

Town of Harwich
HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES
Wednesday December 21, 2022 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:

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

II. PUBLIC HEARINGS:

HH2022-22: Brigid & Bruce MacDonald, owner, through their agent, A3 Architects, Inc., has filed a Notice of Intent. The project proposes partial demolition to construct an addition to a single family dwelling. The structure is over 100 years old according to the Town Assessing records and is located at 8 Gorham Rd, Map 32, Parcel Q4.

Chairperson Maslowski opened the public hearing for HH2022-22.

Alison Alessi with A3 Architects presented on behalf of the property owners.

Ms. Alessi stated they are proposing to demo the kitchen addition that was constructed in the 1990's, located on the back of the house but, explained they are trying to keep the historic portion intact and that from the street it will appear similar to how it currently exists.

Ms. Alessi also explained they are proposing to rearrange the windows to make them appear more uniform and will also be removing the shutters.

Mr. Doane asked Alison if the chimneys are going to be replaced.

Ms. Alessi stated the chimneys will be replaced but will not be functioning and will be for decorative purposes only. She then went on to explain that the new addition to the back of the house is not clearly visible from the street.

Mr. Lowney clarified with Ms. Alessi the type of windows that will be used.

The Board members discussed with Ms. Alessi why plans for the addition were not originally provided with application and determined that they are indeed needed for this application but, do to

miscommunication with the office staff they were not included in the original application. Ms. Alessi did provide the Board members a copy of the plans at this time for the Members to review.

Chairperson Maslowski asked if there were any questions or comments from the public.

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

The Board agreed the structure possesses particular architectural value.

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

Motion: Move to approve the Notice of Intent for a partial demolition to construct an addition, replace windows and the chimney as submitted on the plans, located at 8 Gorham Rd Map 32, Parcel Q4, with no demolition delay period imposed.

Approved

Motion: Doane Second: Eldredge Vote: 5-0

HH2022-23: John Carey, owner, has filed a Notice of Intent. The project proposes partial demolition to replace the existing foundation. The structure is over 100 years old according to the Town Assessing records and is located at 5 Bells Neck Rd, Map 10, Parcel G1.

Chairperson Maslowski opened the public hearing for HH2022-23.

John Carey presented on behalf of himself as the property owner along with his lawyer Bill Riley.

Mr. Carey stated that he purchased the property from the Town Selectmen, and that the Selectmen asked for it to be preserved and were in favor of it being used for housing.

Mr. Carey explained that he will be renovating the structure and converting the building into 7 one bedroom 550 square feet apartments. Mr. Carey went on to explain that the foundation if failing so, he is also proposing to lift the existing structure to demo and replace the existing foundation. Mr. Carey then stated he is proposing to gut the inside of the existing structure for a complete remodel leaving the existing outside framing as is.

Mr. Carey stated he is proposing new siding, windows, and front door. He then explained that the front door is going to be relocated to the center of the structure and that a window will be added to where the front door currently exists.

Mr. Carey stated that for the West elevation they will be removing 2 old doors and replacing those with siding. He then went on to explain that for the North elevation, some of the windows would be removed for the addition of bathrooms and that a dormer would be added to the North side of the structure.

Mr. Carey stated there would be 2 units in the basement of dwelling and that the ceilings would be at a height of 8ft. He then went onto explain that windows would be added to the foundation to accommodate the basement units.

Mr. Carey explained he is also proposing to put a solar array on the south facing roof, to try to offset costs of utilities.

Mr. Carey explained to the Board Members what type of siding, roofing, and windows they would be using.

Ms. Maslowski asked Mr. Carey where they stood with the Planning Board.

Mr. Riley stated he asked for a statement of sentiment from the Planning Board to see where the Board Members stood with the project. Mr. Riley stated the Planning Board members would unanimously support the proposed project, but that their hearing had been continued to the January 10th meeting.

Mr. Lowney stated he did not have any major concerns.

Mr. Doane asked Mr. Carey what type of siding is currently on the structure.

Mr. Carey stated vinyl on most of the sides.

Mr. Doane asked what type of siding was underneath the vinyl.

Mr. Carey stated it is shingles that were placed there in the 1950's.

Mr. Doane discussed the type of windows being used for this project with Mr. Carey, and then asked if there would be brick facing for the new foundation.

Mr. Carey stated they would be using a brick veneer. Mr. Doane stated he would approve of this.

Ms. Zalesak stated she had concerns about the South and West side, the sides that are visible from the street, and would like to see those sides have clapboard siding.

Mr. Carey asked if they would like to see clapboard used on all sides of the building.

The Board Members stated no.

Ms. Maslowski stated that if Mr. Carey did not want to use clapboard, it would help the Board Members to see what type of siding he would be proposing to use.

Mr. Lowney suggested he come back to the board with the specific type of windows and siding he would be proposing to use.

Lawyer explained the windows all are going to be custom made so he would not be able to get a visual for the Board.

Mr. Doane said they could get a description of the window specifications and that would suffice.

Ms. Maslowski stated she would like to see what type of siding they would be using before approving.

The Board Members discussed with Mr. Carey about continuing the matter to the next meeting for approval of the siding and windows.

Mr. Lowney stated the application is only for the demolition of the foundation so that could be approved at this time, then Mr. Carey could come back for approval of the other details.

Mr. Carey ask the Board why would he would need come back for approval of the siding and windows since those items are not historic.

Ms. Maslowski stated this is because the structure is over 100 years old and that because they had only applied for the foundation and did not include the other items, such as the siding and windows, in the application they would need to re-advertise to come back and be heard by the Board for approval of those items.

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

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

The Board agreed the structure possesses particular architectural value.

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

Motion: Move to approve the Notice of Intent for a partial demolition to replace the existing foundation located at 5 Bells Neck Rd, Map 10, Parcel G1 with the condition that brick veneer be used on the new foundation.

Approved

Motion: Eldredge Second: Lowney Vote: 5-0

HH2022-24:

- A. David Plunkett, owner, has filed a Notice of Intent for partial demolition of a building 100 years or older. The subject property is 338 Bank Street, Map 41 Parcel D1-3 located in the Harwich Center Historic District.
- B. David Plunkett, owner, has applied for a Certificate of Appropriateness to alter a building or structure in the Harwich Center Historic District. The subject property is 338 Bank Street, Map 41 Parcel D1-3

Mr. Doane stated he is recusing himself from this matter.

Chairperson Maslowski opened the public hearing for HH2022-24.

David Plunkett along with Gregory Winsted and Harry Ellis presented their case to the Board

Mr. Winsted explain the scope of work for the proposed project and noted the goal is to restore the building while keeping the integrity of the structure.

Mr. Plunkett stated they are proposing to add a second story making it a residence above the existing structure, keeping the look of the building similar.

Mr. Winsted stated the importance of keeping the historic look of the building, but they are looking to repurpose the building for their benefit in the future. Mr. Winsted stated the existing structure would be lifted for the addition of a new foundation, the lower level would continue to be 3 bays, the footprint would not change, and the lean-to on the south side of the building would be removed and replaced so that the face of the building would be similar to how it exists currently.

Mr. Winsted asked the Board if brick veneer would be required on the new foundation.

Ms. Maslowski stated her concerns about what plain concrete would look like under a historic building, and then went on to ask about the plans for the lean-to on the south side of the building.

Mr. Winsted they would be putting a gable over the reconstructed lean-to, to allow for livable space on the second story, but that the entrance to the garage would stay the same.

Ms. Maslowski asked about the window dormer on the East elevation.

Mr. Winsted stated that would stay the same.

Ms. Maslowski clarified the plans on the North and West elevation.

Mr. Lowney asked if this would be considered a full demo.

Mr. Ellis stated they are trying to save everything they can and would like to keep the “Post and Beam” structure, and the plans are to lift the structure to add the new foundation, then based off the determination of a structural engineer they would like to save everything the can in relation to the main structure.

Mr. Lowney stated that ultimately it would be a new building.

Mr. Plunket stated that some of the beams would be saved along with the outer boards used as siding.

Mr. Winsted stated it would not be a full demo.

Ms. Maslowski expressed her concerns of the project turning into a full demo once it gets started.

Mr. Plunket stated that if anything were to change, they would come back to the Board.

The Board discussed the plans for the doors and the lean-to with Mr. Plunket and Mr. Winsted, concluding that the doors will have windows to allow for natural light to come through.

The Board discussed the specifications of the materials being used for the windows, siding, deck, signage, and trim, concluding that they will be maintaining the historic appearance of the structure.

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

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

Motion: Move to approve the Certificate of Appropriateness to alter a building or structure in the Harwich Center Historic District located at 338 Bank Street, Map 41 Parcel D1-3 without a demolition delay with the following conditions.

- Siding – West side only cedar shingles painted, North, South & East to be painted cedar plank clapboard painted.
- Trim – Azek painted white.
- Fiberglass doors painted with glazing.
- Brick veneer foundation.
- Rear decks pressure treated wood.
- Roof – Dark brown architectural asphalt.
- Windows – Anderson 400 series with applied grills.
- Replace signage as existing.
- No lighting approved at this time.

Approved

Motion: Lowney Second: Eldredge Vote: 4-0

III. PUBLIC MEETING:

A. Approve meeting minutes if available

Ms. Maslowski stated there are no new Meeting Minutes to be approved.

B. New Business

Ms. Maslowski stated there is no new business to be discussed.

C. Old Business

- Vote to Approve 2023 Meeting Calendar

Ms. Maslowski stated they would need to ratify the 2023 Meeting Calendar.

Motion: Move to approve the 2023 Meeting Calendar.

Approved

Motion: Lowney Second: Doane Vote: 5-0

- Follow-up on Historical CPC Applications

Mr. Doane stated he would like to report from the last CPC meeting regarding Brooks Academy, the CPC suggested they do the two proposed projects at once; Preservation of the exterior for \$250,000, and the Window restoration for \$440,000, to try and save some money.

Mr. Doane stated Brooks Academy Commission will report back by January to see if there is any savings there.

Mr. Doane noted the other projects such as the Veterans Memorial for the Civil War, the Fire Station, and the Fencing in North Harwich, and stated he was not sure if there would be sufficient funds to do all the projects.

Mr. Doane asked the Chairperson if there was a need to do any prioritization.

Ms. Maslowski stated that if you would like guidance from the Board, they could do that.

Ms. Eldredge stated she believed that Brooks Academy project and the Veterans Memorial project should be prioritized over the Fire station.

Mr. Lowney stated the Fire Station application is the newest one.

Ms. Zalesak expressed her opinion and concerns on Brooks Academy, and stated it is in need of a lot of attention. Ms. Zalesak stated Brooks Academy should be prioritized first, then the Veterans Memorial, then the Fire Station.

Ms. Maslowski expressed her opinion on prioritizing the projects stating, Brooks Academy should come first, then Veterans Memorial, then the Fire Station, and lastly the Fencing.

IV. CORRESPONDENCE/BRIEFINGS

- Discuss packet from Massachusetts Department of Transportation.

Ms. Maslowski stated the scope of work noted in the packet submitted by the Massachusetts Department of Transportation.

- Replacing the existing sidewalk on the East side of South St.
- Reconstructing the sidewalk on the South side of Main St.
- Reconstructing the sidewalk on the East and West side of Sisson Rd.
- Constructing new segment of sidewalk on the east side of the roadway approaching the intersection of Sisson Road and Parallel St.
- Improvements to existing sidewalks and upgrading pedestrian ramps at existing intersections to be ADA compliant.

Mrs. Maslowski stated page 2 was missing from the report, and that discussion for this correspondence would be continued to the next meeting.

V. ADJOURN

Motion: Move to adjourn the meeting at 7:47pm.

Adjourned

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

