**MINUTES**

**HISTORIC DISTRICT AND HISTORICAL COMMISSION**

**TOWN HALL - 732 MAIN STREET - SMALL HEARING ROOM**

**DECEMBER 20, 2023, 6:00 PM**

**MEMBERS PARTICIPATING:** Chairperson Mary Maslowski, Paul Doane, Julie Eldredge, Brendan Lowney, and Lynne Zalesak

MEMBERS ABSENT: Bob Doane

**AUDIENCE AND REPRESENTATIVES:** Attorney Sarah Flores, Stephen Walsh, Mr. McPhee, Andrew Healy, Michael Healy, Attorney William Crowell, Thomas Comer, Matt Sutphin.

**I.** **RECORDING NOTICE; CALL TO ORDER**

Ms. Maslowski called the meeting of the Historic District and Historical Commission to order on December 20, 2023, at 6:00PM and read the Recording Notice. A roll call was taken for member attendance.

**II. PUBLIC HEARING**

**HH2023-23:** Allison & Stephen Walsh, owners, have filed a Notice of Intent. The project proposes demolition to the entire existing structure. The structure is over 100 years old according to the Town Assessing records and is located at **29 Walther Rd. Map: 16 Parcel T7(Continued from 11.21.2023)**

Ms. Maslowski read Case No. HH2023-23 as presented and opened the Public Hearing.

Attorney Sarah Flores, Mr. Walsh, owner, and Mr. McPhee, builder, were present as representatives. Atty. Flores referred to the letter that she had sent to all members noting research that she had done regarding the year that the house was built. She described the data in detail. Her research confirmed that the house was built between 1916 and 1923. She continued with a detailed description of the house as of this date. She requested that the demolition delay be waived and that her clients be allowed to proceed with the demolition.

Mr. Walsh described in detail what the proposed project would entail.

Ms. Maslowski and other members asked questions which Mr. Walsh answered in detail.

Mr. Walsh did not have finalized plans in his possession. He understood from the last meeting that they were not necessary. He offered to email the plans to HDHC members with the understanding that they have not been finalized.

Discussion followed regarding the Commissions Charge and members opinions on next moves.

Ms. Maslowski emphasized that the HDHC is looking to see the like and feel of the original era be incorporated into the new structure. She described attributes that the HDHC will look for in a proposed project.

Atty. Flores asked what the HDHC would consider significant in the existing structure that should be focused on, noting that the structure has been modified over the years.

Ms. Zalesak responded, explaining that the Board will be considering what will maintain the culture and the same, consistent feel throughout the town.

Mr. McPhee, builder suggested that a site meeting be scheduled prior to the next meeting and explained his reasons for the suggestion. He also suggested that, if Mr. Walsh agreed, they share the plans with the understanding that they are not finalized.

Ms. Maslowski noted that small changes would not mean that the Applicant would have to come back to the HDHC.

Mr. Walsh suggested that the clock should be reset to the date of the last meeting, due to the miscommunication between the HDHC and he and his Attorney regarding the plans.

Matt Sutphin of the Town of Harwich was present. He had lived in the house for a time and gave details of the property at that time. He expressed his concern about demolishing the house and his feeling that there is a need to preserve history.

Ms. Maslowski responded that the committee is working with Mr. Walsh but at the end of the demolition delay Mr. Walsh can move forward with his choice of a structure.

Mr. Lowney suggested that a site visit is not necessary, and a demo delay could be set for 11 months as of this date. Mr. Lowney suggested that Mr. Walsh can then bring the plans when they have been completed.

Ms. Maslowski explained next steps for the Applicant if the demolition delay is imposed.

Ms. Zalesak moved to close the Public Hearing, seconded by Mr. Paul Doane.

Vote 5:0 in favor. Motion carried; public hearing closed.

Mr. Lowney moved to impose a demolition delay for **Case No. HH2023-23.**

Filing date: October 12, 2023

Hearing date; November 21, 2023 with a continuance date to December 20, 2023.

Project Location: 29 Walther Rd Map: 16 Parcel: T7.

Year Built: 1923

Owners: Allison & Stephen Walsh

Recording number: BK 16561 Page 223

Description of work: The project proposes to demo the entire existing structure.

The existing structure is listed in the Town’s Historic Property Inventory. The proposed demolition would destroy and diminish the historic value and a demo delay of eleven months will be imposed, expiring on November 19, 2024.

Conditions: None.

Motion seconded by Mr. Paul Doane.

Vote: 5:0 in favor. Motion carried; demolition delay imposed.

**HH2023-24:** Andrew Healy, owner, has filed a Notice of Intent. The project proposes a partial demolition to replace siding and windows. The structure is over 100 years old according to the Town Assessing records and is located at **209 Bank St Map: 32 Parcel: R7**

Ms. Maslowski read Case No. HH2023-24 as presented and opened the Public Hearing.

Andrew Healy, owner, was present with his son, Michael Healy, who gave a presentation of the proposed project. He referred to information submitted in a packet. He emphasized that their intent is to maintain the exterior look of the building. Andrew Healy also noted that he has already purchased the materials he needed for the proposed project.

Board members asked questions and expressed concerns about changes in the appearance of the house which the Healy's answered.

Christopher Christo of the Town of Harwich was present and is an abutter to 209 Bank Street. He commented on the former deterioration and condition of the house and expressed that he is in favor of the recent changes.

The committee members discussed the proposed project and possible conditions.

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

Vote 5:0 in favor. Motion carried; public hearing closed

Mr. Lowney moved not to impose a demolition delay for **Case No.** **HH2023-24** with conditions.

Filing date: November 16, 2023

Hearing date: December 20, 2023.

Project location: 209 Bank Street, Map: 32 Parcel : R7.

Year built: 1900

Owner: Andrew Healy

Recording information: BK34562 Page 249

Description of proposed work: The project proposes a partial demo to replace the siding and windows.

Historical significance: The house is listed on the Town’s Historic Property Inventory.

The demolition would not destroy or substantially diminish the historic value of the buildings. There will bear no demolition period imposed.

Conditions: Adding dental molding back to what has been removed on all four sides, addressing the brick veneer, if water table is needed, replace the gable peak window with the Silver Line quote number 7803066, 24 x 30.

Seconded by Ms. Zalesak.

Vote 5:0 in favor. Motion carried; no demolition delay imposed, with conditions.

**HH2023-25** Town of Harwich, owner, through their agent, Lubos Sven, has applied for a Certificate of Non-Applicability to replace the roof on the structure located in the Harwich Center Historic District. The subject property is **735 Main St Map: 41 Parcel: R7**

Ms. Maslowski read Case No. HH2023-25 as presented.

No one was present as a representative.

Mr. Lowney noted that the proposed project will not be like for like.

Ms. Maslowski noted that she does not feel that the request should be for a Certificate of Non-Applicability but rather a Certificate of Appropriateness. She suggested a continuance to January 17, 2023.

Ms. Zalesak moved to continue Case No. **HH2023-25** to January 17, 2023, no earlier than 6:00PM. Seconded by Mr. Lowney.

Vote 5:0 in favor. Motion carried; hearing continued.

**HH2023-26:** Thomas Comer, owner, through their agent, Michael Tartamella, has filed a Notice of Intent. The project proposes a full demo to replace the entire structure. The structure is over 100 years old according to the Town Assessing Records and is located at **23 Davis Lane Map: 8 Parcel: N6**

Ms. Maslowski read Case No. 2023-26 as presented and opened the Public Hearing.

Attorney William Crowell of Harwich Port was present with Thomas Comer, Trustee of the Trust and owner of the property. Mr. Crowell described the proposed project in detail and noted that they are comfortable with a one-year demolition delay. He noted that they would prefer that the committee make a finding of non-significance and allow them to proceed with the demolition.

Board members asked questions which Mr. Comer answered, noting that Mr. Tartamella was unable to attend and would have had more detailed information available.

Discussion followed regarding the proposed design.

Mr. Sutphin was present in the audience and spoke about saving properties and making changes to the demolition delay. Ms. Maslowski replied that there may be some changes in the future which will have to go before Town Meeting. Mr. Lowney noted that based on timing and the presentation, he does not see a need to impose a demo delay.

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

Vote 5:0 in favor. Motion carried; hearing closed

Mr. Lowney moved to not impose a demolition delay for **Case No. HH2923-26** with conditions.

Filing date; November 16, 2023.

Hearing date; December 20, 2023.

Project location: 23 Davis Lane, Map: 8 Parcel; N6.

Year built: 1885

Owner: Thomas Comer

Applicant: Michael Tartamella.

Recording information; BK27136 Page 2341.

Description of proposed work: the project proposes a full demolition to replace the entire structure.

Historic significance: Listed in the Town’s Historic Inventory.

Proposed demolition would not destroy or substantially diminish the historic value or significance. No demolition delay period is imposed.

Conditions: Relative to the plans dated November 16, 2023, prepared by Patrick Ahearn regarding the floor elevations.

Seconded by Ms. Eldredge.

Vote 5:0 in favor. Motion carried; no demolition delay imposed, with conditions.

**III.** **PUBLIC MEETING**

A. Approval of Meeting Minutes

11.21.2023

Ms. Zalesak moved to approve the minutes of the 11.21.23 meeting, seconded by Ms. Eldredge.

Vote 5:0 in favor. Motion carried; minutes approved.

B. New Business

None

C. Old Business

None

**IV.** **CORRESPONDENCE/BRIEFINGS**

None

**V.**  **ADJOURN**

Ms. Zalesak moved to adjourn, seconded by Mr. Paul Doane.

Vote 5:0 in favor. Motion carried, meeting adjourned.

Respectfully submitted,

Judi Moldstad