

Town of Harwich
HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES
Wednesday February 15, 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:

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. (Continued from January 18, 2023)**

Mr. Jack Wishart with Coastline Construction and Jamie Norcross, Attorney, presented on the owners behalf.

Mr. Wishart explained they had submitted revised plans since the last meeting, stating the revisions included, roof line changes, the addition of two porticos, changes to the locations of doors and windows, and a reduction in the overall height of the building by 1 foot, which then included other overall changes to the plan to accommodate for the change in height.

Mr. Dan Griffin an Abutter to 14 Atlantic stated concerns he had with the proposed project.

Mr. Griffin stated his concerns and discussed the revised plans with Mr. Wishart noting the height of the second floor being 18 feet and the new addition of the two porticos.

Ms. Zalesak 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, Robert Doane, Brendan Lowery, and Lynne Zalesak

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TOWN CLERK
HARWICH, MA
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Motion: Move to Approve the Notice of Intent for a partial demolition, located at 14 Atlantic Street, Map 6B, Parcel L140, with no demo delay imposed.

Approved

Motion: Lowney Second: Doane 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 to the Town Assessing and State records and is located at **466 Route 28 Unit 1, Map 13, Parcel F8. (Continued from January 18, 2023)**

Mr. Jack Wishart with Coastline Construction presented their case.

Mr. Wishart explained they submitted revised plans showing options with shutters but explained his concerns with the added cost of including the shutters, as well as wanting to conform with the Towns Historic look but also want to put their own stamp on the building as well. Mr. Wishart then stated that if they were approved to do a front porch instead of the shutters they would like to do that. He then stated he would like to work with the plan stamped 2.0.

Mr. Doane stated he liked the addition of the shutters on the front of the building, and didn't see a need for shutters on the North or East of the building, but would like to see them on the West elevation. Mr. Doane then stated he does not oppose the addition of the front porch.

Mr. Lowney and Ms. Zalesak agreed with Mr. Doane.

Mr. Wishart stated they would prefer to only have the shutters on the front of the building and not have to add them to the West elevation. Mr. Wishart then stated he would like to get approval with shutters on the South elevation only and the addition of the porch.

Mr. Doane stated he could agree to that and that most important part is the South elevation having shutters.

Ms. Maslowski agreed with Mr. Doane.

Mr. Doane 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, Robert Doane, Brendan Lowery, and Lynne Zalesak

Motion: Move to approve the Notice of Intent for a partial demolition, located at 466 Route 28 Unit 1, Map 13, Parcel F8, with the condition of plan 2.0 being used, no demo delay imposed.

Approved

Motion: Doane Second: Zalesak Vote: 5-0

HH2023-04: Sandra Wycoff, owner, through their agent, Jeff Handler with The Handler Company, has filed a Notice of Intent. The project proposes a full demolition, to demo the entire structure leaving the existing garage. The structure is over 100 years old according to the Town Assessing records and is located at **24 Freeman St, Map 14, Parcel Z31.**

Mr. Jeff Handler with the Handler Company presented on the owners behalf.

Mr. Handler explained that they are back before the commission for a modification of the original plan that had previously been approved by the Board in November 2022.

Mr. Handler introduced the Architect and Engineer for this project to speak before the Board.

Ms. Antonia Butwell the Architect for this project gave the Board Members some background information on this property and the project stating they had looked into either option of renovating or rebuilding the dwelling and ultimately decided the best option would be to rebuild the dwelling based on several factors. These factors being the following; foundation in poor condition, basement has history with mold issues.

Ms. Butwell then stated that if the foundation was to be replaced the house would need to be lifted and this would raise issues with structural aspects of the dwelling that would then need to be addressed. Ms. Butwell stated this route of the project would not be as cost effective as rebuilding the dwelling.

Ms. Butwell described the overall project to the Board noting their desire to keep the Historic look of the home in mind, but also accomplishing the owner's goals of having an up to date safe home.

Mr. Marshall Puffer a Structural Engineer with Coastal Engineering presented to the Board.

Mr. Puffer stated he did an evaluation of the existing foundation where he found signs of stress, loose brick and bowing of the foundation. Mr. Puffer then went on to explain the various structural issues that were found within the upper levels of the dwelling noting, split members, discontinuous load paths, unsupported members and various other aspects that were not up to code.

Mr. Lowney asked if there would be an increase in the height of the dwelling.

Ms. Butwell stated there would be a 3 foot increase in height.

Mr. Lowney asked if the garage was staying.

Ms. Butwell stated it would.

Mr. Doane stated he appreciated that they are maintaining the size and overall look of the house, and asked if they are going to be doing a brick faced around the base.

Ms. Butwell stated they would.

Ms. Maslowski read a letter from an Abutter in support of this project.

Ms. Eldredge moved to close the public hearing. Seconded by Mr. Doane 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 full demolition, to demo the entire structure leaving the existing garage, located at **24 Freeman St, Map 14, Parcel Z31**, with no demo delay imposed.

Approved

Motion: Zalesak Second: Doane Vote: 5-0

HH2023-05: John Carey, owner, has filed a Notice of Intent. The project proposes a partial demolition to relocate the front door, add and remove windows, and demolish the existing chimney, roofing, and siding. 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**.

Mr. John Carey presented on his own behalf.

Mr. Carey stated he is relocating the front door and adding windows to the structure. He then stated they are removing the existing vinyl siding and replacing it with white hardy clapboard.

Mr. Doane asked for clarification on what windows are being moved/added on the South elevation.

Mr. Carey and Mr. Doane discussed the locations of windows and doors.

Mr. Lowney stated he preferred the smooth hardy clapboard as opposed to the textured clapboard.

Mr. Carey stated they would use the smooth.

An Abutter to this property discussed the scope of the project with Mr. Carey and the Board Members, stating concerns about maintaining historical aspects of the building.

The Abutter was reassured the applicant is doing what they can to maintain historical value while also restoring and updating the structure.

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 relocate the front door, add and remove windows, and demolish the existing chimney, roofing, and siding, located at **5 Bells Neck Rd, Map 10, Parcel G1**, with the condition that the smooth hardy clapboard be used for siding, no demo delay imposed.

Approved

Motion: Doane Second: Lowney Vote: 5-0

HH2023-06: Darrin Tangeman, owner, has applied for a Certificate of Appropriateness to alter a building or structure in the Harwich Center Historic District. Alterations to include trim/siding, doors and paint color. The subject property is **705 Main Street, Map 40 Parcel Y5**.

Mr. Darrin Tangeman presented on his own behalf.

Mr. Tangeman explained to the Board that he had gone to Planning for approval for a Change of Use to allow the building to be a commercial mixed used building with the upstairs becoming a 2 bedroom apartment, as a result of that he had to design for a staircase/private egress to allow for the second floor apartment.

Mr. Tangeman then explained that during the review of the building permit application, the Building Official not the need for a change in the location of the egress as it would likely need to be out the front of the building.

Mr. Tangeman stated he would need to revise the plans and asked the Board for a continuance to the next meeting.

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

Motion: Move to continue the Certificate of Appropriateness to alter a building or structure in the Harwich Center Historic District, located at **705 Main Street, Map 40 Parcel Y5**, to the next regular meeting of Wednesday March 15, 2023 at 6pm.

Continued

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

III. PUBLIC MEETING:

A. Approval of Minutes

- Regular meeting of January 18, 2023

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

Motion: Move to approve the Meeting Minutes from the regular meeting of January 18, 2023 as printed.

Approved

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

B. **New Business**

- Discussion Regarding Historic District Signs

Mr. Lowney stated that he had drove around to where all of the Historic District street signs were located and mentioned that some of the signs that designated parking are now missing. He then went to explain that he had a phone conversation with Chris Nickerson at the DPW regarding this and during this conversation it was revealed that there is in fact no budget in place to maintain these signs so in the case that a sign is damaged they were simply removed.

Ms. Maslowski stated this could be a question for administration to get a budget to replace/maintain the signs.

Ms. Maslowski and Mr. Doane discussed where the funds may come from and questioned if there are funds with in the CPC budget.

The Board members discussed which signs they would like to see be funded to be replaced and decided the most important signs are the ones stating you are entering the "Harwich Historic District".

The Board members discussed possible colors for the signs and some additional locations for the signs to be placed.

Ms. Maslowski stated she would look into the matter and see what funds are available for this project and then decide which signs would be the priority.

C. Old Business

IV. CORRESPONDENCE/BRIEFINGS

A. Update on packet from Massachusetts Department of Transportation

Ms. Maslowski stated she was not successful in getting in touch with Mass DOT with regards to this project.

Mr. Doane stated he did not think further discussion was need for this matter.

B. Ms. Maslowski read a letter from the friends of the South Harwich Meeting House.

V. ADJOURN

Motion: Move to adjourn the meeting at 7:11

Adjourned

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