory and Pet Scattering Grounds" rather than "Pet Crematory and Pet Cemetery. Mr. Clark said he believes the change has already been made and Ms. Kelley explained the article.

## **TOWN ADMINISTRATOR'S REPORT**

Mr. Clark reported that he hopes to have Budget Amendment #1 shortly.

## **SELECTMEN'S REPORT**

Ms. Brown proposed a \$1,000 increase to the Board of Selectmen's stipend. She explained that she used to get a grant for child care and she qualifies for the Bailey Boyd grant but because she voted on the grant she is now ineligible for it. She noted that the stipend is taxed and they are looked on as employees. She stated that for the amount of work they do, there should be more. Chairman Hughes stated that when Town Meeting took away medical insurance for elected officials, the hope was that the stipend would increase but that hasn't happened. Mr. DeCosta said he would propose to the Finance Committee that they form a sub-committee of three Finance Committee members and three members of the public to come up with a recommendation on this just as they did for the topic of health insurance for elected officials.

Mr. MacAskill stated that a resident brought to his attention that there was a water leak at the High School from a roof unit that leaked into kitchen. He said he spoke to the Superintendent who said

he is meeting with the Building Committee and attorneys to fix the problem. Mr. MacAskill provided a picture of the damage (attached).

Chairman Hughes asked to make sure we are on firm ground with terms of affordability aspect at Pine Oaks as Mr. Williams has stated that it will be expiring soon. He asked Mr. Clark to find out the status so they could bring this item back.

Chairman Hughes stated that Mr. LaMantia will be away for a month and will call in to the meetings.

## **ADJOURNMENT**

Chairman Hughes adjourned the meeting at 9:01 p.m.

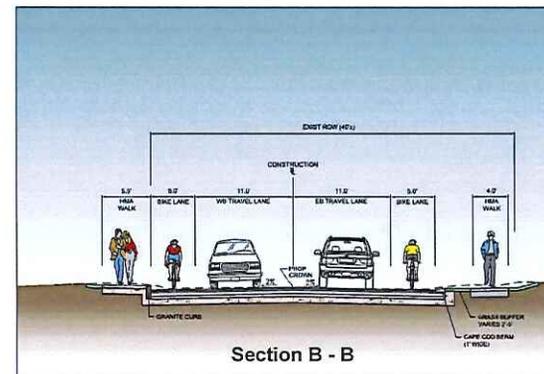
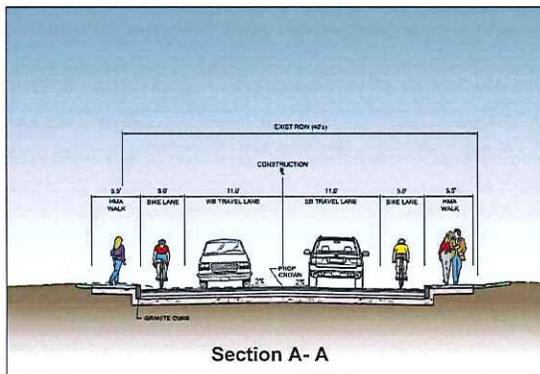
Respectfully submitted,

Ann Steidel  
Recording Secretary



# Main Street (Route 28) Harwich, Massachusetts

## Conceptual Vision Plan

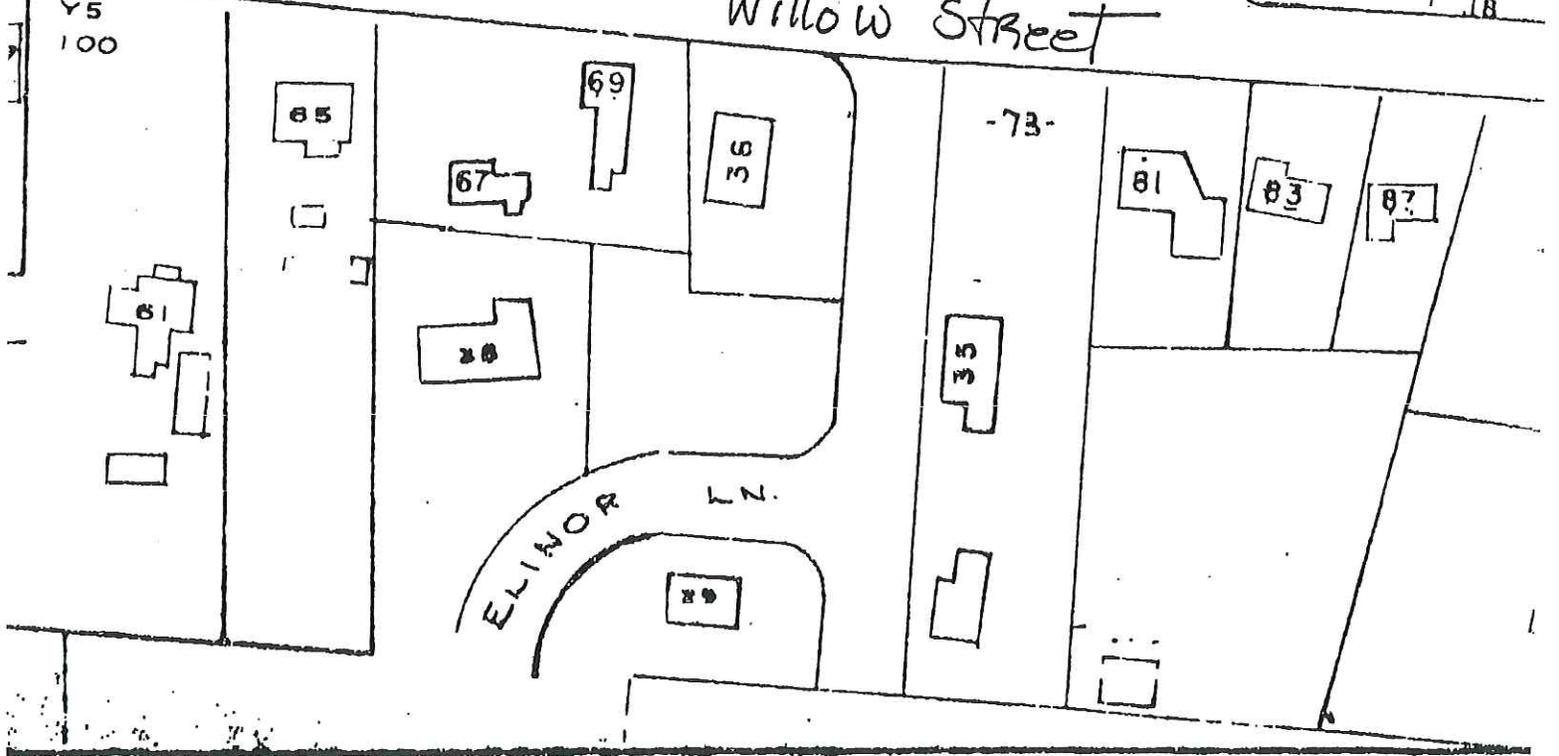
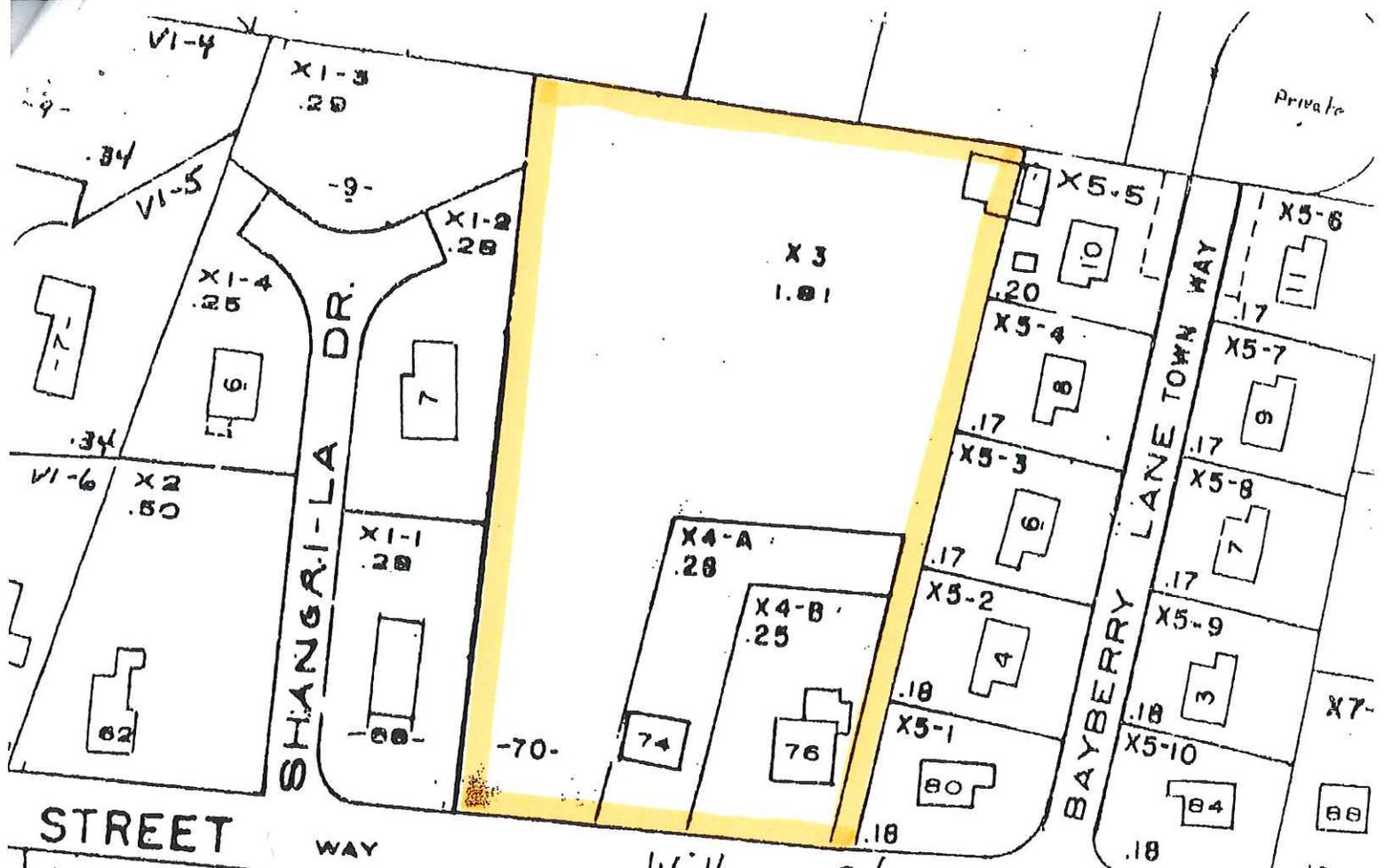


# West Harwich - Route 28 Corridor



## Legend

 Parcels with Buildings Constructed Prior to 1900



150000 2 SHEET

CURRENT CONFIGURATION PER ASSESSORS MAP

OWNER/PETITIONER-  
TOWN OF HARWICH  
732 MAIN STREET  
HARWICH, MA 02645

TOTAL AREA-  
99,791 SQ. FT. ±  
2.29 ACRES ±

FOR REGISTRY USE ONLY

DEED REFERENCE-  
BK. 384 PG. 153  
BK. 384 PG. 224  
BK. 417 PG. 272

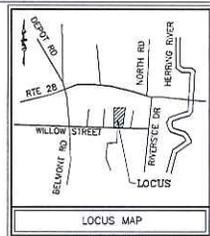
APPROVAL NOT REQUIRED UNDER  
THE SUBDIVISION CONTROL LAW

APPROVAL DATE \_\_\_\_\_  
INCORPORATED DATE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARWICH PLANNING BOARD  
NO DETERMINATION OF COMPLIANCE WITH ZONING  
REQUIREMENTS HAS BEEN MADE OR IS INDICATED

I CERTIFY THAT THIS PLAN CONFORMS TO THE  
1878 RULES AND REGULATIONS OF THE REGISTERS  
OF DEEDS.

DATE \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR



ASSESSORS MAP: 10  
PARCELS: X3, X4-A & X4-B  
ZONING CLASSIFICATION: R-H-1

PLAN BOOK 120 PAGE 185

NOTE:  
FACTORY PORTION IN DEED BOOK 417 PAGE 225, DATED  
SEPTEMBER 13, 1957 PROBABLY CELEST APPOINTED JOHN  
H. WHEELER AS CONVEYOR TO PATRIARCH THE PROPERTY  
FROM PORTION 253 OF TO LUCY L. GINN  
BACK PORTION 253 OF TO RICHARD E. TOWNSEND ET AL.

LINE PER PLAN BY STEPHEN B. VOORSE, PLS (PLB.K.336 PG.27)

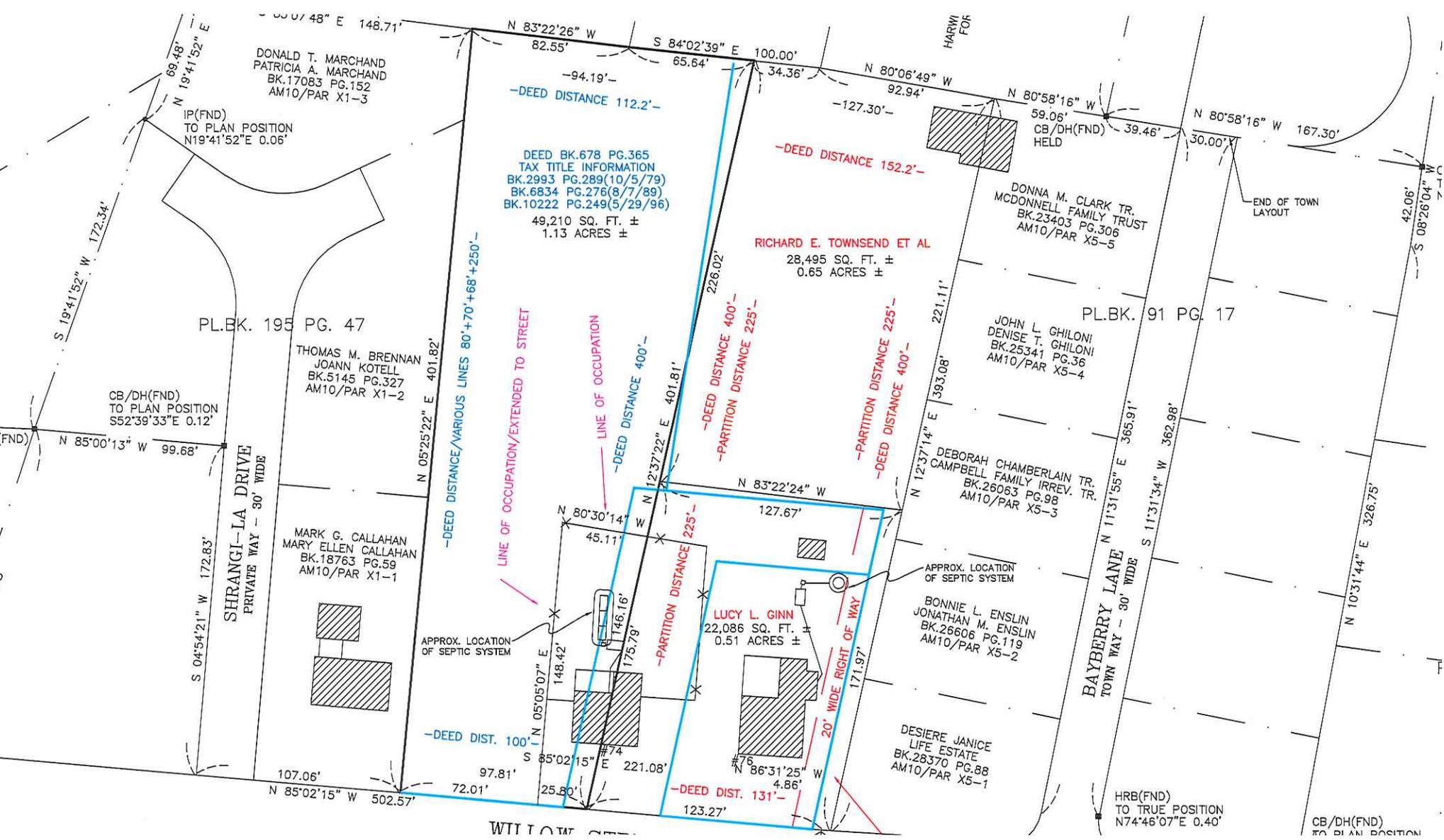
PLAN OF LAND IN HARWICH,  
MASSACHUSETTS  
AS PREPARED FOR  
TOWN OF HARWICH

0' 50' 100' 150'

MAY 15, 2009 SCALE 1"=50'  
ENGINEERING DEPARTMENT  
TOWN OF HARWICH  
732 MAIN STREET  
HARWICH, MA  
02645

REVISED JANUARY 29, 2016 1113-00





DONALD T. MARCHAND  
PATRICIA A. MARCHAND  
BK.17083 PG.152  
AM10/PAR X1-3

IP(FND)  
TO PLAN POSITION  
N19°41'52"E 0.06'

PL.BK. 195 PG. 47

THOMAS M. BRENNAN  
JOANN KOTELL  
BK.5145 PG.327  
AM10/PAR X1-2

CB/DH(FND)  
TO PLAN POSITION  
S52°39'33"E 0.12'

SHRANGI-LA DRIVE  
PRIVATE WAY - 30' WIDE

MARK G. CALLAHAN  
MARY ELLEN CALLAHAN  
BK.18763 PG.59  
AM10/PAR X1-1

APPROX. LOCATION  
OF SEPTIC SYSTEM

LINE OF OCCUPATION/EXTENDED TO STREET

LINE OF OCCUPATION

-DEED DISTANCE 112.2'-

DEED BK.678 PG.365  
TAX TITLE INFORMATION  
BK.2993 PG.289(10/5/79)  
BK.6834 PG.276(8/7/89)  
BK.10222 PG.249(5/29/96)  
49,210 SQ. FT. ±  
1.13 ACRES ±

-DEED DISTANCE/VARIOUS LINES 80'+70'+68'+250'-

-DEED DIST. 100'-

-DEED DIST. 131'-

-DEED DISTANCE 400'-

-PARTITION DISTANCE 225'-

-PARTITION DISTANCE 225'-

-DEED DIST. 123.27'

-DEED DISTANCE 400'-

-PARTITION DISTANCE 225'-

-DEED DIST. 131'-

LUCY L. GINN  
22,086 SQ. FT. ±  
0.51 ACRES ±

20' WIDE RIGHT OF WAY

RICHARD E. TOWNSEND ET AL  
28,495 SQ. FT. ±  
0.65 ACRES ±

-DEED DISTANCE 152.2'-

-PARTITION DISTANCE 225'-

APPROX. LOCATION  
OF SEPTIC SYSTEM

BONNIE L. ENSLIN  
JONATHAN M. ENSLIN  
BK.26606 PG.119  
AM10/PAR X5-2

DESIERE JANICE  
LIFE ESTATE  
BK.28370 PG.88  
AM10/PAR X5-1

DONNA M. CLARK TR.  
MCDONNELL FAMILY TRUST  
BK.23403 PG.306  
AM10/PAR X5-5

JOHN L. GHILONI  
DENISE T. GHILONI  
BK.25341 PG.36  
AM10/PAR X5-4

DEBORAH CHAMBERLAIN TR.  
CAMPBELL FAMILY IRREV.  
BK.26063 PG.98  
AM10/PAR X5-3

BAYBERRY LANE  
TOWN WAY - 30' WIDE

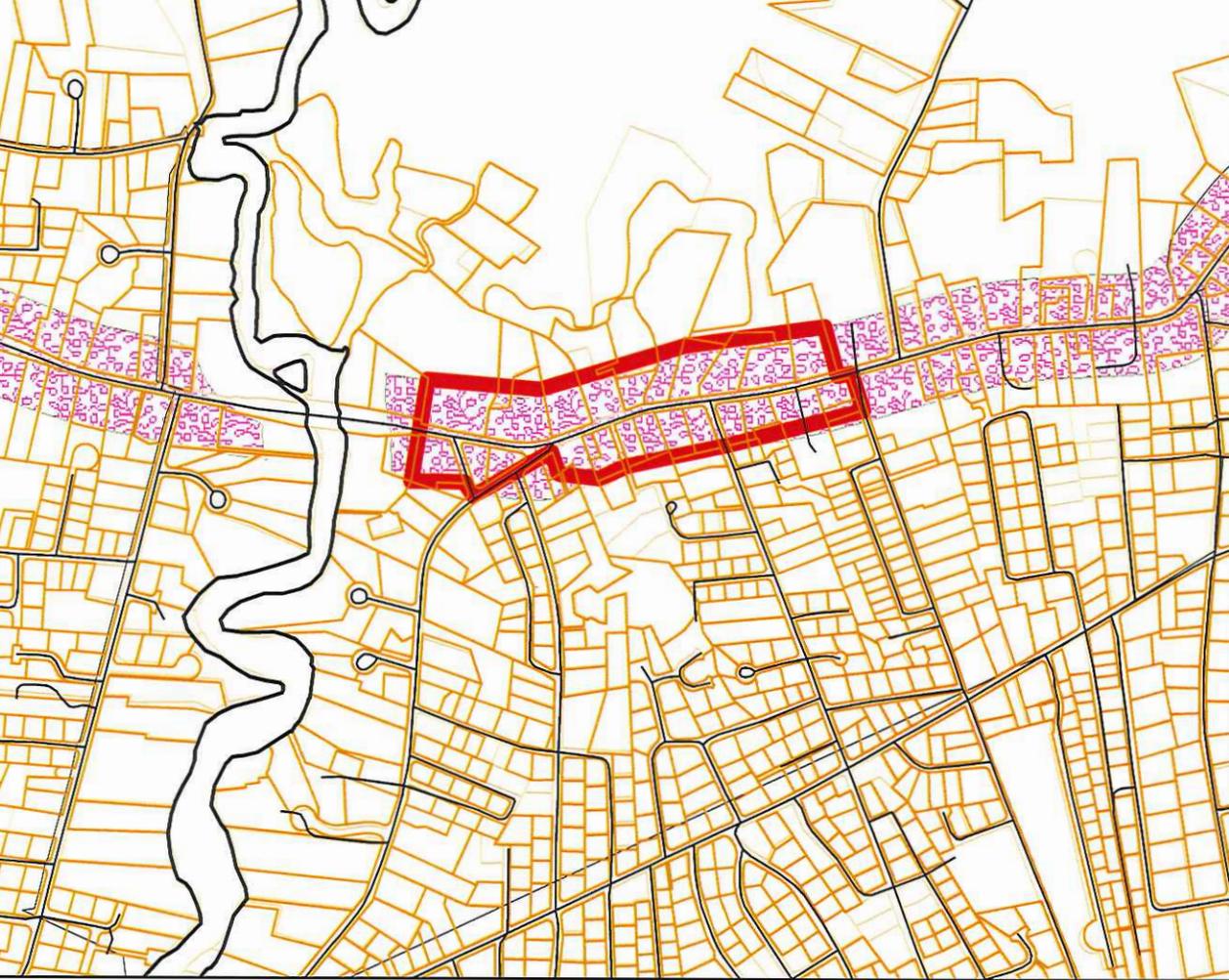
HRB(FND)  
TO TRUE POSITION  
N74°46'07"E 0.40'

CB/DH(FND)  
TO PLAN POSITION

END OF TOWN  
LAYOUT

WILLOW STREET

*submitted  
by Planning*



**Legend**

**Commercial Zoning Districts**

**ZONECODE**

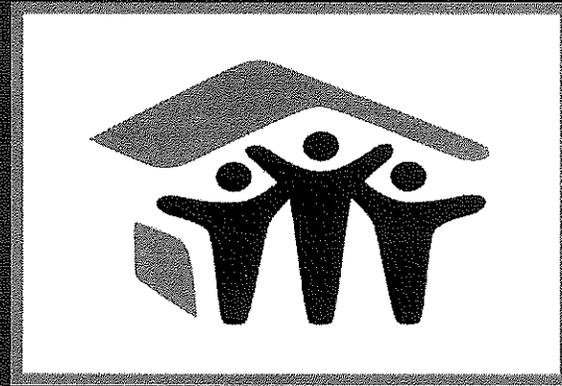
- CH1
- CH2
- CV

**Proposed Zoning**

- <all other values>

**LANDUSE**

- VILLAGE



# HABITAT FOR HUMANITY of CAPE COD

TOWN OF HARWICH, Affordable Housing Fund

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## Habitat for Humanity Program

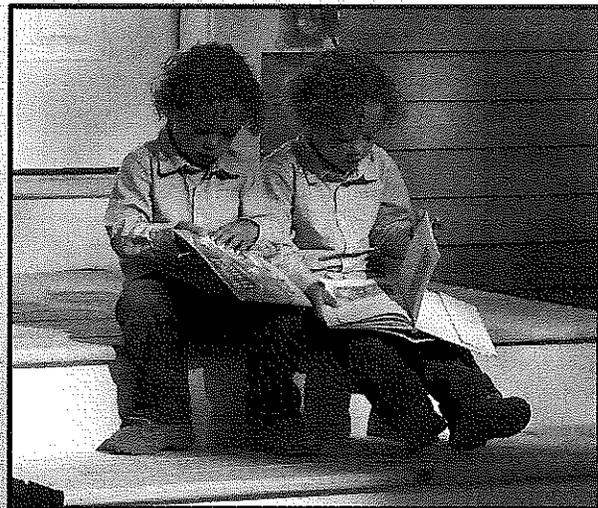
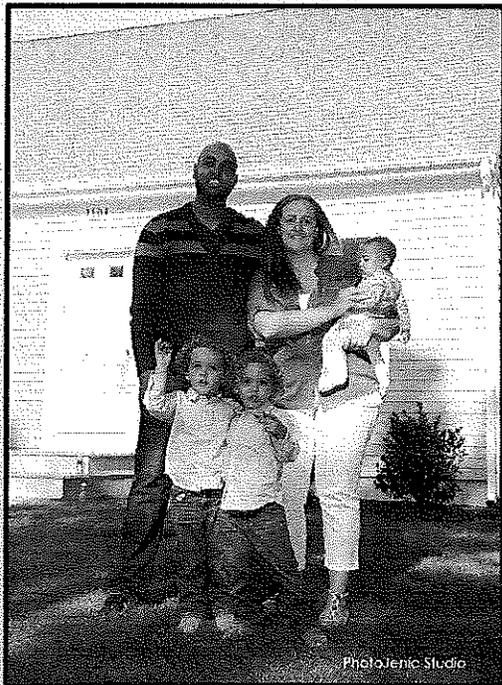
- Sweat Equity: a partnership with our families; households work 250/500 hours
- Community Engagement: a partnership
- Tools: education and support
- Home Ownership at affordable prices: \$126,000 or \$140,250 and with affordable mortgages
- Affordability in perpetuity: protected with a deed rider





## Current Harwich Home

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## Oak Street Blitz!

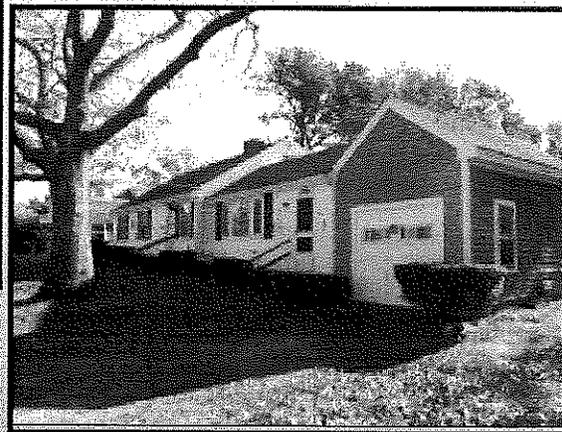
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## 93 & 97 West Main Street History:

- Purchased by HECH in 2008, a Bob Murray project - two lots, totaling approx. 2.5 acres
- Original intention was 20 rental units, demo of Chase
- Between changes in funding landscape, changes in HECH organizational focus, rising interest in historic nature of Chase and Bob Murray's illness and passing, HECH has looked for alternatives
- Both homes have been on the market since 2015, listed at \$389,000 and \$289,000.



## 93 & 97 Main Street, West Harwich



## Existing Structures

## 93 & 97 West Main Street Habitat Project:

- MOU between HECH and Habitat
- 40B permitting to create new lots
- Habitat to take back portion of property
- 4 – 6 affordable homes in back; access drive likely on west edge of property;
- Leaves front 2 lots/homes (Chase and ranch) with HECH
- HECH to issue RFP for Historic Preservation for Chase



## A note on the HECH RFP for Chase Home

- HECH to issue RFP for Historic Preservation
- Habitat development enables HECH to offer Chase at lower price
- RFP is opportunity and possibility for historic buyer/developer to preserve Chase



## 93 & 97 West Main Street Process:

Habitat needs Project Support/Acquisition Funding, funding would be contingent on feasibility and permitting:

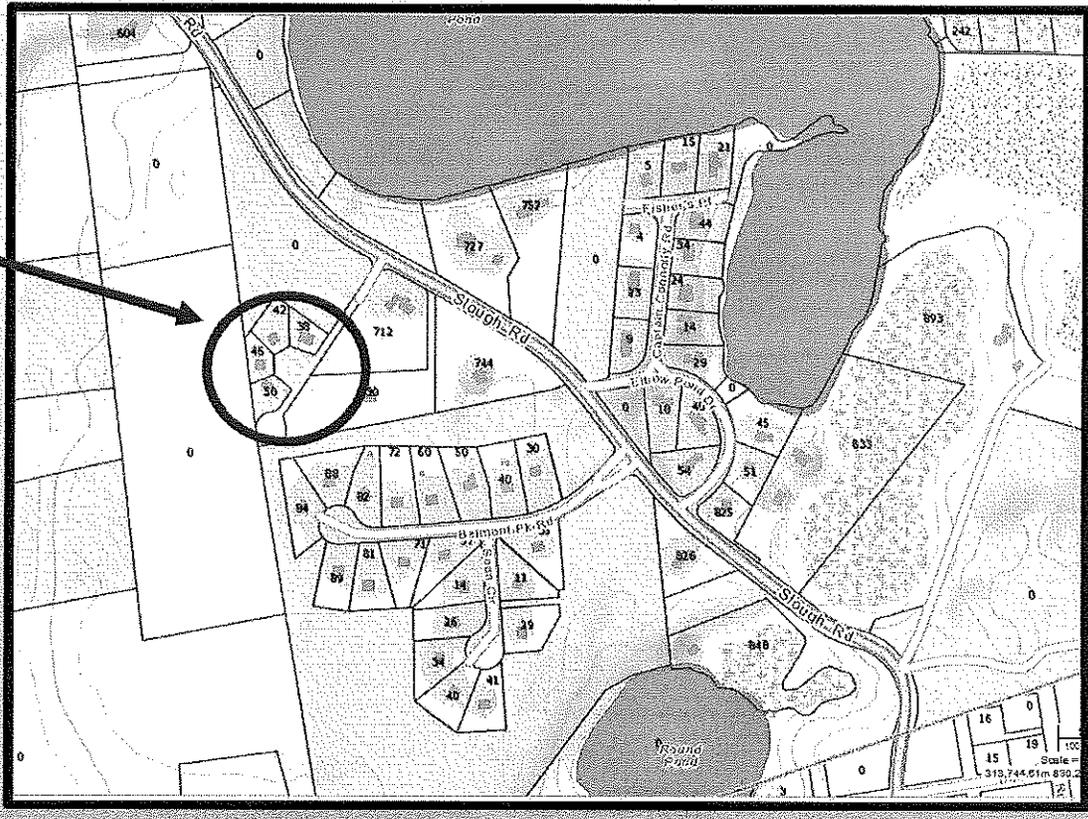
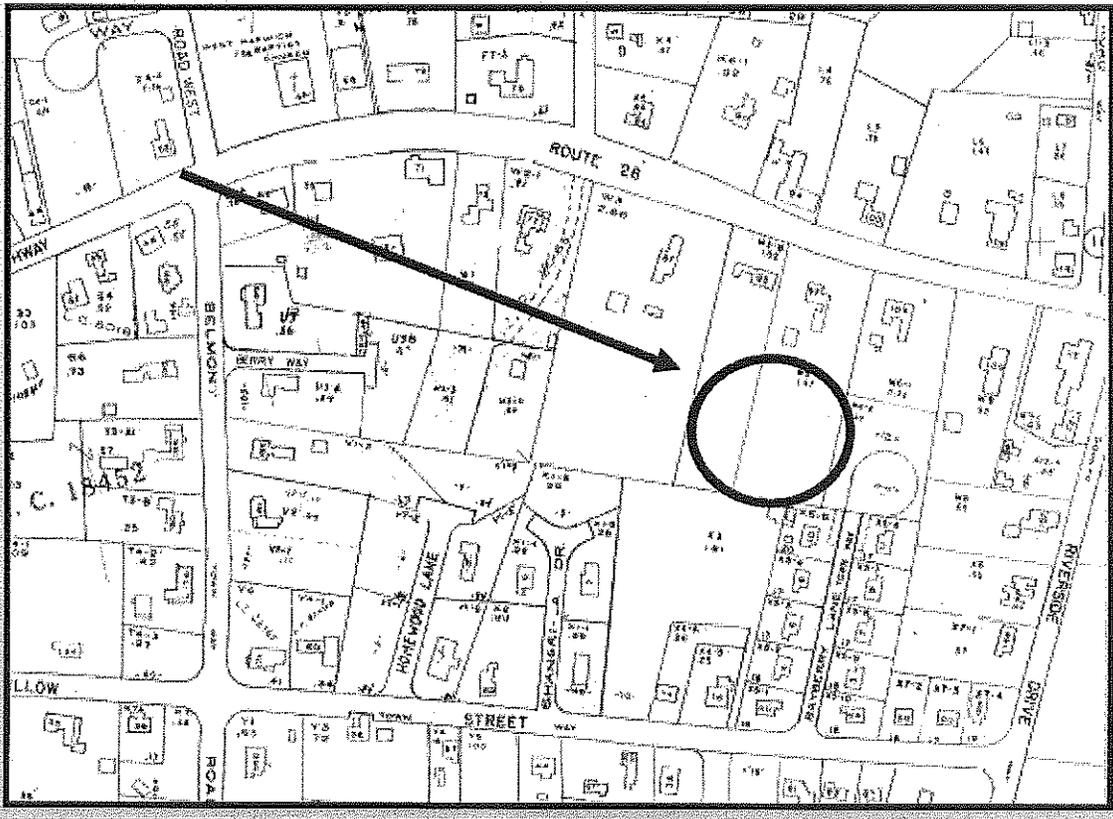
- Engineering and Site Planning
- Local Initiative Program (LIP) application submitted for approval to Housing Committee and Board of Selectmen
- LIP to State/Project to Zoning Board of Appeals/40B

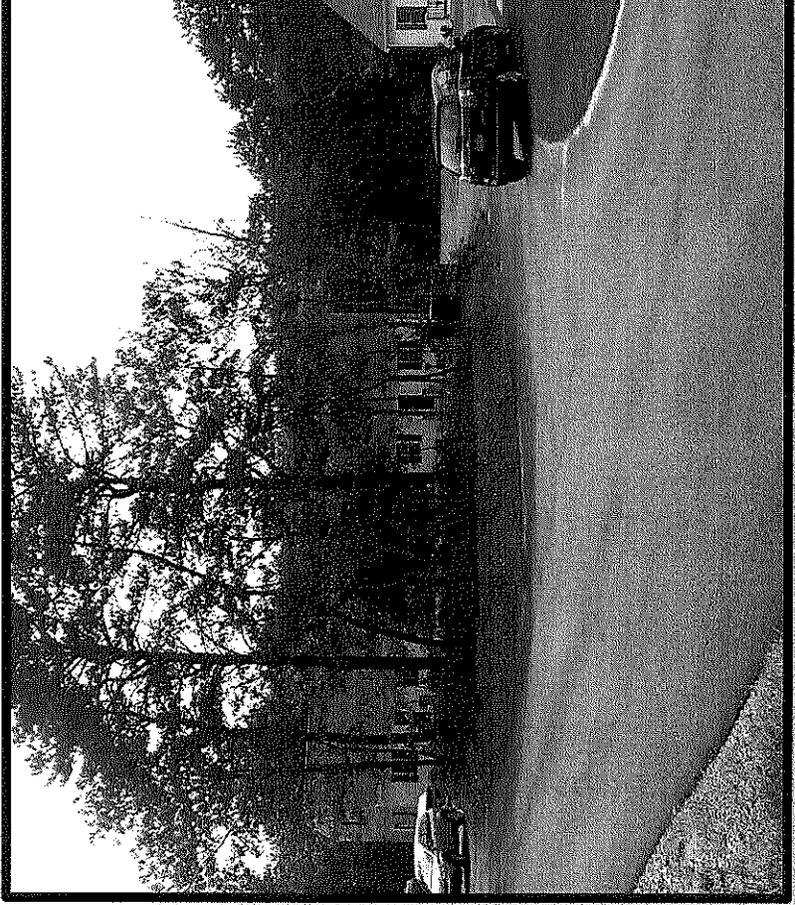
Only after permitting are acquisition funds are released and Habitat takes title



# Where's the Site Plan?

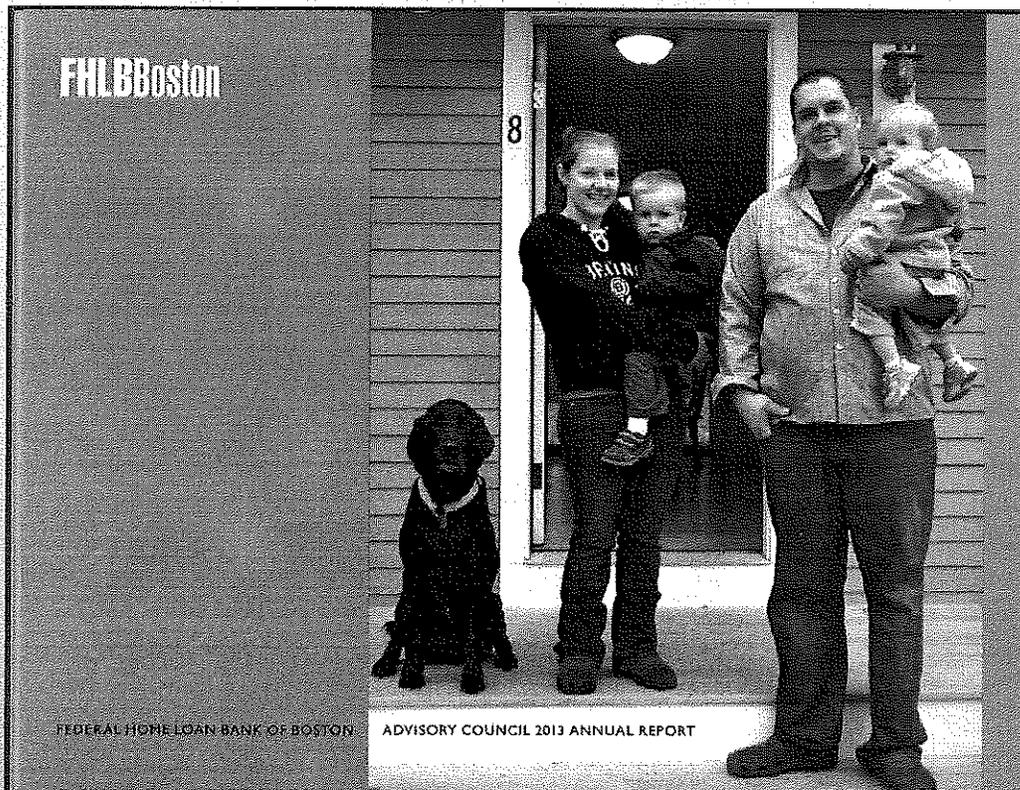


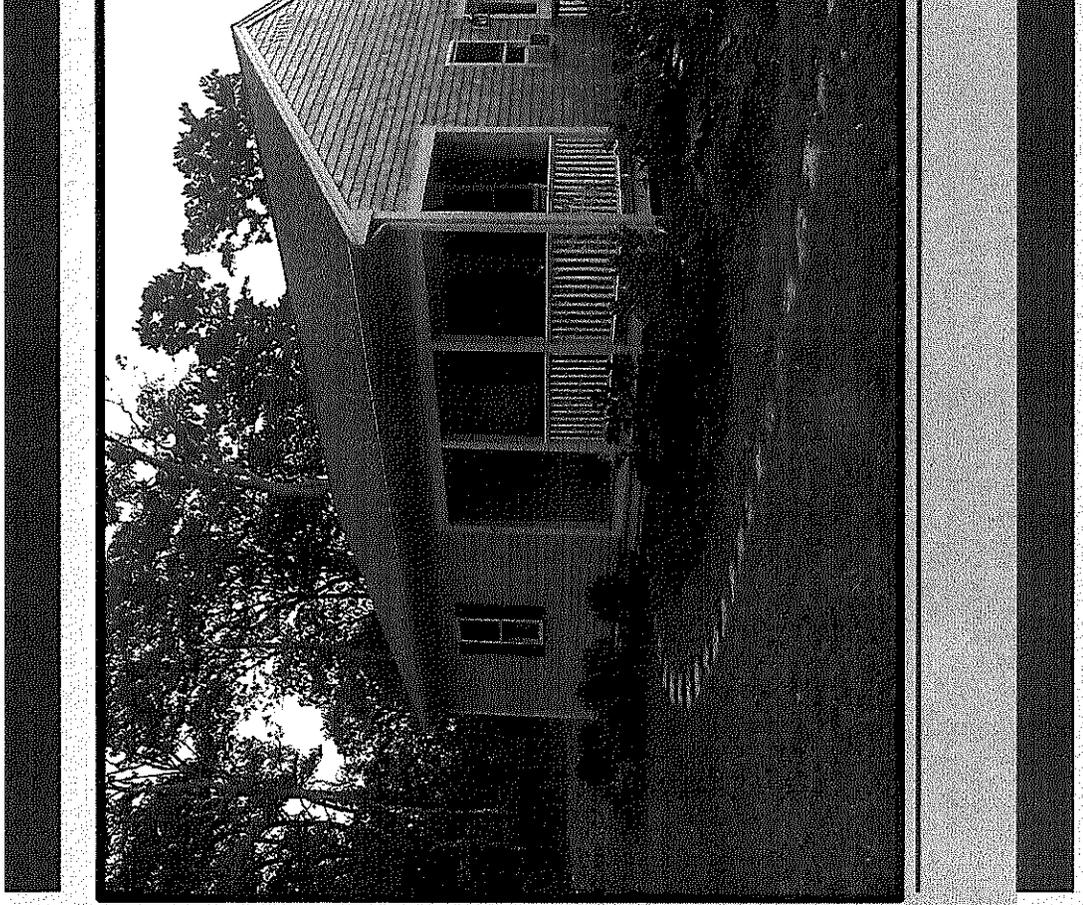




## Habitat Experience and Success:

- 94 Homes Sold Affordable since 1988
- 21 Active/Open Building Permits
- 27 Homes in Predevelopment



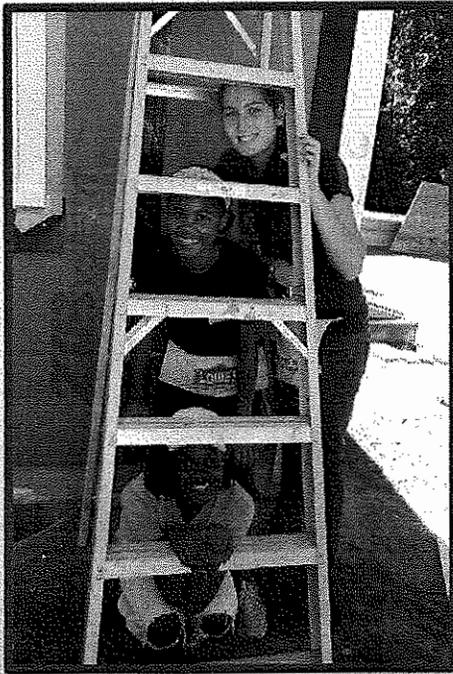




## The Habitat/HECH 93&97 Main Street Project is a win-win-win-win

- Harwich: Community wide benefit, W. Harwich benefit
- Habitat: Another great Harwich Habitat neighborhood
- HECH: Site developed for Bob Murray's original intent
- Historic: HECH can offer Chase via RFP at reduced price to an entity interested in historic preservation





**The Whole is  
Greater  
than the Sum of  
its Parts**



**Habitat for Humanity**

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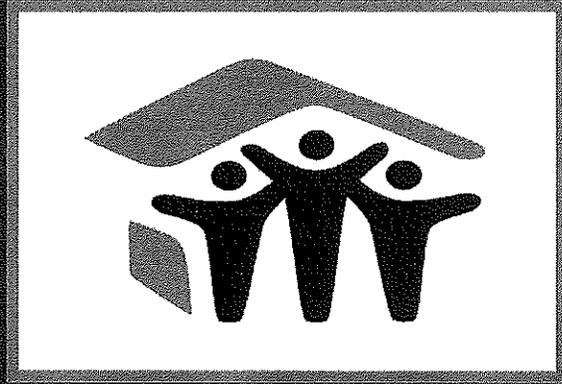
**Proposal has unanimous support from**

- Harwich Housing Committee
- Harwich Housing Authority

**Habitat seeks \$300,000 from the  
Affordable Housing Fund**

**Without this support, the project will not happen**





**Habitat for Humanity of Cape Cod  
works in partnership with families  
in need to build homes, hope,  
lives and community.**

**Thank You**

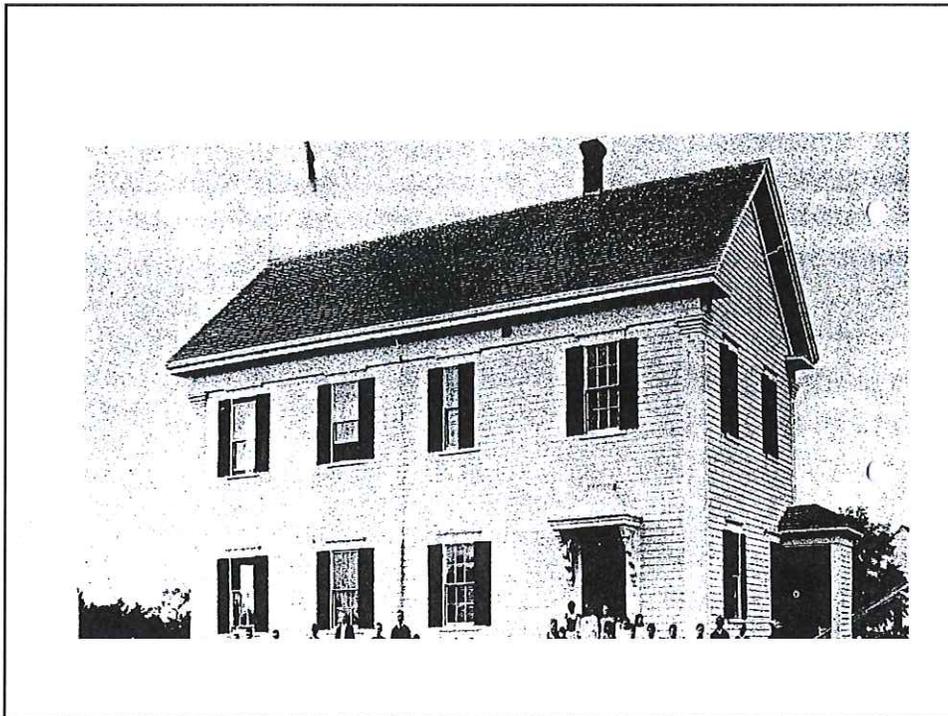
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## WEST HARWICH SCHOOL HOUSE

### 25 YEARS OF NEGLECT





EXAMPLE OF WHAT WILL BE BUILT



## UPLIFTING COMMUNITY

- Simple project to basically restore Historic exterior.
- WSHH is a catalyst for Captain's Row development.
- Model for future town projects.

## QUESTIONS WE NEEDED TO ANSWER

- Is the building worth saving ?
- Can a use be found that brings value to a all of Harwich ?
- How can this project be accomplished in a cost effective and timely manor ?
- Will enough revenue be generated to pay operational budget and ongoing maintenance?
- Organization or person responsible for rehabilitation work?
- Responsible entity after rehabilitation?

## FUNDAMENTAL DOCUMENTS

- Coastal Engineering Company 2007
- A.M. Fogarty & Associates 2008
- Massachusetts Historical Commission Opinion
- Sample License Agreement
- Time Table For Completion
- Cost Analysis
- Revenue Generators
- Supporting Groups

## COSTS TO RENNOVATE

- We are asking for \$203,950 from CPC funds
- A.M. Fogarty Report \$1.1 million

QUESTION : HOW CAN YOU DO IT FOR SO MUCH LESS?

Profit and fees taken out  
Applied for a cultural matching grant

- Cape Cod Tech
- Corrections Department
- Volunteers from local trades
- Discounts on building materials
- Inside involves minimal work-warehouse

## EXTERIOR

<u>EXTERIOR</u>	CCT*	Report	Negotiated**
Extend Chimney Through Roof	N	\$5000	\$1000
Roofing and flashing	Y	\$20,000	\$10,000
Remove vinyl siding	Y	\$2,600	\$1500
Remove cedar siding	Y	\$4,200	\$2000
Insulation	N	\$15,000	\$6000
Install new cedar clapboard	Y	\$22,000	\$12,000
Restore existing trim	Y	\$15,000	\$5000
Restore historic windows	Y	\$20,000	\$15,000
Paint siding and trim	N	\$20,000	\$10,000
Brick repair/repoint	N	\$15,000	\$4000
Install Garage type door	N	\$10,000	\$5000
Exterior Doors replacement	Y	\$5000	\$2000
South Stair/Ramp and Foundation	Y	\$10,000	\$5000
ADA Ramp***	Y	NA	\$1200
Outside Pavilion***	Y	NA	\$10,000
New septic system	N	\$30,000	\$12,000
<b>TOTAL</b>		<b>\$194,000</b>	<b>\$101,700</b>

## INTERIOR FIRST FLOOR

<u>INTERIOR</u>	CCT	RETAIL	NEG.
Structural Reinforcement of 1 <sup>st</sup> Floor	Y	\$13,000	\$5000
New Center Beam	Y	\$3000	\$3000
New Ledger Board and Joint Hangers	Y	\$6500	\$5000
Reinforce roof rafters	Y	\$10,000	\$5000
Stair Upgrade	Y	\$1500	\$1500
Remove 1 <sup>st</sup> Floor Partition Walls	Y	\$2000	\$2000
Install 1 <sup>st</sup> Floor Partition Walls	Y	\$5000	\$3000
Restore Window Sill/Trim	Y	\$4000	\$2000
Remove Plaster Ceiling	N	\$5000	\$3000
Install New Gypsum Ceiling	N	\$10,000	\$4000
Remove Bathroom Fixtures	Y	\$1000	\$500
Install New Bathroom Fixtures	Y	\$10,000	\$5000
Bathroom Accessories	Y	\$1000	\$500
Bathroom Ceramic Tiles	N	\$3000	\$2000
Misc. Finish Carpentry	Y	\$5000	\$3000
Interior Painting	N	\$5000	\$3000
Plumbing	Y	\$30,000	\$15,000
Electrical	Y	\$40,000	\$20,000
<b>TOTAL</b>		<b>\$155,000</b>	<b>\$82,500</b>

## USE OF BUILDING

- 1<sup>st</sup> floor will house public bathrooms and a visitors center .
- build and display classic wooden boats.
- The 2<sup>nd</sup> floor will house a museum featuring information on the Historic Captain's Homes, stories of the families that helped to build Harwich, maritime artifacts.

## Time Frame For Completion

- The project will be ready in its entirety in 18 months from Funding with CPC funds and Cultural grant being awarded.

Contingency plans are in place should Grant not come to fruition.

- Finish first floor and exterior including grading. This allows for completion of Public rest rooms , Visitor center and the building and display of classic wooden boats
- Complete upstairs at a later time with volunteers and additional grants.

## Operating costs for the Building

We expect costs to operate building Gas, electric, insurance etc. at \$8,000 per year

Revenue Generated - \$19,000- This does not include boat rental income in later years.

We understand revenue will ramp up over a number of years to reach \$19,000 as will costs of \$8000

We anticipate enough monies to be generated to established a maintenance fund. This keeps the building in good repair into the future.

## Revenue detail

1<sup>st</sup> boat will be built at Cape Cod Tech before the WSHS is finished. This will generate \$2000 in working capital to build the first boat at the Living Maritime Museum .

Our intent is to have it in the Herring River for people to see.

- The classic wooden boat will be raffled and we expect to raise \$10,000.
- Building 2 boats per year with wooden boat enthusiasts generates \$4000.  
Donations from visitors approximately 900 first year generates \$1000
- As time goes on it is anticipated boats will be available for rent in the Herring River. Could be revenue share with someone already renting kayaks
- Reissuing of local cookbook is also under development
- Plan calls for raising \$5000 through donations to pay for tools needed.

## Does expertise exist to build boats?

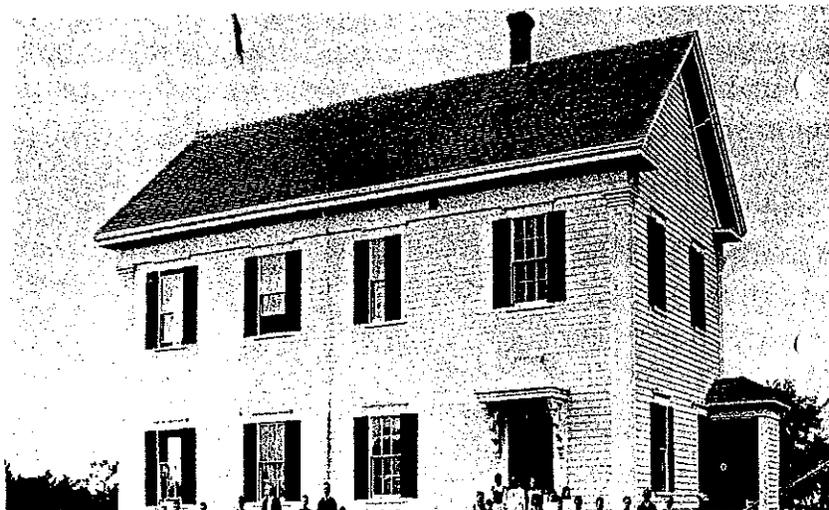
- Yes, numerous individuals working at local boat yards have expressed interest
- Hyannis Maritime Museum
- Cape Cod Tec.

Preliminary discussions on managing the program have been initiated with recreation department ,Hyannis Maritime Museum and Cap Cod Tec.

## **SUPPORTERS OF THE PROJECT**

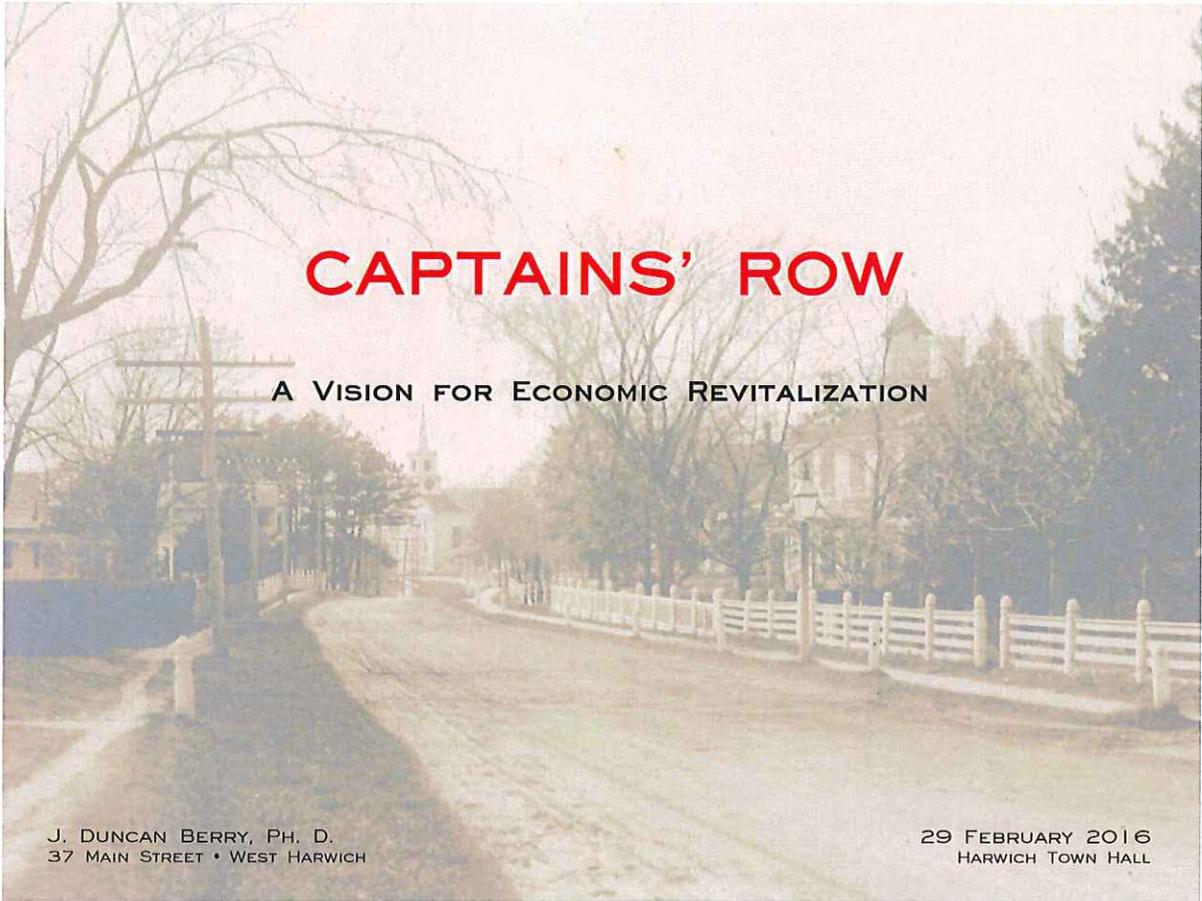
- Residents both in West Harwich and Harwich in General
- Harwich Historical Commission
- Monomoy School
- Chamber of Commerce
- Recreation department
- Cape Cod Tech

## THANK YOU



## Special Thanks

- Chris Clark
- David Spitz
- Paula Champagne
- Bob Cafarelli and Paul Sweetser
- Sean Libby



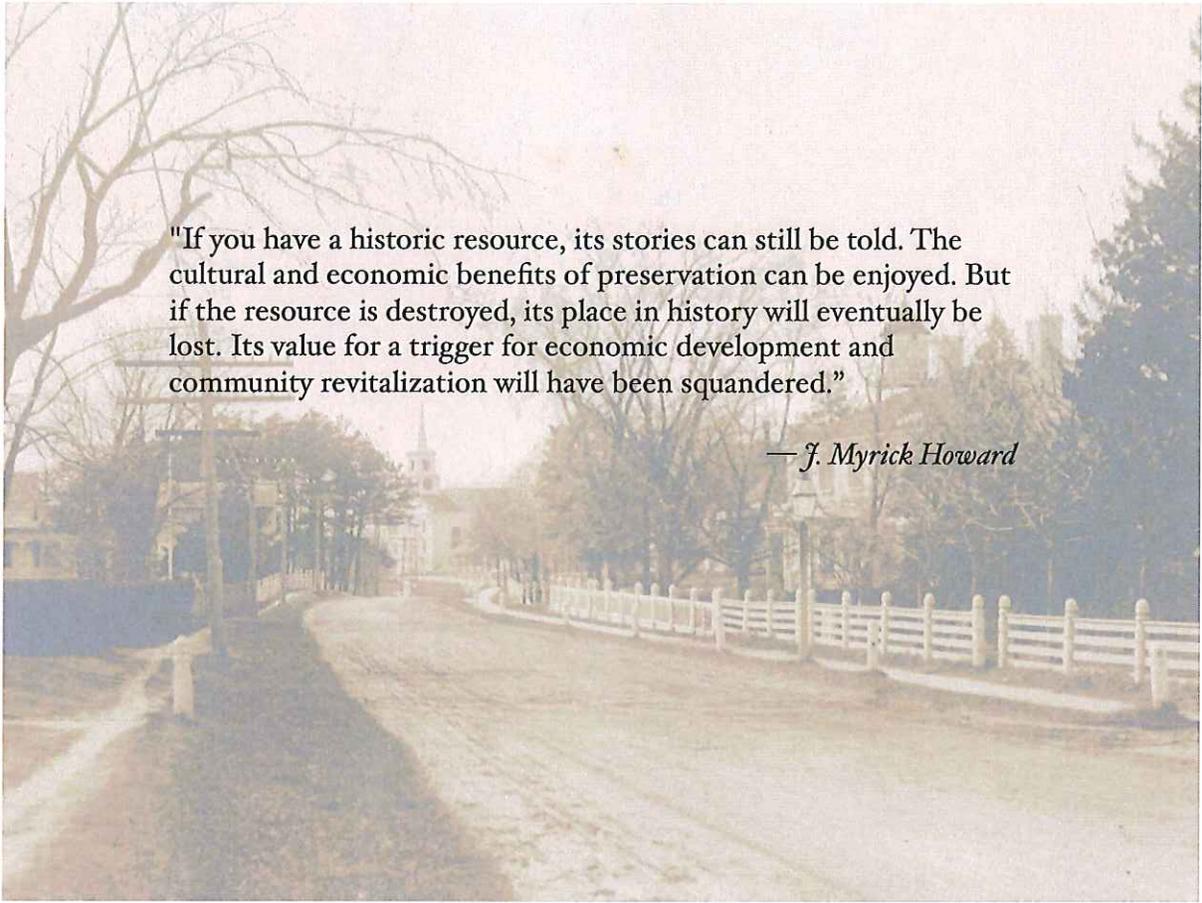
# CAPTAINS' ROW

A VISION FOR ECONOMIC REVITALIZATION

J. DUNCAN BERRY, PH. D.  
37 MAIN STREET • WEST HARWICH

29 FEBRUARY 2016  
HARWICH TOWN HALL





"If you have a historic resource, its stories can still be told. The cultural and economic benefits of preservation can be enjoyed. But if the resource is destroyed, its place in history will eventually be lost. Its value for a trigger for economic development and community revitalization will have been squandered."

— *J. Myrick Howard*

## TOPICS

1. SOME CONTEXT
2. THE ASSETS
3. THE VISION
4. THE OPPORTUNITY
5. THE BENEFITS

## I. SOME CONTEXT

### Development on Cape Cod Stirs Fears

By Richard F. Kohn  
Falmouth, Mass., July 29 — Cape Cod, the jewel of the nation's vacation spots, is being threatened by a new kind of development, one that is not seasonal but permanent. It is the kind of development that is being built in the heart of the Cape's historic towns.

Richard F. Kohn is a writer for The New York Times. He has written extensively about Cape Cod and its history.



The New York Times (July 29, 1984)

### For West Harwich Historic District

By Richard F. Kohn  
The Cape Codder, Friday, August 16, 1985

The West Harwich Historic District is a collection of buildings that are significant in the history of the town. The district includes the West Harwich Baptist Church, the West Harwich School, and the West Harwich Town Hall.



The Cape Codder (August 16, 1985)

### Consultant Recommends Four Areas For Historic Districts

By William F. Lester  
The Cape Codder, Friday, November 11, 1993

A consultant for the Historical Commission has recommended four areas for historic districts in West Harwich. The areas are the West Harwich Baptist Church, the West Harwich School, the West Harwich Town Hall, and the West Harwich Village.

The Cape Cod Chronicle (November 11, 1993)



Courtesy of the Berry's World Archives™

## 2. THE ASSETS

BETWEEN DIVISION STREET AND THE HERRING RIVER, THERE ARE 24 STRUCTURES THAT MEET ALL FOUR QUALIFICATIONS FOR PLACEMENT ON THE NATIONAL REGISTER OF HISTORIC PLACES. THEY DATE BETWEEN THE 1750S AND 1914 AND REPRESENT THE MAJOR STYLES OF AMERICAN DOMESTIC ARCHITECTURE — HALF HOUSE, GREEK REVIVAL, ITALIANATE, SECOND EMPIRE, STICK STYLE, SHINGLE STYLE, AND BUNGALOW. TWO OF THE TWENTY-FOUR ARE ALREADY ON THE NATIONAL REGISTER.

OUR MAIN STREET TAKES THE SHAPE OF A GENTLY BENDING MEADOW CROWNED BY A NATURAL HILLOCK AT THE BAPTIST CHURCH, WHOSE SPIRE MARKS BOTH A SYMBOLIC AND GEOLOGICAL HIGHPOINT IN OUR VILLAGE.

STARTING IN THE MID-1800S, THE ROAD BED WAS ARTICULATED BY ACORN-TOP, FOUR-RAIL AND TURNED-PICKET FENCES, BY WALKING PATHS, BY KEROSENE AND GAS STREET LAMPS, AND AMPLE, GRASSY APRONS.

WHILE LARGE CHUNKS OF THIS HISTORIC LANDSCAPE REMAINED THROUGH THE MIDDLE OF THE 1960S, THAT DECADE WITNESSED THE WHOLESALE DEMOLITION OF ENTIRE SWATHS OF ROUTE 28 — WITNESS THE TRAGEDY OF WEST YARMOUTH.

THE INCURSION OF FRIENDLY'S IN THE EARLY 1970S, AND A LATER THREAT OF A WENDY'S ACROSS THE STREET STARTED A NEW PHASE OF COMMUNITY CONCERN: FIRST IN THE 1980S, THEN IN THE 1990S, THERE WERE DISCUSSIONS TO IMPOSE "TOP-DOWN," RESTRICTIVE HISTORIC DISTRICTS.

NOW IT'S DIFFERENT — THE RESIDENTS THEMSELVES REALIZE THAT NO NEW CONSTRUCTION CAN SURPASS THE VALUE OF EVEN SEVERELY COMPROMISED HISTORIC STRUCTURES. EACH LOSS IS PERMANENT, AND WE HAVE A UNIQUE AND PRECIOUS HERITAGE THAT IS WORTHY OF OUR VERY BEST EFFORTS — NOT BECAUSE OF ANTIQUARIAN CURIOSITY, BUT FOR SOLID ECONOMIC AND SOCIAL GOALS.

## THE ROUTE 28 CORRIDOR



### Legend

 Parcels with Buildings Constructed Prior to 1900

Courtesy of the Engineering Department, Town of Harwich.



### 3. OUR VISION

THE RESIDENTS OF WEST HARWICH NOW FULLY RECOGNIZE THAT WE LIVE IN A UNIQUE AREA, BLESSED BOTH BY AN ASTONISHING DENSITY AND VARIETY OF HISTORIC HOMES AND STRUCTURES.

WE BELIEVE THAT BY PROPER, BOTTOM-UP STEWARDSHIP, WE CAN LEVERAGE THESE INCREDIBLE ASSETS TO BECOME WHAT SOME ARCHITECTURAL EXPERTS CONSIDER TO BE A BEST-IN-CLASS DESTINATION — WE ALREADY HAVE THE INFRASTRUCTURE, THE INCREDIBLE HISTORY, STUNNING NATURAL BEAUTY, AND CLEAR PRECEDENT FOR USING HISTORICALLY-INFORMED DESIGN FOR ECONOMIC REVITALIZATION.

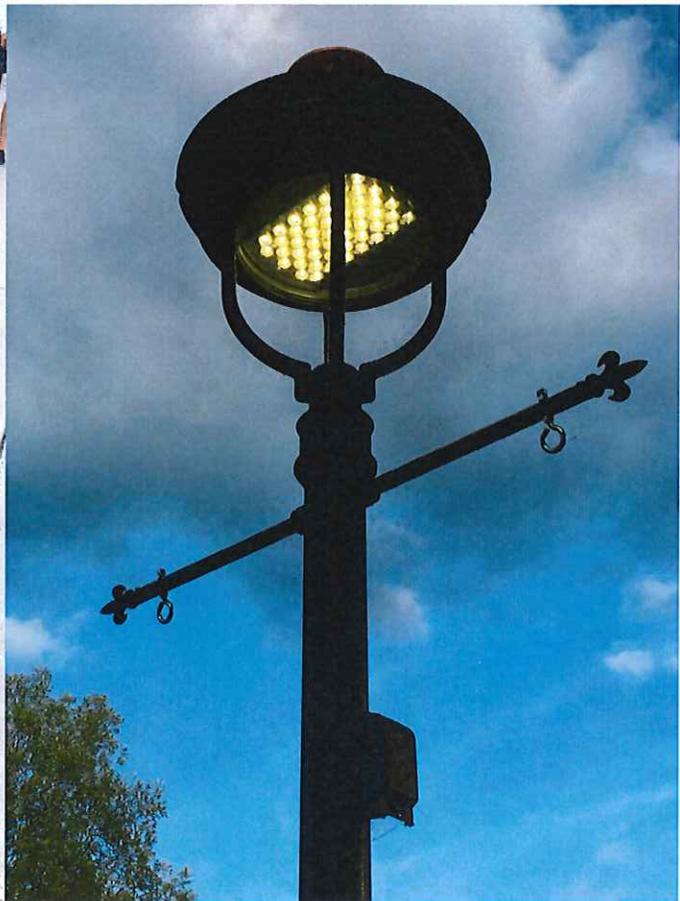
WE ARE DEEPLY GRATEFUL THAT THE TOWN HAS SOUGHT OUR INPUT IN THE DESIGN AND EXECUTION OF THE NEW ROADBED. WE APPRECIATE YOUR INVESTMENT, AND WE'D LIKE TO SHOW HOW WE BELIEVE OUR VOLUNTARY INVESTMENT IN EACH OTHER WILL TAKE US TO INCREASED PROPERTY VALUES AND TOWN TAX REVENUES, LOWER CRIMINAL ACTIVITY, ENHANCED COMMUNITY FEELING, AND A STELLAR GATEWAY TO THE TOWN.

WE HAVE COME TOGETHER AS A COMMUNITY, FACE TO FACE, TO DISCUSS CONCERNS AND OPPORTUNITIES. WE BELIEVE THAT NOT ONLY WILL WE TURN THIS AROUND FOR OUR VILLAGE, BUT THAT WE WILL PROVIDE A TEMPLATE FOR OTHER AREAS AND VILLAGES IN HARWICH TO ACHIEVE THE SAME THING.

MANY OF US HAVE BEEN IN WEST HARWICH FOR DECADES, SOME FOR GENERATIONS. WE HAVE SEEN A PRECIPITOUS DROP IN THE QUALITY OF LIFE IN A MATTER OF YEARS. WE DON'T NEED TO LOOK ELSEWHERE FOR SOLUTIONS — THE VERY FABRIC OF OUR VILLAGE PROVIDES AN ANSWER, AN ANSWER THAT HAS ATTRACTED THE ATTENTION OF OUR NEIGHBORS ON THE CAPE, OF WORLD-CLASS ARCHITECTS AND PLANNERS, AND OF TENS OF THOUSANDS OF PEOPLE ON SOCIAL MEDIA ALL OVER THE WORLD.

WE INVITE YOU TO JOIN, AND SUPPORT, THIS EFFORT TO BREATHE LIFE BACK INTO THIS AMAZING SLIVER OF THE CAPE.





## 4. THE OPPORTUNITY

HISTORIC DISTRICTING BRINGS NATIONAL RECOGNITION, QUALIFICATION FOR GRANTS, TAX CREDITS, ENERGY CREDITS, AND TARGETED LOANS.

WE SEE THE TOWN AS HELPING US "PRIME THE PUMP" FOR INITIAL REVITALIZATION WORK, BUT NOT AS THE ULTIMATE MEANS; THE REAL TEST WILL BE IN OUR ABILITY TO FOLLOW THE METHODS OF TOWNS WHO HAVE LEVERAGED HISTORY TO RESTORE COMMUNITY, CIVIC PRIDE, AND PROSPERITY. WE BELIEVE THAT AFFORDABLE HOUSING WILL PLAY A ROLE IN THIS EFFORT, TO THE EXTENT THAT IT WISHES TO JOIN IN OUR EFFORT AND NOT SEEK TO PAD ITS OWN PORTFOLIO, IGNORANT OF THE EXISTING COMMUNITY.

THE PROPOSAL FOR CAPTAINS' ROW COMES AT A CRITICAL MOMENT — AS NOTED BY NC HISTORIC PLANNER MYRICK HOWARD ABOVE, *EVERY LOSS IS PERMANENT*. WE ARE AT THE POINT WHERE ANY FURTHER DEMOLITION CONSTITUTES AN IRREVOCABLE LOSS.

AT THIS MOMENT IN TIME, WE HAVE IN OUR WORKING GROUP CONCERNED CITIZENS, RESIDENT, AND PROPERTY OWNERS — BUSINESS OWNERS, THE LOCAL PASTOR, THREE ARCHITECTS, THE HEAD OF THE HARWICH CIVIC ASSOCIATION, A PAST ECONOMIC DEVELOPMENT OFFICER, AN INVESTMENT BANKER, AN INTERIOR DECORATOR, AND AN ARCHITECTURAL HISTORIAN.

IN ADDITION, THERE ARE MANY FAMILIES WHO STILL MAINTAIN THEIR HISTORIC HOMESTEADS.

THIS COMBINATION OF EXPERIENCE, EXPERTISE, AND WILLINGNESS TO DONATE TIME AND MONEY IS A RARE ALIGNMENT.

## OUR TALENT POOL



PROF. LIZZ PLATER-ZYBERK

ARQUITECTONICA, CO-FOUNDER (1977)  
DPZ, CO-FOUNDER (1980)  
UNIVERSITY OF MIAMI, DEAN, SCHOOL OF ARCHITECTURE  
PRINCETON UNIV., B. ARCH. (1972, FMR. TRUSTEE)  
YALE UNIV., M. ARCH. (1976)

**DESIGNER OF SEASIDE, FL AND 200+ OTHER NEW TOWNS, REGIONAL PLANS, COMMUNITY REVITALIZATION PROJECTS**

**AWARDS:** THOMAS JEFFERSON MEMORIAL MEDAL, RICHARD H. DREIHAUS PRIZE, SEASIDE PRIZE, VINCENT J. SCULLY AWARD, U. S. COMMISSION OF FINE ARTS

**AUTHOR:** *SUBURBAN NATION* (2000), *THE NEW CIVIC ART* (2003), AND *ARCHITECTURE OF DUANY PLATER-ZYBERK & Co.* (2005).

### THE 2016 CAPTAINS' ROW COMPETITION

HARVARD UNIVERSITY, GRADUATE SCHOOL OF DESIGN

ROGER WILLIAMS UNIVERSITY, SCHOOLS OF ARCHITECTURE, PLANNING AND PRESERVATION

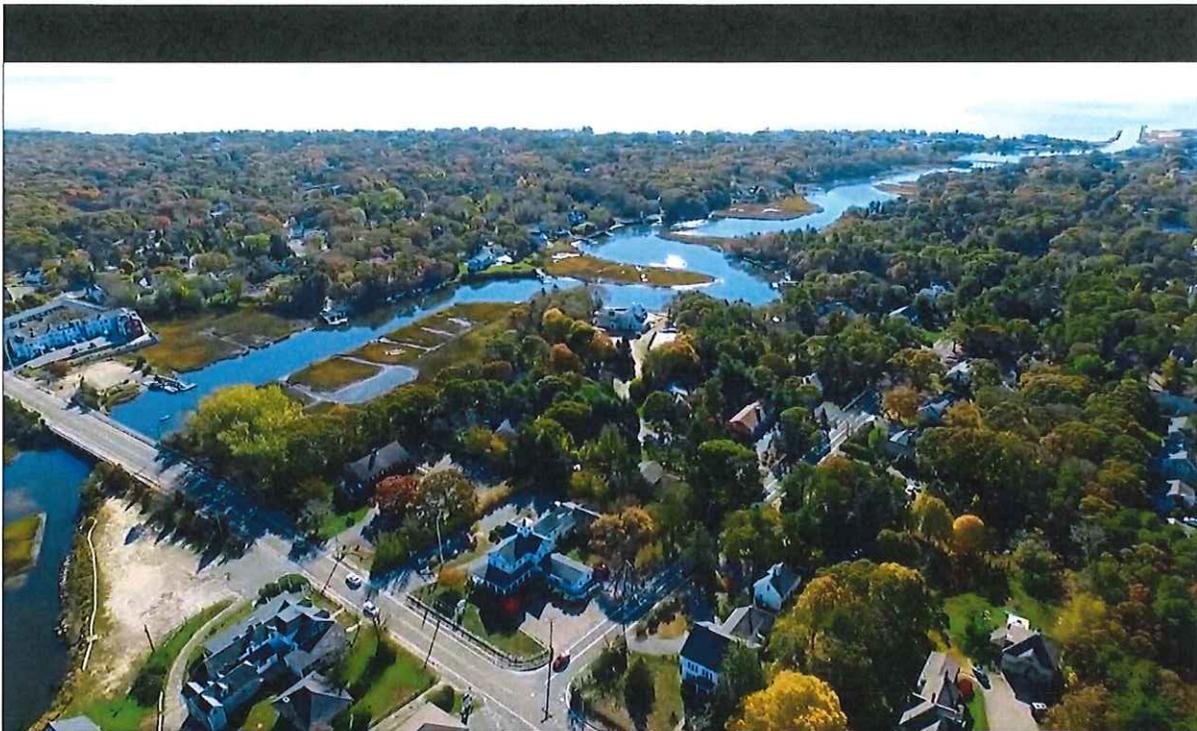
SAVANNAH COLLEGE OF ART AND DESIGN, SCHOOLS OF ARCHITECTURE, PRESERVATION AND URBAN PLANNING

NOTRE DAME UNIVERSITY, SCHOOL OF ARCHITECTURE AND HISTORIC PRESERVATION

COLLEGE OF CHARLESTON, SCHOOL OF ARCHITECTURE AND HISTORIC PRESERVATION

COLLEGE OF THE NEW URBANISM, BOSTON CHAPTER

UNIVERSITY OF HARTFORD, DEPT. OF ARCHITECTURE



Frame from Captains' Row Drone-Cam Video (2016)

## SOCIAL MEDIA

**Captains' Row**  
Community Organization

Timeline

- 50% response rate, 1 day response time (Respond faster to turn on the badge)
- 282 likes +2 this week
- 3 wires here +3 this week
- View Pages Feed
- Invite friends to like this Page
- 727 post reach this week

**Check it out!**

**Captains Row buoyed by academic response**  
WEST HARWICH -- After recently announcing a design competition, proponents of renovating the stretch of Route 28 known as Captains' Row this...

716 people reached

**Historic West Harwich**  
Community Organization

Timeline

- 100% response rate, 15 mins response time (Respond faster to turn on the badge)
- 230 likes this week
- 6 post reach this week
- View Pages Feed
- Invite friends to like this Page

**Boost Your Page for \$5**  
Reach even more people in Harwich

**RIP Courtenay Neale Chase (June 7, 1921 - January 28, 2016)**

**Courtenay Neale Chase (CNC)**  
HARWICH - It is with heavy hearts, that Sara, Phil and Josh (young) Chase announce the passing of their beloved father and patriot on Thursday, Jan. 28.

373 people reached

1 share

Set Mine Our sympathies to all the Chase family

Norm Boulvier Sorry to hear that your dad has passed (Pl) I will always remember working with you for him under that Dam spot near Covering at those pps that winter. Wow that was a long time ago, take care Norm

# CAPTAINS' ROW — OUR REACH



**Captains' Row**  
January 26

Finally!  
After substantial time and effort we are sharing our drone-Captains' Row.  
Our idea is to rebuild our community from the ground up by local residents and owners, by leveraging our incredible historical assets, and by working with world-class talent in preservation, design.... [See More](#)



**Captains' Row, West Harwich**  
Drone-cam view of proposed "Captains' Row District" along Main Street (Route 28) in Harwich, MA between the Dennisport and the Herrin...

[YOUTUBE.COM](#)

**18,870 people reached**



**Captains' Row**  
Yesterday at 12:45pm

Check it out!



**Captains Row buoyed by academic response**  
WEST HARWICH — After recently announcing a design competition, proponents of rehabbing the stretch of Route 28 known as Captains' Row this...

[M.BREWSTER.WICKEDLOCAL.COM | BY SUSANNA GRAHAM-PYE](#)

**710 people reached**

[Boost Post](#)

# CAPTAINS' ROW — HISTORIC DISTRICT

  
**The Commonwealth of Massachusetts**  
 William Francis Upton, Secretary of the Commonwealth  
 Massachusetts Historical Commission

January 12, 2014

Sally Ubbano  
155 Riverside Drive  
West Harwich, MA 02571

**Re: potential National Register Historic District, West Harwich (Barnstable)**

Dear Ms. Ubbano:

Staff at the Massachusetts Historical Commission discussed your proposal for a National Register district in the West Harwich area, using materials that you have supplied as well as inventory forms prepared by Dennis Brimhan. As a historic district should be composed of an intact concentration of historic resources, with minimal intrusions of more recent or highly altered properties. While there appear to be a number of substantial 19<sup>th</sup> century houses in a variety of styles, there is not enough information, particularly about intrusions, for us to evaluate this area at this time.

The proposed district, as outlined on a Harwich map, would run along Route 28 from the Dennis town line to the Stinging River. While not every building within a district has to be more than 50 years old and retain its historic character, there must be a sufficient core group of properties that contribute to the district's integrity. A district also includes some non-residential buildings... other buildings that are less than 50 years old or have been substantially altered. Viewing aerial photos of this area, it shows a considerable number of modern stores at the western end, surrounding the Chase Library, that would be intrusions and would blur the boundary in that direction. Route 28 is more built-up than Route 8A, with modern stores, hotels, and commercial properties interspersed between older, historic properties. However, no there is some doubt at MHC about the integrity of the entire stretch of Route 28, and whether the potential district might on land east of the Stinging River. In addition, there may be historic properties on side streets north and south of Route 28 that could also be considered as part of a potential district. A defined boundary can be drawn in such a way that as many contributions, contributing properties as possible, on either side of the road, may be included.

210 Merrycourt Boulevard, Boston, Massachusetts 02121  
(617) 721-8478 • Fax: (617) 721-1128

I understand that your original inquiry was spurred by a local neighborhood meeting where the idea of a National Register listing was raised. From this, I think that local support would be forthcoming. I would suggest that MHC conduct a site visit of the West Harwich area, to more closely look at Route 28 and nearby streets and to get a better idea of what might constitute a possible district. Should MHC staff then agree that an eligible district is apparent, the next step would be a public informational meeting in West Harwich, at which a MHC staff member could explain the National Register program, what it means and what it doesn't mean, and the effects of listing, as well as answering questions that residents may have. I include several informational sheets on this topic. As is MHC's policy, we would coordinate this with the Harwich Historical Commission, and keep them advised of any developments. I assume that many property owners are summer residents, so it would be preferable if this visitation, be held later in the year.

Should MHC conclude that an eligible district is present, a National Register nomination could commence. MHC strongly recommends that a professional preservation consultant be engaged to research and prepare the nomination, this is preferable both in time spent and the quality of presentation.

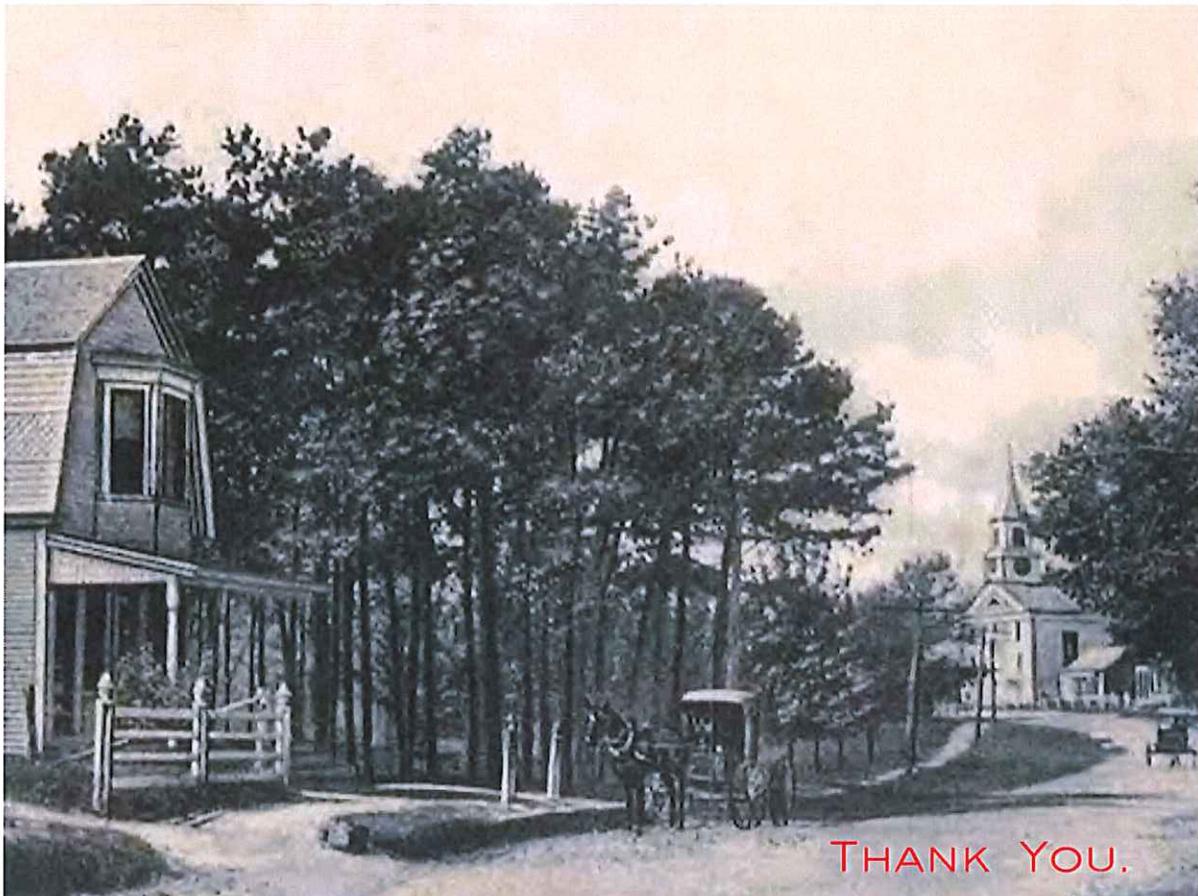
Thank you for your interest in the National Register program. We look forward to working with you.

*Phil Bygan*  
Phil Bygan  
Preservation Planner

Cc: Robert Bradley, Harwich Historical Commission  
Sarah Kayoff, Cape Cod Commission

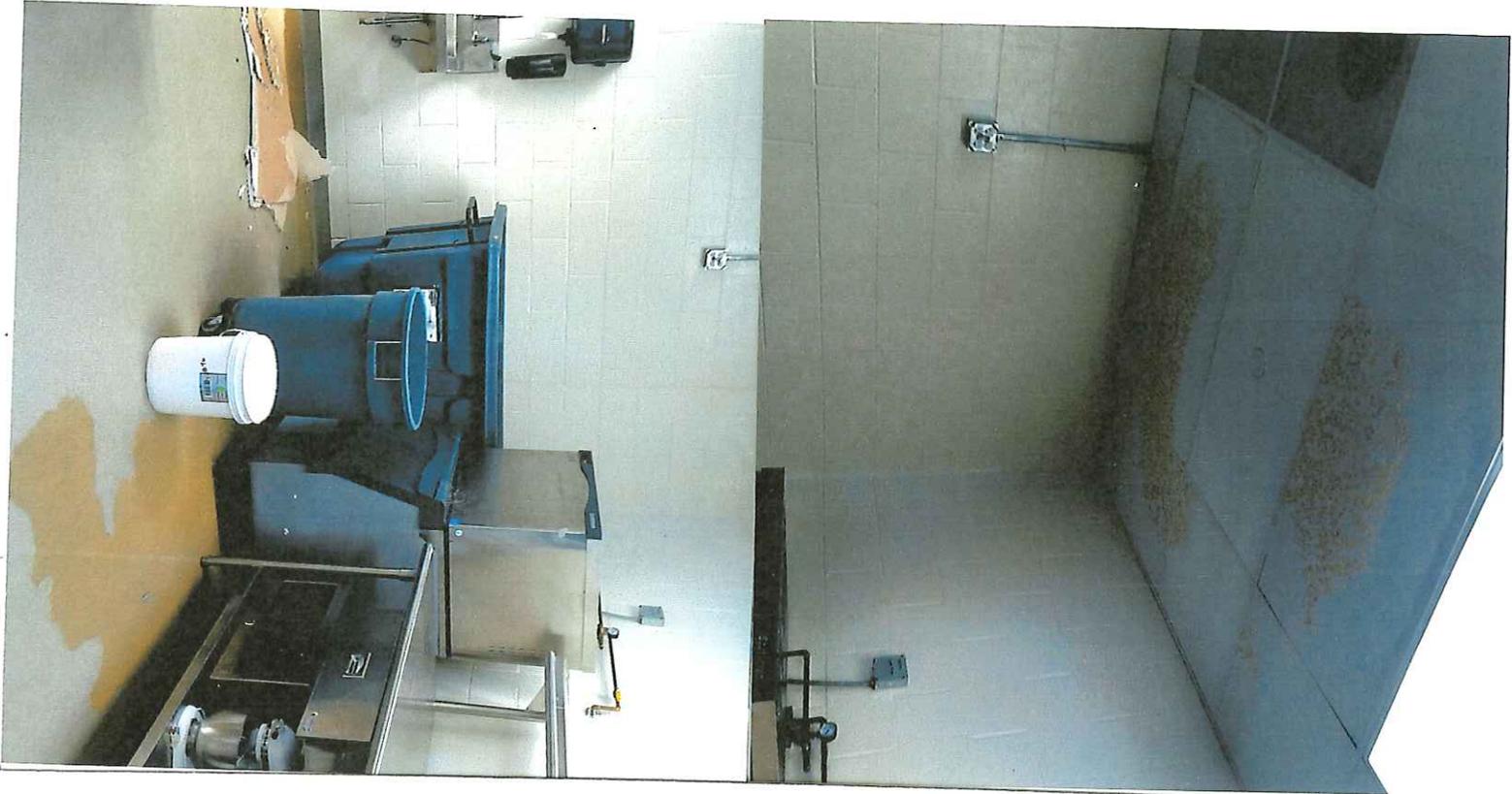
## 5. THE BENEFITS

1. HISTORIC DISTRICTS ENJOY A 30% INCREASE IN PROPERTY VALUES OVER TIME (HUD STATS).
2. OWNERS OF NRHP PROPERTIES QUALIFY FOR UP TO \$100,000 IN STATE FEDERAL HISTORIC TAX CREDITS, INCLUDING A 20% INCOME TAX CREDIT FOR CERTIFIED REHABILITATION; THESE CREDITS CAN BE SOLD TO THIRD-PARTY INVESTORS
3. OWNERS OF NRHP MAY ALSO QUALIFY FOR STATE TAX CREDITS UP TO AN ADDITIONAL \$50,000, AND IN-COME PRODUCING PROPERTIES CAN RECEIVE 20% OF CERTIFIED REHAB COSTS. AND MAY BE COUPLED WITH FEDERAL CREDITS. THE STATE ALSO PROVIDES EDUCATIONAL RESOURCES.
4. FEDERAL ENERGY INVESTMENT CREDITS MAY ALSO APPLY
5. PRIVATE FOUNDATIONS (I.E., THE 1772 FOUNDATION AND THE KINSMAN FOUNDATION) PROVIDE REVOLVING FUNDS FOR A VARIETY OF WELL-ORGANIZED AND -PLANNED PRIVATE PRESERVATION EFFORTS.
6. ENHANCED TOWN RE TAX REVENUES.
7. A REVITALIZED, BEAUTIFUL, SAFE VILLAGE.





Judah Chase House, Post Card (ca. 1925)



Two years in a row the roof top unit at the new high school has not been properly winterized. Therefore, the coils froze and burst flooding the kitchen (damaging the ceiling) and the culinary classroom.



## Related Documents - 2/29/16 BOS Meeting

- 01 Agenda.pdf
- 02 Minutes.pdf
- 03 Road Race.pdf
- 04 Local Flavor Chg of Hours.pdf
- 05 Map Rte 28 WH.pdf
- 06 Road Improvements 1.pdf
- 07 Road Improvements 2.pdf
- 08 Willow St..pdf
- 09 Affordable Housing Policy.pdf
- 10 Habitat Presentation.pdf
- 11 Town Meeting Warrant Draft.pdf
- 12 Article One Liners.pdf
- 13 Door to Door Sales Art..pdf