

Historic District and Historical Commission Agenda
732 Main Street, Harwich, MA
Wednesday, January 20, 2021, 6:00 PM

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[Locate the Agenda Packet for the date of the hearing.](#)

- I. Call to order - Reading of the Certain Requirements for Public meetings.
- II. Public Hearing
 - a. **HH2021-01 Notice of Intent (NOI)** has been received for 58 Bank Street, Map 14, Parcel Y7, partially in the C-V and the R-H-1 zoning district. The application proposes 100% demolition and rebuild of a single family dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Peter and Corey Lattanzi as Owners, Thomas Moore Design Co. as Applicant.
- III. Public Meeting
 - 1) Discussion and Possible Vote
 - a. Meeting Minutes
 - i. January 15, 2020
 - ii. January 27, 2020
 - iii. February 19, 2020
 - iv. December 16, 2020
 - b. Approval of 2021 meeting dates
 - 2) Annual report to BOS
 - 3) Reports from Commission Members
 - 4) Other updates
- IV. Adjourn

Next HDHC Meeting – Subject to Change - February 17, 2021

Authorized Posting Officer: Melyssa Millett, Building Assistant/Historic Support 508.430.7506

RECEIVED
DEC 23 2020
BUILDING DEPT

Date 12/23/2020
Pymt Type check # 6020
Amt \$ 55.00
Rec'd By MM

TOWN OF HARWICH
Harwich Historical and Historic District Commission
732 Main Street
Harwich, MA 02645

Telephone: (508) 430-7511

Fax: (508) 430-4703

Harwich General By-Laws, Chapter 131, Article II, §131-8.A, Notice of Intent to Demolish. Before any building constructed prior to one hundred years before the present calendar year is demolished in whole or in part, a Notice of Intent to do so will be filed with the Commission.

Notice of Intent

I, Peter and Corey Lattanzi, intend to demolish in whole or in part the
(Print Owners Name)

structure located at 141 47,

(Assessor's Map and Parcel #, Zoning District(s))

also known as 58 Bank St. Harwichport MA 02646
(Number, Street, and Village)

Section 1 - Owner/Applicant and Location Information

(Note: A non-owner may only apply if the legal owner of record attaches a written statement authorizing the applicant to act as the owner's agent.)

Owner Peter and Corey Lattanzi Telephone 781-942-7576

Mailing Address 15 Ash Hill Road Reading MA 01867

Applicant (If Different) THOMAS MOORE DESIGN CO. Telephone 508-896-6403

Address 949 LONG POND RD. BREWSTER MA. 02631

Address of Proposed Demolition 58 Bank St. Harwichport MA

Description of Structure to be demolished single family residence

Section 2 - Determination of Historical Significance

Date Building was Constructed 1840
Which records were used to establish this date? Town of Harwich
record card From ASSESSOR'S OFFICE

Is the building listed on the National or Massachusetts Register of Historic Places?
No. Yes. If yes, which register? _____

Original Owner if known NOT KNOWN
Subsequent Owners if known 1

Has the property been associated with any noteworthy events or with the political, cultural, economic, or social history of the Town or Region? Please list:
NO

Type of Architectural Style: Cape
Method of Construction: Wood frame
Type of Materials Used: Wood
Name(s) of Architect, Designer or Builder if known: _____

Section 3 - Project Plan and Condition of Existing Structures

Full Demolition or Partial Demolition _____ Describe portion(s) to be demolished entire house

Age(s) of Portion(s) to be demolished 180 YEARS
Describe how the remaining structure will be treated and renovated n/a

List reports of condition of structure and results of inspections conducted by certified engineer or other design professional TO BE PROVIDED

Is there room on the site to relocate the structure or integrate it with the new project?

Yes _____ No

Describe what alternatives to demolition have been investigated renovation

Section 4 - Application Requirements (Pursuant to §131-8.B)

One (1) original and twelve (12) copies of each of the following (13 Total):

- Completed Application Form & Owner authorization if required
- Site Plan and Locus Map
- Registered Professional(s) Stamped Reports of Inspection
- Complete set of Photographs (of sufficient quality and number) showing
All exterior elevations, and
Significant Architectural Details, and /or
Detailing existing conditions supporting claim of conditions
- For Partial Demolitions: Plans and Drawings of existing areas to be demolished and final elevations of completed project
- List of and copies of appropriate references and documents consulted to determine age and historical significance of structure

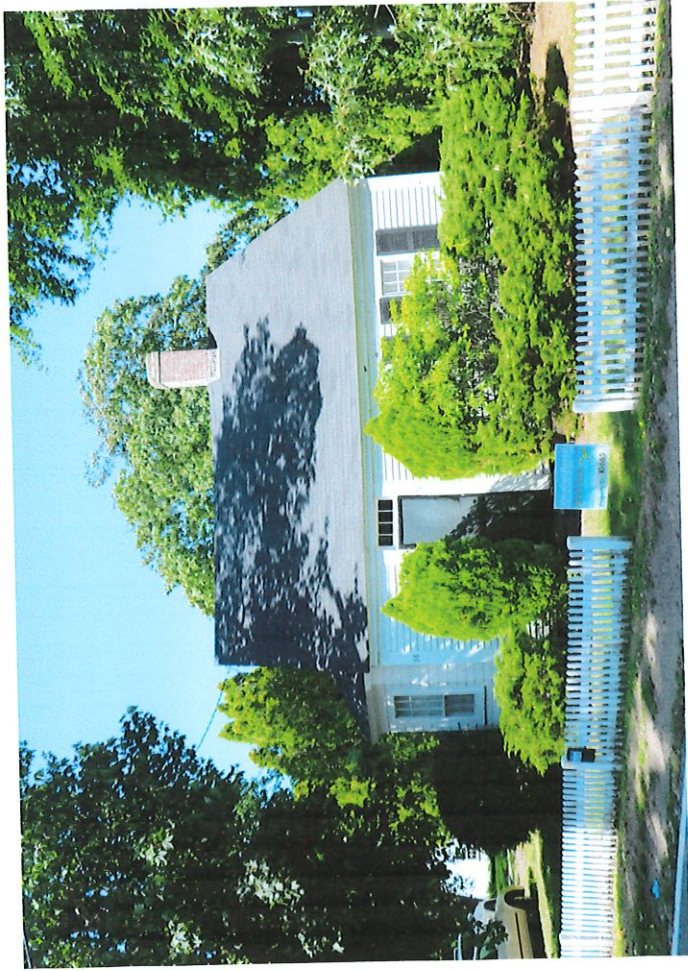
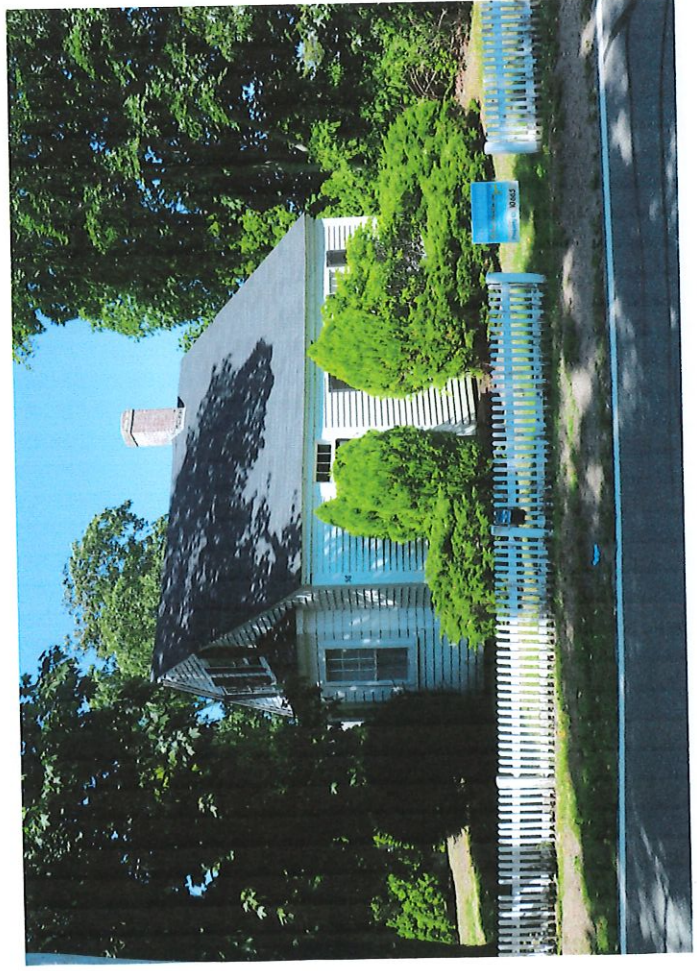
One original Abutters List signed from the Assessor's Department (508.430.7503)

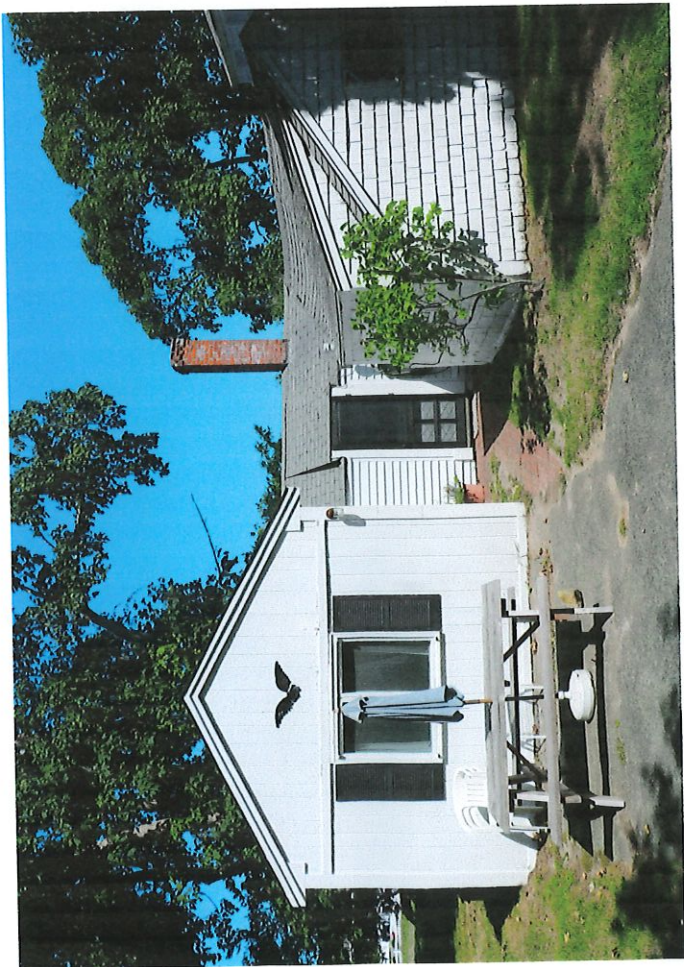
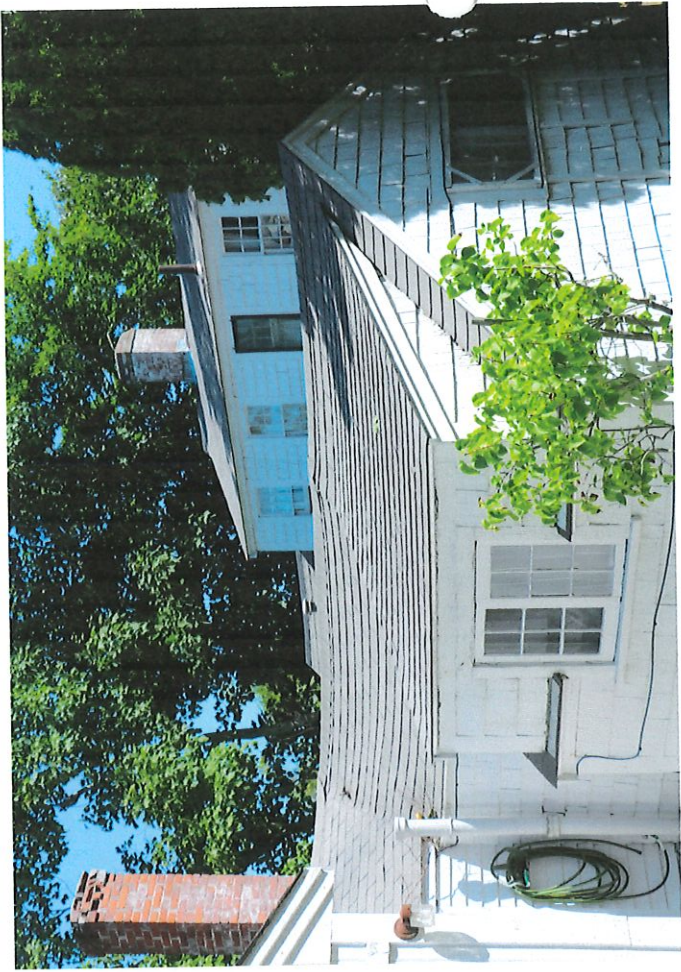
The application will not be considered complete until the following are provided and attached to the application.

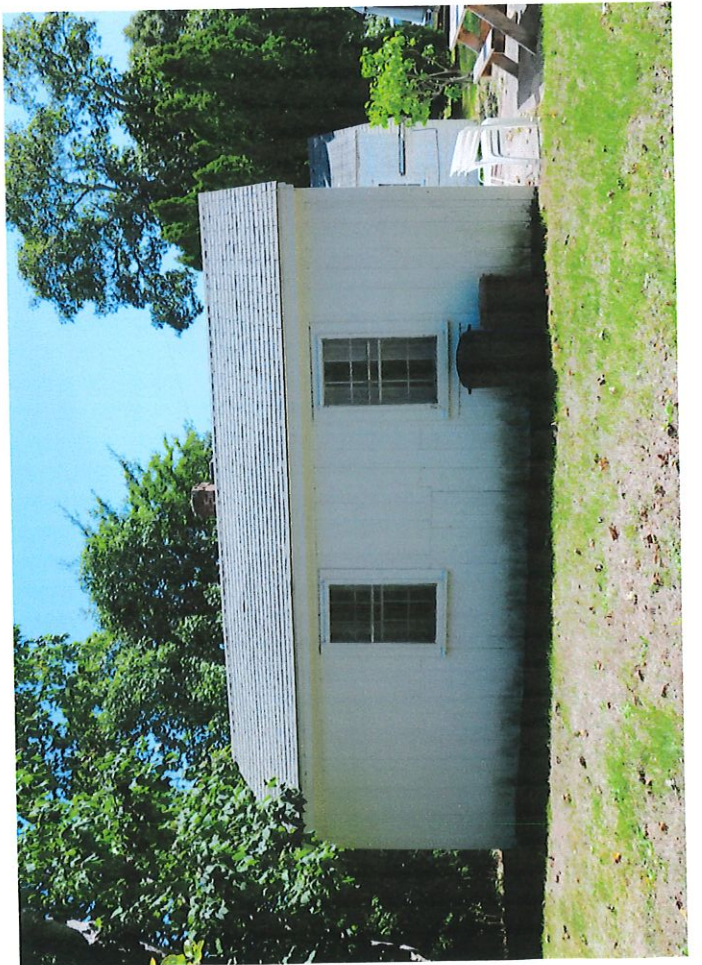
Phil. J. [Signature], Cony Sattanyj
(Signature of Owner)

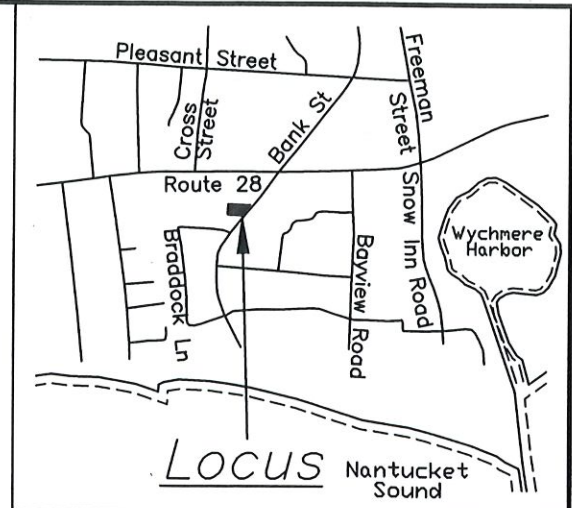
12/14/2020
(Date)

<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn without Prejudice	<input type="checkbox"/> Continued to _____
Signature of Chair _____		Date _____	

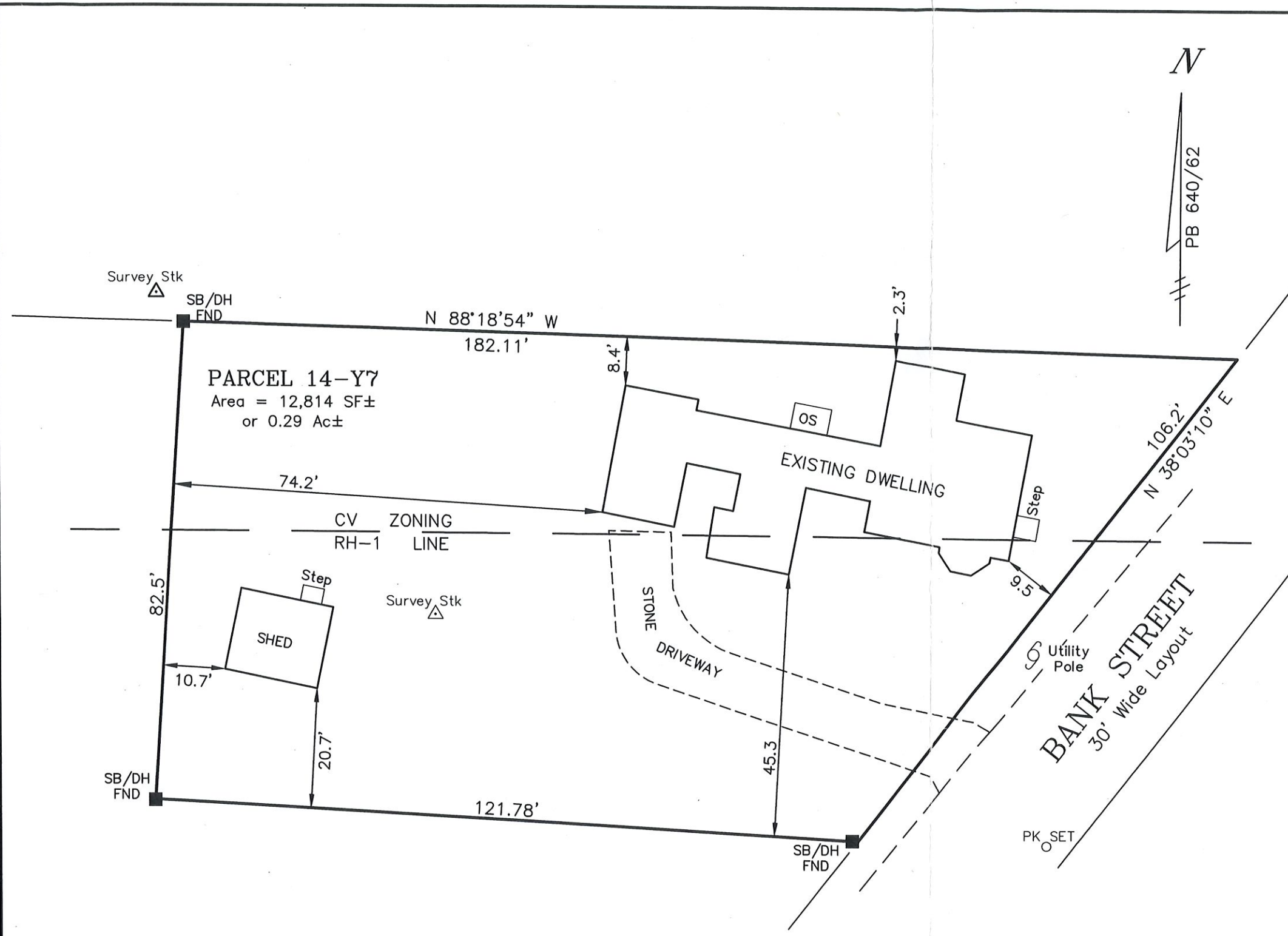






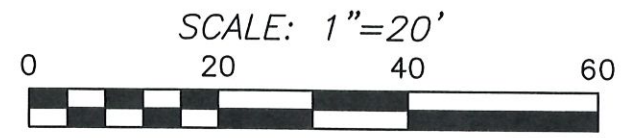


LOCATION MAP
 Assessors' ID: 14-Y7
 Deed: Book 11,011, Page 259
 Ref. Plan: Book 640, Page 62
 See also: Book 19, Page 21
 Book 97, Page 39
 L C Pl. 23643-F



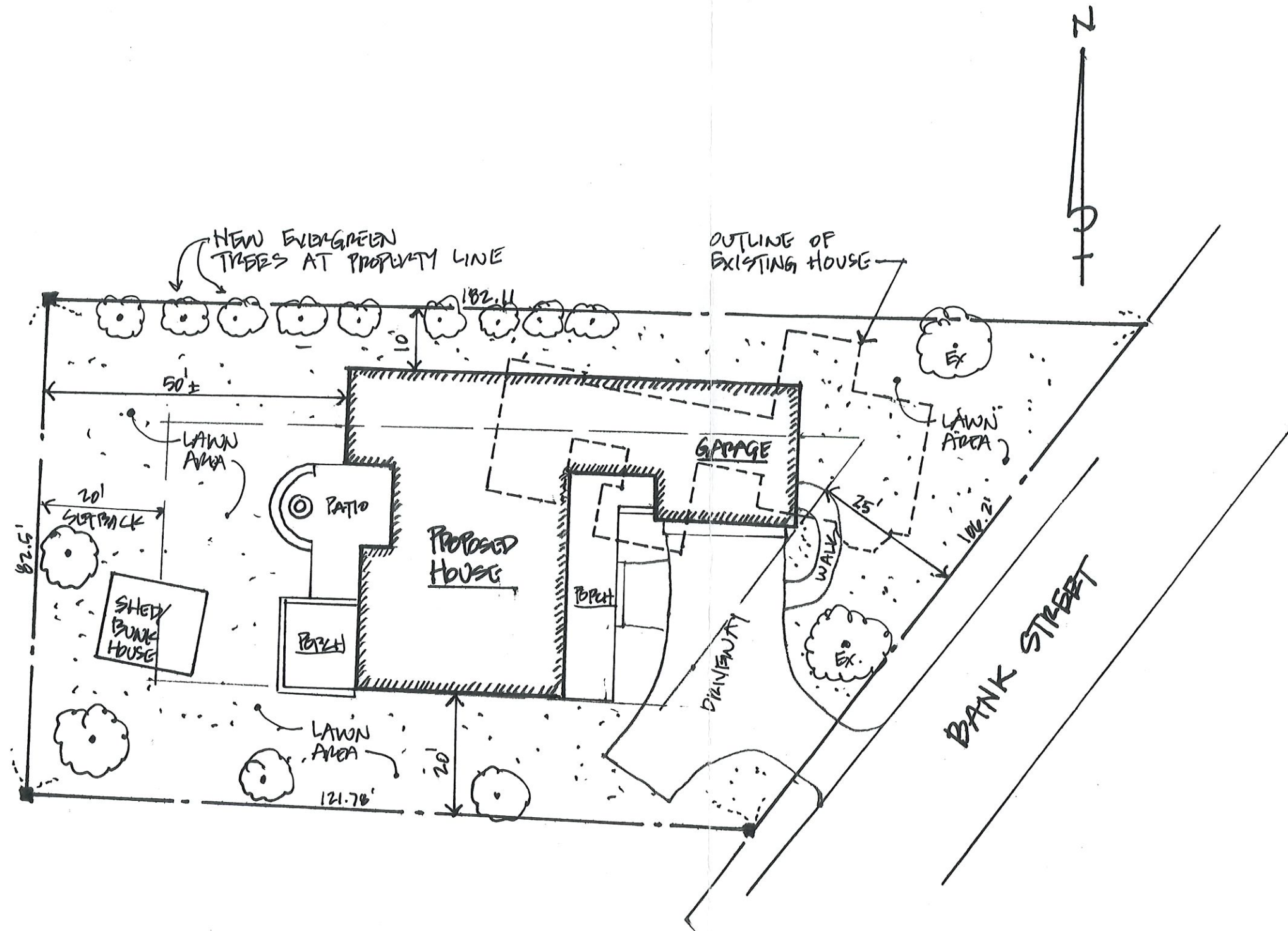
Zoning Compliance

Zone: RH-1	Zoning Art.:VI	Existing House
Min Front Setback	25'	9.5'
Min Side Setback	20'	45.3', 2.3'
Min Rear Setback	20'	74.2'
Building Coverage	(3,844 sf) 30% max	(1,714 sf) 13.4% max
Site Coverage	(4,484 sf) 35% max	(2,480 sf) 19.4% max



NOTE:
 * This property is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District

MORAN ENGINEERING ASSOC.,LLC
 508-432-2878 941 ROUTE 28, HARWICH, MA
 EXISTING CONDITIONS PLOT PLAN IN HARWICH
 Prepared For: Peter Lattanzi
 58 BANK STREET HARWICH, MA
 PROJECT: 20-224 DATE: 09/30/20



PROPOSED SITE PLAN SKETCH
 SCALE: 1" = 20'-0"

NOTE:
 THE PLANS SHOWN ARE
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 THE DESIGNER AND CAN
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 CONSENT OF THE
 DESIGNER.

DESIGNED/DRAWN BY:
 THOMAS A. MOORE DESIGN CO.
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
 COREY & PETER LATTANZI
 58 BANK ST. HARWICHPORT, MA.

SCALE :
 AS NOTED

DATE :
 12/15/2020

PROJ. NO.
 2020-286

DWG. NO. :

L1

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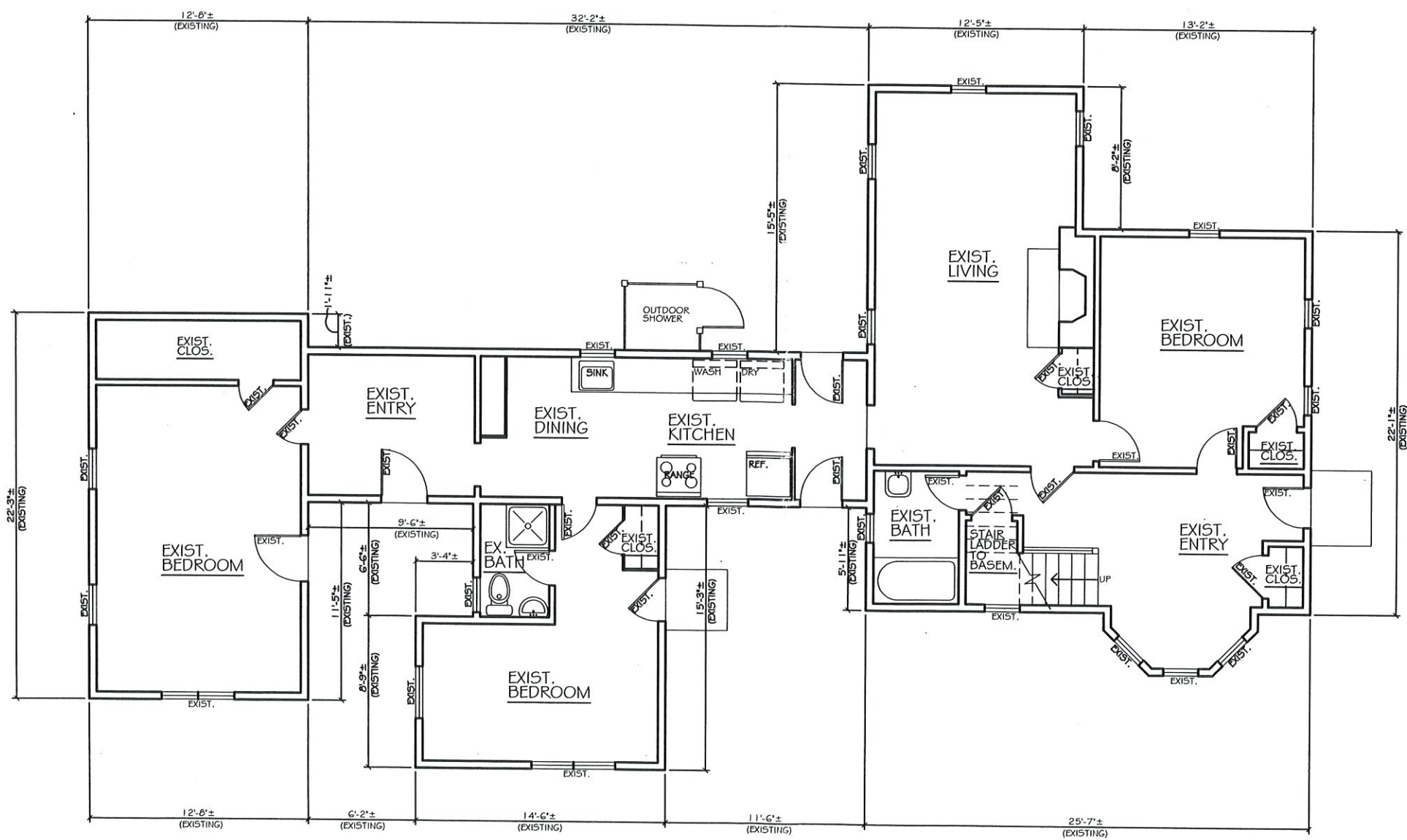
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FRONT ELEVATION



RIGHT SIDE ELEVATION



FIRST FLOOR PLAN

EXIST. CONDITIONS FOR:
 COREY & PETER LATTANZI
 58 BANK ST. HARWICHPORT, MA

SCALE :
 1/8" = 1'-0"
 DATE :
 12/15/2020
 PROJ. NO.
 2020-286
 DWG. NO. :

EX1



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EXIST. CONDITIONS FOR:
COREY & PETER LATTANZI
58 BANK ST. HARWICHPORT, MA

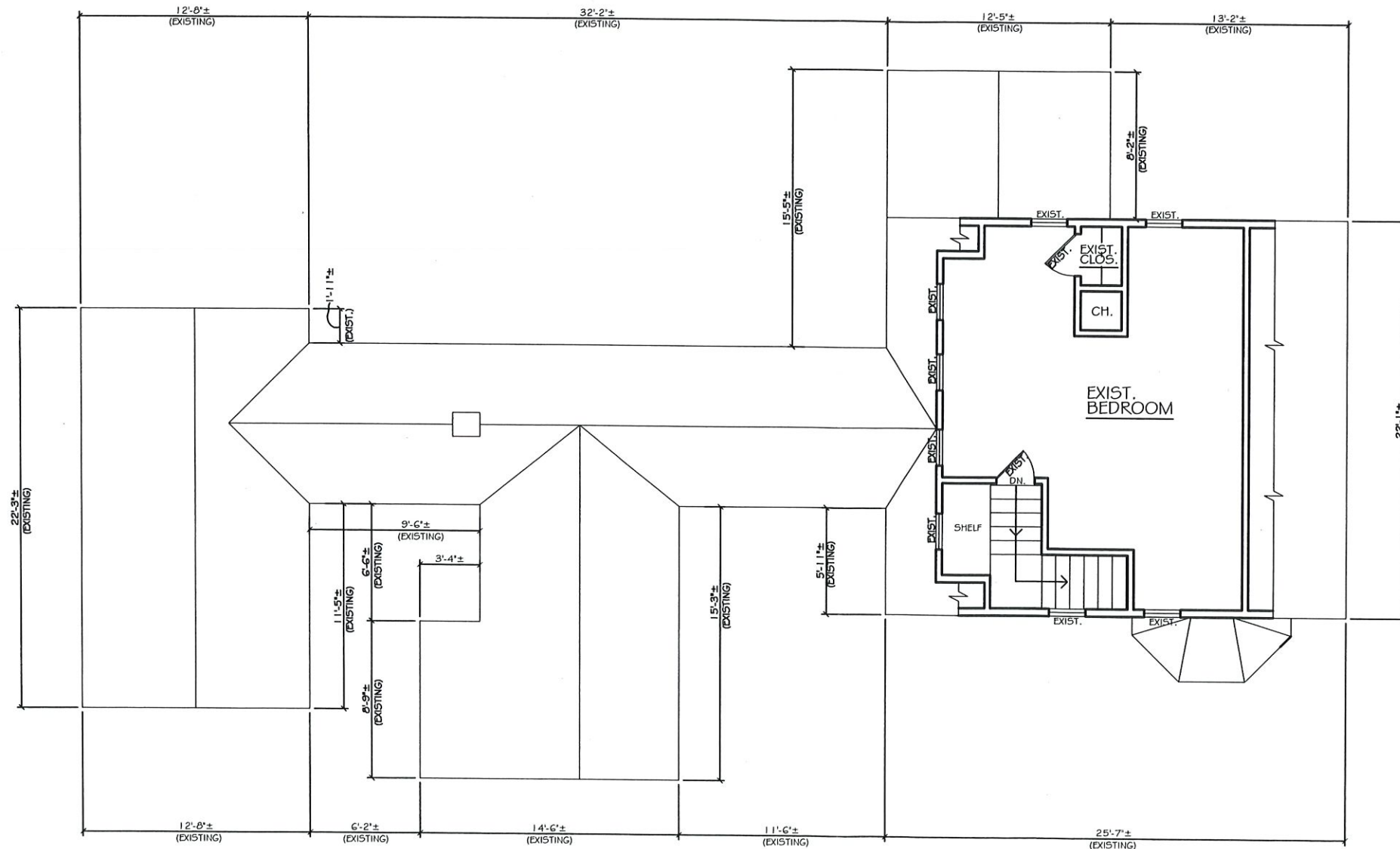
SCALE :
1/8" = 1'-0"
DATE :
12/15/2020
PROJ. NO.
2020-286
DWG. NO. :

EX2



LEFT SIDE ELEVATION

REAR ELEVATION



SECOND FLOOR PLAN



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P.O. BOX 2124 949 ROUTE 137
BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
COREY & PETER LATTANZI
58 BANK ST. HARWICHPORT, MA

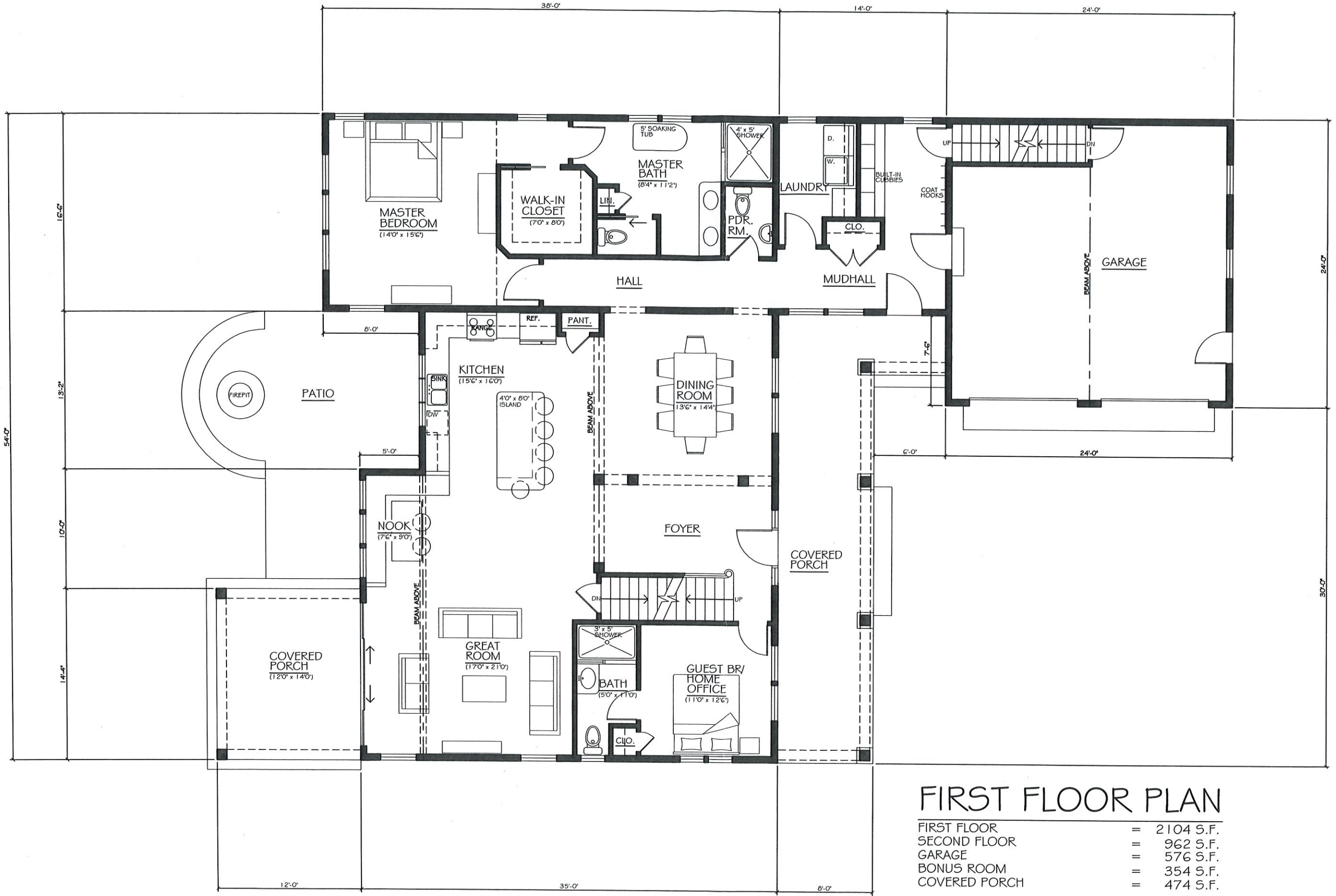
SCALE :
1/8" = 1'-0"

DATE :
12/15/2020

PROJ. NO.
2020-286

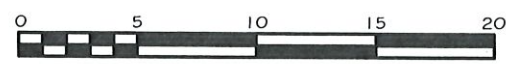
DWG. NO. :

A1



FIRST FLOOR PLAN

FIRST FLOOR	=	2104 S.F.
SECOND FLOOR	=	962 S.F.
GARAGE	=	576 S.F.
BONUS ROOM	=	354 S.F.
COVERED PORCH	=	474 S.F.



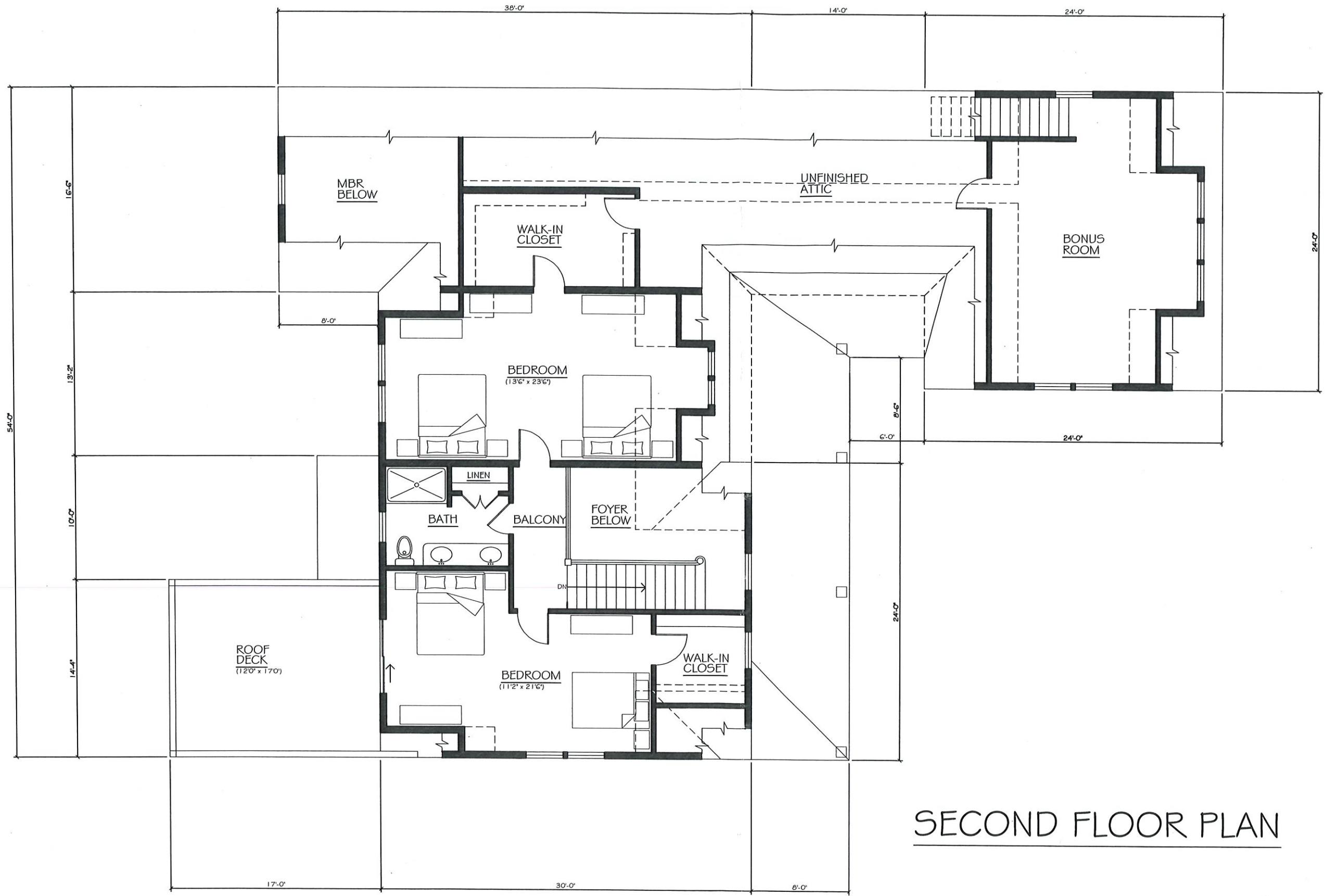
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NEW HOUSE FOR:
 COREY & PETER LATTANZI
 58 BANK ST. HARWICHPORT, MA

SCALE :
 1/8" = 1'-0"
 DATE :
 12/15/2020
 PROJ. NO.
 2020-286
 DWG. NO. :

A2



SECOND FLOOR PLAN



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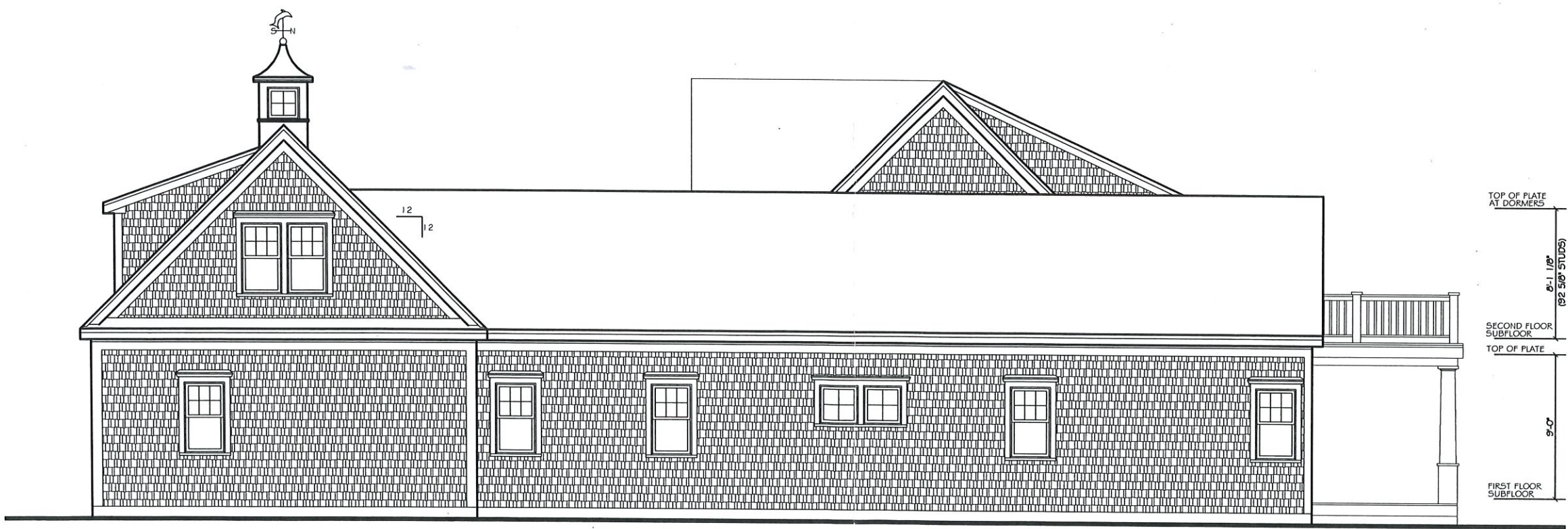
NEW HOUSE FOR:
 COREY & PETER LATTANZI
 58 BANK ST. HARWICHPORT, MA

SCALE :
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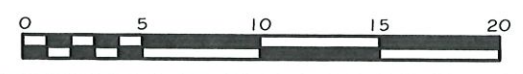
A3



FRONT ELEVATION



RIGHT SIDE ELEVATION



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NEW HOUSE FOR:
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 58 BANK ST. HARWICHPORT, MA

SCALE :
 1/8" = 1'-0"

DATE :
 12/15/2020

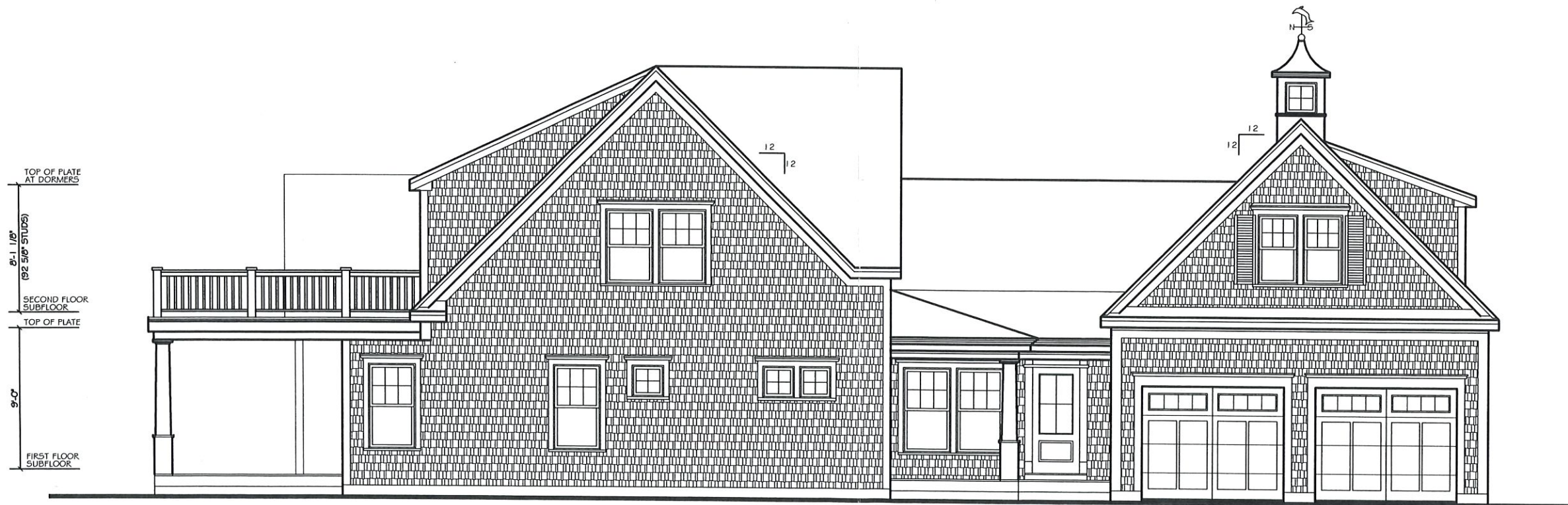
PROJ. NO.
 2020-286

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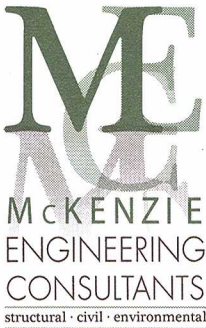
A4



REAR ELEVATION



LEFT SIDE ELEVATION



January 6, 2021

Mr. Thomas Moore
Thomas Moore Design
949 Long Pond Rd.
Brewster MA 02631

RE: Structural Conditions Walkthrough, Lattanzi Residence, 58 Bank St., Harwichport, MA

Dear Mr. Moore,

McKenzie Engineering Consultants, Inc. completed a walkthrough of the existing building located at 58 Bank Street in Harwichport to review the structural condition of the building components. This report summarizes the findings of the walkthrough.

The foundation for the building consists of varying ages of brick which is set on a mortar bed and is in very poor condition. The mortar joints are deteriorated and many areas show failure of the brick. Also, the interior support foundation elements are irregular and consist of brick piers and some wood posts directly on the earth. There is no frost protection provided by the existing foundation.

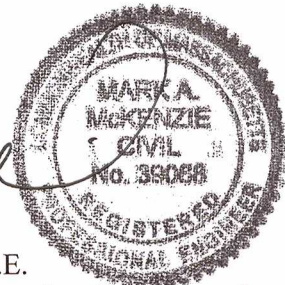
The frame of the existing house is also in very poor condition. The first floor framing was observed from the root cellar access and from what was visible, there was evidence of significant dry rot and insect damage to much of the main structural beams and sills. Additionally the framing elements are significantly undersized for current day design floor loads and finish materials. The second floor frame was not visible, but from the observation of the sag, dips and noticeable bounce, all the elements are assumed to be similar in condition and size to the first floor frame. The roof framing was visible from some unfinished areas and was found to be shallow rafters at wide spacings with horizontal boarding for sheathing typical of what this era's building practices. There is some visible sag in the roof ridge line and there are many areas that indicate water has leaked through the roof and damaged wood and plaster, especially around the chimneys.

Base on this review, there is literally no structural element that would not need to be completely replaced or sistered in order to stabilize the structure for long term future use. This along with the non-compliant ceiling heights would make repair or replacement impossible.

If there are any questions on this matter, feel free to contact me at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. McKenzie', is written over the typed name and partially over the professional seal.



Mark A. McKenzie, P.E.
Pres., McKenzie Engineering Consultants, Inc.

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission Minutes
Wednesday, January 15, 2020
Griffin Room
Public Hearing**

I. Call to Order

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Brendan Lowney, Julia Eldredge, & Jeanne Steiner

Members Absent: Bob Bradley, Bob Doane

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m. Due to the larger than normal number of members of the public present, Ms. Maslowski explained the process of the Public Hearings, and asked that everyone sign the sign in sheet.

Recording and Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the Chair.

II. Public Hearing

A. Hearings

- 1. HH2020-01 Notice of Intent (NOI)** has been received for **6 Chase Street**, Map 4, Parcel N3, in the R-L Zone. The application proposes partial demolition and replacement of a detached garage. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Sara Williams as Owner, Capizzi Home Improvement as Applicant.

EXHIBITS/DOCUMENTS: Notice of Intent application, photos of the existing building, plans for the renovation of the building.

Ms. Maslowski opened the public hearing at 6:01pm.

Jeanne Bowden, Capizzi Home Improvement, presented the application. The homeowners are concerned that due to the current condition of the garage, it may fall down this winter. They plan to keep the architectural details of the garage, (such as the door), the same, while performing the work necessary to make it safe for use.

Ms. Steiner asked if the garage was visible from the street. Ms. Capizzi said that it was only partially visible.

**Ms. Steiner moved to close the Public Hearing. 2nd by Ms. Carrol and approved 5-0-0.
Mr. Lowney moved to approve the application as detailed. 2nd by Ms. Steiner and approved 5-0-0.**

January 15, 2020

2. **HH2020-02 Notice of Intent (NOI)** has been received for **96 Bank Street**, Map 14, Parcel W1-0, in the R-M Zone. The application proposes installation of a bathroom window. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Bradley W. and Rosemary D. Baker as Owners/Applicant.

EXHIBITS/DOCUMENTS: Notice of Intent (NOI) application, photos of the existing building, proposed plans for the bathroom remodel.

Ms. Maslowski opened the public hearing at 6:07pm.

Ian Jackson presented the application. He plans to install a double-hung window with trim to match the existing house. There are two possible locations where the window will be installed.

Ms. Steiner asked if there would be any structural changes to the house. Mr. Jackson replied that the only change would be the addition of the window.

Ms. Maslowski noted that either location for the window would be visible from the street and Mr. Jackson confirmed.

Mr. Lowney confirmed with Mr. Jackson that the window would have an applied grill.

Ms. Eldredge moved to close the Public Hearing. 2nd by Ms. Carrol and approved 5-0-0. Mr. Lowney moved to approve the application provided the window either has an applied grill or no grill if smaller. 2nd by Ms. Steiner and approved 5-0-0.

3. **HH2020-03 Notice of Intent (NOI)** has been received for **12 Sea Breeze Avenue**, Map 6B, Parcel E1-10, in the R-H-2 Zone. The application proposes %100 demolition and rebuild of a single family dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., McSweeney Family Realty Trust C/O Stephen McSweeney as Owners, Thomas Moore Design Co. as Applicant.

EXHIBITS/DOCUMENTS: Notice of Intent (NOI) application, photos of the existing building, plans for proposed construction, engineer's report

Ms. Maslowski opened the public hearing at 6:18pm.

Ms. Eldredge recused herself.

Thomas Moore presented the application. The owners would like to raze and replace the house with a very similar structure. Most of the existing home does not have a foundation. Three trees fell on the house during the storms last summer, and there has been a lot of resulting settling of the house. The new house will be slightly wider and further back from Sea Breeze Ave, but will look much the same as the existing house.

Ms. Steiner noted that the existing house is iconic of the style of the houses on the surrounding streets and that the new plan appears grander in style. She also noted that from the outside, the house did not appear to be in very bad condition.

Mr. Lowney brought up the fact that the Board had denied a very similar application for 7 Sea Breeze Avenue several months ago.

Mr. Moore explained that the owners are appreciative of the gambrel style of the house, and have asked him to design the new house to look as if it had always been there and to replicate the existing gambrel style with front porch.

Mr. McSweeney stated that he has seen the interior of 7 Sea Breeze and that it does not compare to the amount of damage on the interior of 12 Sea Breeze.

Ms. Maslowski suggested a continuance for one month to give the Board members a chance to do an on-site visit to view the interior.

Greg Winston, Harwich resident, spoke to his concern that this home is quintessential to the neighborhood. He hopes that the owners and the Board can work together to address the design and the streetscape, rather than impose a demolition delay, so that it will not cause a detriment to the neighborhood in the future.

Ms. Carrol moved to Continue the Public Hearing to Wednesday, February 19, 2020, no earlier than 6:00pm. 2nd by Mr. Lowney and approved 4-0-0.

- 4. HH2020-04 Notice of Intent (NOI)** has been received for **515 Route 28**, Map 14, Parcel Q11-1, in the C-V Zone. The application proposes an 8'x10' addition. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Grey House Property Management Trust and Kathleen Meyer as Owner/Applicant.

EXHIBITS/DOCUMENTS: Notice of Intent (NOI) application, photos of the existing building

Ms. Maslowski opened the public hearing at 6:36pm.

Kathleen Meyer, Owner of 515 Route 28, and Stephen Ferry, contractor for the project, were present. Mr. Ferry reviewed the plans to add an 8'x10' addition at the right rear of the structure, to be used as office space for the business located there. The addition will meet all setback requirements.

Ms. Maslowski noted that the addition would not be visible from the street.

**Ms. Steiner moved to close the Public Hearing. 2nd by Ms. Carrol and approved 5-0-0.
Ms. Steiner moved to approve the application as detailed. 2nd by Ms. Carrol and approved 5-0-0.**

- 5. HH2020-05 Certificate of Appropriateness (COA)** has been received for **721 Main Street**, Map 41, Parcel D5-1 in the C-V and the Harwich Center Historic Districts. The application proposes the installation of new signage. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Alan Rogers as Owner, Saumil Patel as Applicant.

EXHIBITS/DOCUMENTS: Certificate of Appropriateness (COA) application, photos of the proposed sign

Ms. Maslowski opened the public hearing at 6:39pm.

Howard Cahoon, attorney representing the owner and applicant, presented the application.

Ms. Maslowski asked for more information about the colors of the sign. Mr. Cahoon said that the red was going to look like the red on the Ruggie's sign.

Ms. Steiner asked if the sign would go between the two existing posts in front of the business. Mr. Cahoon confirmed.

Mr. Lowney asked if the entire sign and posts would be vinyl. Mr. Cahoon said that the sign and posts would be wood, and the lettering would be done with vinyl.

Ms. Maslowski asked if the applicant could produce a sample of the sign for the Board's review. Mr. Cahoon agreed.

Ms. Carrol moved to Continue the Public Hearing to Monday, January 27, 2020, no earlier than 6:00pm. 2nd by Mr. Lowney and approved 5-0-0.

- 6. HH2020-06 Certificate of Appropriateness (COA)** has been received for **703 Main Street**, Map 40, Parcel Y3 in the C-V and the Harwich Center Historic Districts. The application proposes the installation of new signage. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Brian Druker as Owner, Robert Young as Applicant.

EXHIBITS/DOCUMENTS: Certificate of Appropriateness (COA) application, photos of the existing building

Ms. Maslowski opened the public hearing at 6:52pm.

Robert Young presented the application to add several new signs for "The Seal" pub/café at 703 Main Street. Their intention is to make the signs appear "classic" in order to create an appealing anchor building for the entrance to the Historic District.

Ms. Maslowski asked if the hardware hanging the signs is painted black. Mr. Young confirmed.

Mr. Lowney suggested that the top of the sign above the door be shaped in a curve rather than having the curve painted on a rectangular sign. Mr. Young agreed.

Mr. Young mentioned that they also plan to add shutters to the building in the future.

Ms. Eldredge moved to close the Public Hearing. 2nd by Ms. Steiner and approved 5-0-0. Mr. Lowney moved to approve the application as detailed. 2nd by Ms. Steiner and approved 5-0-0.

B. Briefings and Reports by Board Members / Staff

1. Other Boards & Commission Update

Ms. Maslowski announced that the CPC would be meeting in the Griffin Room on Thursday, January 16, 2020 and would be voting on the applications to go to Town Meeting. All were welcome to attend if interested.

2. Sub-committee updates

Ms. Steiner gave an update on the progress on the demolition delay bylaw revisions. In reviewing the bylaws of other towns in Massachusetts, they noted that many include a definition of terms at the beginning. She would suggest that Harwich do the same. The 12-month delay could be changed to 18 months. Chatham, Barnstable, and Welfleet have 18 month delays. However, they feel that would be too difficult to get passed at this time. The second change they would like to propose, is that in the case of unauthorized demolition of a Historic structure, there would be a 2-year delay on the issuance of a building permit. Harwich is one of the only towns that does not have this rule in place. The third change they would like to propose is for the cases of demolition by neglect. Orleans has a good bylaw for demolition by neglect that includes an exception for owner occupied properties. The final change they are considering is in the case of an emergency demolition permit being issued by the Building Commissioner. It would require the Commissioner to submit a report to the Board including photos and inspection reports detailing the reason(s) for the emergency permit issuance. She also noted that most other Cape Cod towns consider structures older than 75 years to be historically significant. In Harwich it is 100 years. Another point being considered is making the demolition delay non-transferable from one owner to the next.

Ms. Steiner will compose a draft of the demolition bylaw revision or re-write.

3. Updates from Board members

No additional updates.

III. Adjourn- The meeting adjourned at 7:35 p.m.

Ms. Carrol moved to adjourn at 7:35 p.m., 2nd by Mr. Lowney and approved 5-0-0.

Submitted by:

Amy Banford, Recording Secretary

January 15, 2020

Adopted on: _____

DRAFT

January 15, 2020

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission Minutes
Monday, January 27, 2020
Small Hearing Room
Public Hearing**

I. Call to Order

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Brendan Lowney, Julia Eldredge, & Jeanne Steiner

Members Absent: Bob Bradley, Bob Doane

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m. Due to the larger than normal number of members of the public present, Ms. Maslowski explained the process of the Public Hearings, and asked that everyone sign the sign in sheet.

Recording and Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the Chair.

II. Public Hearing

A. Hearings

- 1. Continued - HH2020-05 Certificate of Appropriateness (COA)** has been received for **721 Main Street**, Map 41, Parcel D5-1 in the C-V and the Harwich Center Historic Districts. The application proposes the installation of new signage. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Alan Rogers as Owner, Saumil Patel as Applicant.

EXHIBITS/DOCUMENTS: Certificate of Appropriateness (COA) application, photos of the proposed sign, miniature sample of proposed sign

Ms. Maslowski opened the public hearing at 6:01pm.

Attorney Howard Cahoon and Saumil Patel were present. The Board members looked at the miniature sign sample provided by the applicant.

Ms. Steiner asked if the applicant had considered using a sign with carved lettering rather than the vinyl lettering overlay. Mr. Patel explained that the smoke shop business is only planned as a temporary stop-gap business to be open until June when the state regulations on vape products are finalized. They do not want to invest a great deal of money in the sign for such a short period of time.

January 27, 2020

Ms. Eldredge moved to close the Public Hearing. 2nd by Ms. Steiner and approved 5-0-0. Ms. Carrol moved to approve the application as detailed, provided that the sign only remains up until June 30, 2020, and that the sign posts be repainted white. 2nd by Mr. Lowney and approved 5-0-0.

III. Adjourn- The meeting adjourned at 7:11 p.m.

Mr. Lowney moved to adjourn at 7:11 p.m., 2nd by Ms. Carrol and approved 5-0-0.

Submitted by:

Amy Banford, Recording Secretary

Adopted on: _____

DRAFT

January 27, 2020

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission Minutes
Wednesday, February 19, 2020
Griffin Room
Public Hearing**

I. Call to Order

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Brendan Lowney, Bob Doane, Jeanne Steiner, & Julia Eldredge

Members Absent: Bob Bradley

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

Recording and Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the Chair.

II. Public Hearing

A. Hearings

- 1. Continued - HH2020-03 Notice of Intent (NOI)** has been received for **12 Sea Breeze Avenue**, Map 6B, Parcel E1-10, in the R-H-2 Zone. The application proposes %100 demolition and rebuild of a single family dwelling. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., McSweeney Family Realty Trust C/O Stephen McSweeney as Owners, Thomas Moore Design Co. as Applicant.

EXHIBITS/DOCUMENTS: Notice of Intent (NOI) application, plans for the proposed new structure, letter from McSweeneys.

Ms. Maslowski opened the public hearing at 6:01pm.

Ms. Eldredge recused herself. Mr. Doane was not present at the first Public Hearing, so will not be voting.

Mr. Moore, Thomas Moore Design Co., presented the application. He passed out some updated plans and a letter from the owners, the McSweeneys.

Mr. Moore gave an overview of the revisions to the plans. A garage has been added to the back side of the house. Landscaping has been added. Mr. Moore postulated that the structure is not historically significant as it is not listed on any historic register or associated with any noteworthy events.

Ms. Maslowski read the letter from the McSweeneys into the record. In this letter, the McSweeneys give an overview of their history with the property, and voice their support for the

February 19, 2020

proposed plan which they feel is the best plan of action. Stephen McSweeney's siblings, Rich McSweeney and Cathy, spoke to their enthusiastic support of the proposed plan.

The Commission members discussed the plan, with some concern that the house has been moved too far forward and looks denser than it currently is. Mr. Doane and Mr. Lowney voice that they think the house is almost there. The Commission discussed some aesthetic changes that could be made to the plan to better match the current building, including the front porch plan. Mr. Moore details the ways that this might be possible. Ms. Maslowski asks whether Mr. Moore would need to speak with his client about these changes. Mr. Moore states that these changes would be acceptable.

Ms. Steiner moved to close the Public Hearing. 2nd by Mr. Lowney and approved 4-0-0.
Ms. Carroll moved to approve the application, with the condition that the front gambrel is redesigned to maintain the same angles as are on the existing structure. 2nd by Ms. Steiner and approved 4-0-0.

B. New Business

1. Chase Library Mass Preservation grant application – Patti Tworek

Patti Tworek explained the process that she has gone through for the grant that she is pursuing, and she quotes that she had gotten for the repairs that would be included in the grant. She asked for any comments from the Commission.

Mr. Doane gave a reminder that any replacement of siding or anything like that should be done with like materials since the library has a historic designation. Ms. Maslowski clarifies that this is only to repair and replace not reconfigure. Ms. Tworek confirms that this is correct. Mr. Doane asks Mr. Lowney what he would recommend to prevent wood rot in the future, and Mr. Lowney replies that there are wood options that are pre-primed that would work and are not too expensive.

Ms. Tworek explains that they were donated \$5,000, which would match the grant amount that is being requested. The Commission informed Ms. Tworek that she should contact the Building Department when they are ready to start work. Ms. Tworek asked for a letter of support from the Commission. Ms. Maslowski agreed that they could do this and asks when they should be the letter by. The Commission agrees that Ms. Maslowski can draft and sign something.

Mr. Doane moved that the Commission draft a letter of support for this grant application. 2nd by Ms. Steiner and approved 6-0-0.

2. MassDOT Harwich Stormwater Improvements Along Route 6 and Route 28

Ms. Maslowski states that this notice will be filed.

3. Minutes from 12/19/2019 & 12/30/2019 - vote to approve

EXHIBITS/DOCUMENTS: Draft HDHC Minutes dated December 18 & December 30, 2019

Mr. Lowney moved to approve and place on file the minutes of the December 18 & December 30, 2019 HDHC meetings, with the condition that the word 'Minutes' is added to the title of the documents, 2nd by Ms. Eldredge and approved 6-0-0.

February 19, 2020

C. Briefings and Reports by Board Members

1. Other Boards & Commission Update
2. Subcommittee Update – Historic District Guidelines
3. Subcommittee Update – Demolition Delay Bylaw
4. Community Preservation Committee – Update
5. Other Updates from Board members

Ms. Maslowski informed the Commission that not all Historic or Open Space CPC money has been spent for the year, so additional applications would be welcomed.

Mr. Lowney stated that the Affordable Housing Trust has an action plan and will be moving forward now.

Ms. Maslowski gave brief updates on the Royal, 7/11, and the Smoke Shop.

Ms. Steiner gave an update on her draft of the Demolition by-laws.

Mr. Lowney gave more information on the wood-product that he recommended for the Chase Library project.

III. Adjourn- The meeting adjourned at 7:08 p.m.

Ms. Carroll moved to adjourn at 7:08 p.m., 2nd by Ms. Steiner and approved 6-0-0.

Respectfully Submitted,

Melyssa Millett

Adopted on: _____

February 19, 2020

Town of Harwich
732 Main Street
Harwich, MA 02645
508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission Minutes
Wednesday, December 16, 2020
REMOTE
Public Hearing**

I. Call to Order

Members and Staff Present: Chairperson Mary Maslowski, Julia Eldredge, Jeanne Steiner, Brendan Lowney, Bob Doane, and Historic Assistant Melyssa Millett

Others in Attendance: Saumil Patel, Bill Crowell, Mike Diverio, Barbara Nickerson

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m.

Ms. Maslowski welcomes Melyssa Millett as the new staff person who will be assisting the Commission.

II. Public Hearing

- A. **HH2020-12 Certificate of Applicability (COA)** has been received for 711 Main Street, Map 41, Parcel D8 in the C-V and the Harwich Center Historic District. The application proposes to install an enclosed mechanical energy appliance (generator) at the rear of the building. The application is pursuant to MGL c. 40C, Section 6 and the Code of the Town of Harwich, Chapter 131, Historic Preservation, Article I. Saumil Patel, owner and applicant.

Saumil Patel, owner and applicant presented the project. Mr. Patel explained that the generator would be enclosed by a wooden fence similarly to the dumpsters.

Ms. Maslowski inquired about soundproofing and how often testing would occur, which Mr. Patel stated could be considered if the Commission wished, and that the plan was to test every few weeks. Mr. Doane suggested that the fence is generally enough to buffer the sound, but wanted to be sure that the generator would meet MA sound standards. Ms. Steiner agreed that she was not worried about regular tests.

Hearing no further comments, Ms. Maslowski called for a motion.

Mr. Doane motioned to close the public hearing. Seconded by Ms. Eldredge. Motion carried 5-0-0.

Mr. Doane motioned to approve the Certificate as presented. Seconded by Mr. Lowney. Motion carried 5-0-0.

- B. **HH2020-13 Notice of Intent (NOI)** has been received for 68 Snow Inn Road, Map 15, Parcel N9-2, in the C-V zoning district. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, for a partial demolition the certain portions of southerly side of the structure described as squaring off the octagonal room, adding to the existing deck, construct a 3rd floor deck and a 1st floor patio and construct a new, full foundation. Additionally, the application proposes an interior gut. Michael and Michaela Diverio, owners.

Attorney William Crowell presented the project and reviewed the historic status of the building.

Ms. Maslowski clarifies with Mr. Crowell which of the pictures included with the application belong to which pieces of the project. Owner, Michael Diverio clarified the plan.

Ms. Steiner voiced her concern about the contemporary aesthetic of the addition. Mr. Diverio explained that when it is finished it will match the historic style of the rest of the house. Ms. Steiner clarified that the only real change is to the third floor dormer. Mr. Diverio responded that it was the third floor dormer and the change of shape of the octagonal room.

Mr. Doane asked if they have definitive proof that the octagonal room was added in 1999. Mr. Crowell responded that that is the supposition, but the records do not show the exact year. Mr. Doane agreed that it did not look original, but definitely old. Mr. Doane confirmed that the molding and trim would be kept the same, and asked what the plan was for the windows. Mr. Diverio confirmed that the molding would match, and stated that their goal with the windows was to restore the house to look more historic.

Mr. Lowney asked that they make sure there is not more historic data on the house.

Harwich resident, Barbara Nickerson, explained that she does not feel this plan matches the historic façade, and asked about the current foundation for the house. Mr. Crowell explained that the house currently sits on cinderblocks on sand, and that the foundation would be squared off to match the first floor plan. Ms. Nickerson asked about additional bedrooms and construction, and Ms. Maslowski responded that these items do not fall under the Historic Commission's purview.

Ms. Maslowski asked about the timeline for this project going to ZBA, which was provided by Mr. Crowell.

Ms. Steiner asked that the decks and railing material match the historic nature of the house. Mr. Diverio explained that they want to make the deck and windows look more classic.

Hearing no further comments or questions, Ms. Maslowski called for a motion.

**Ms. Steiner motioned to close the public hearing. Seconded by Mr. Lowney. Motion carried 5-0-0.
Mr. Lowney motioned to approve the NOI pending the submittal of final drawings with no changes to the Greek revival front. Seconded by Mr. Doane. Motion carried 5-0-0.**

Ms. Maslowski stated that these plans are to be filed with the Building Department before the demo permit is issued.

III. Public Meeting

Update on Demolition Delay Bylaw – meeting with Administration

Ms. Steiner and Ms. Maslowski explained that they had met with Administration to discuss the fee increase to \$500 daily if the demo-delay is not followed or occurs without a permit, as well as a delay in permitting. They also discussed involving and engaging the building inspectors. Administration was in support of the proposed changes and moving on to Town Council, and then to Town Meeting.

Update on Community Preservation Committee status

Mr. Doane gave an update on the CPC applications from Brooks Academy and the Cemetery.

Review of 2021 Meeting dates

All members were in agreement that the dates look good, but that approval would be held until the next meeting so that everyone could check their schedules.

Reports from Commission Members

Ms. Maslowski reminded any members of the public that there are openings on the Commission if anyone is interested, and wished everyone Happy Holidays.

IV. Adjourn- The meeting adjourned at 6:55 PM

Mrs. Eldredge moved to adjourn at 6:55 p.m., Seconded by Mr. Doane. Motion carried 5-0-0.

DRAFT

Respectfully Submitted,

Melyssa Millett

Approved on _____

12/16/2020

2021 Historic District and Historical Commission (HDHC) Meeting Schedule

1st and 3rd Wednesday of the Month

Applications are available from the Home Page of the Commission

Hearing/Meeting dates and location are subject to change
Cases subject to the General Code c. 131 and other MGL requirements

PUBLIC HEARINGS (Notice of Intent, Certificates of Appropriateness, Hardship, or Non-Applicability) 3 rd Wednesday of the month unless noted* Griffin Room, Town Hall, 732 Main Street, Harwich Center	
<u>HEARING DATES</u> 6:00 p.m.	<u>FILING DEADLINE</u> Approx. 5 weeks prior to hearing / meeting
January 20, 2021	December 23, 2020
February 17, 2021	January 13, 2021
March 17, 2021	February 10, 2021
April 21, 2021	March 17, 2021
May 19, 2021	April 21, 2021
June 16, 2021	May 12, 2021
July 21, 2021	June 16, 2021
August 18, 2021	July 14, 2021
September 15, 2021	August 11, 2021
October 20, 2021	September 15, 2021
November 17, 2021	October 13, 2021
December 15, 2021	November 10, 2021

PUBLIC MEETINGS (As needed) 1 st Wednesday of the month unless noted* Small Hearing Room, 732 Main Street, Harwich Center	
<u>MEETINGS DATES</u> 6:00 p.m.	
January 6, 2021	July 7, 2021
February 3, 2021	August 4, 2021
March 3, 2021	September 1, 2021
April 7, 2021	October 6, 2021
May 5, 2021	November 3, 2021
June 2, 2021	December 1, 2021

NOTE: Until further notice all meetings and hearings are held by remote participation only. Contact the Building Office for more information: 508.430.7506.



HARWICH HISTORICAL AND HISTORIC DISTRICT COMMISSION

2020 Annual Report to the Board of Selectmen

The Harwich Historical and Historic District Commission (the “Commission”) continues its most important role of preserving and protecting historically designated properties within the Town of Harwich through monthly hearings.

In 2020, the Commission heard a total of 13 applications:

- 5 Historic District Certificates:
 - 5 Certificates of Appropriateness applications granted
- 8 Notices Of Intent for Demolition
 - 8 Applications granted

In addition to conducting its regular monthly business, the Commission continues to implement the Historic Inventory List, and has applied for 2020 Community Preservation Funds to further review certain clusters throughout the Town to ensure we have the knowledge necessary to preserve our vital historic assets.

Further, I would like to thank you, the Board of Selectmen, as the Commission currently has a complement of seven (7) Full Members. The increased membership is essential to ensuring that we have a quorum and can conduct our meetings in a timely fashion. All that being said, I would like to remind the public that there are still associate member vacancies on the Commission. If anyone wishes to volunteer, I would ask that they complete the Citizens Activity Form and submit it to the Selectmen’s Office for consideration. Additionally, we were thrilled to have new members join the Commission during Fiscal 2019. Brendan Lowney and Julia Eldredge joined us as Full Members.

As a notice to all residents, the Commission holds regular meetings on the third Wednesday of each month at 6:00 p.m. These meetings are currently remote. We encourage all interested residents to attend. Login information is available on each meeting’s agenda, which are posted on the web and filed with the Town Clerk’s Office.

Finally, the Commission would like to thank all members of the Community Development staff for supporting the HDHC’s work throughout the year.

Very truly yours,

Mary A. Maslowski
Chairperson, HDHC