

Historic District and Historical Commission Agenda
732 Main Street, Harwich, MA
Wednesday, February 17, 2021, 6:00 PM

THIS MEETING IS VIA REMOTE PARTICIPATION ONLY. NO IN PERSON ATTENDANCE IS PERMITTED.

Channel 18 will record and Broadcast live, if possible.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/613083325>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 613-083-325

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/613083325>

All case materials are available online. Visit the Commission's Home Page under [Agendas](#).

<https://www.harwich-ma.gov/node/2421/agenda/2021>

[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. Continued from January 20, 2021.
- III. Public Meeting
 - 1) Discussion and Possible Vote
 - a. Meeting Minutes
 - i. March 18, 2020
 - ii. May 20, 2020
 - iii. January 20, 2021
 - 2) Reports from Commission Members
 - 3) Other updates
- IV. Adjourn

Next HDHC Meeting – Subject to Change - March 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. J. Conzattany
(Signature of Owner)

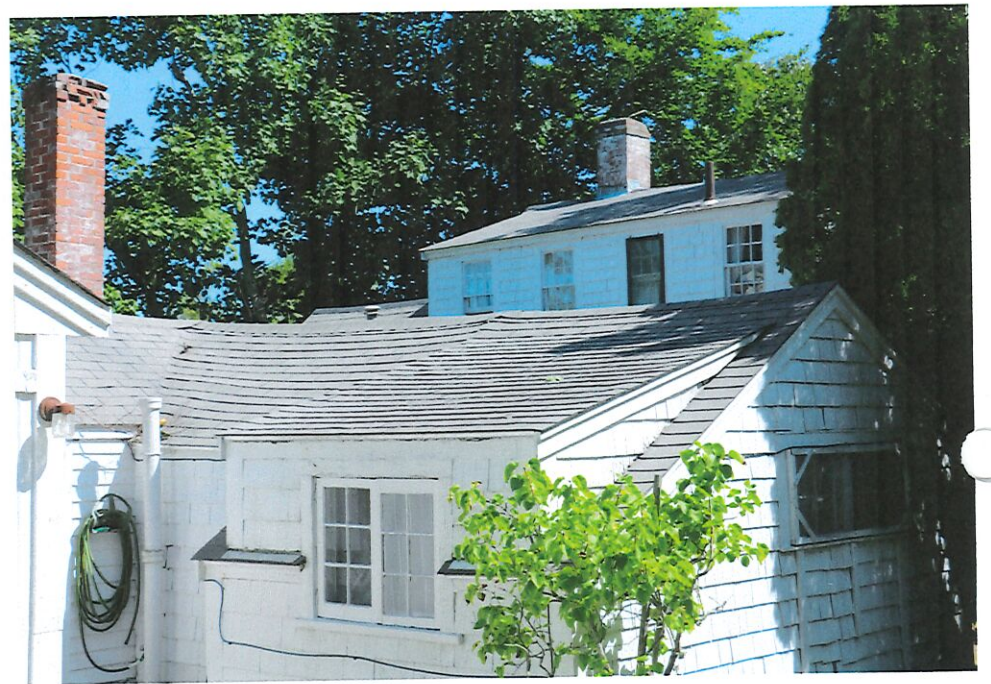
12/14/2020
(Date)

Approved Denied Withdrawn without Prejudice Continued to _____

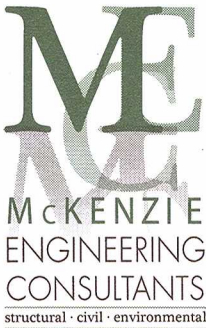
Signature of Chair _____

Date _____









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.

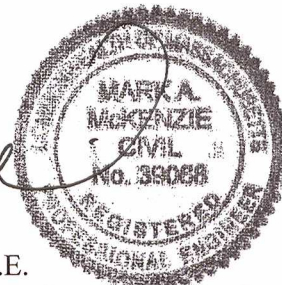
The frame of the existing house is also in very poor condition. The first floor framing was observed from the root cellar access and from what was visible, there was evidence of significant dry rot and insect damage to much of the main structural beams and sills. Additionally the framing elements are 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.

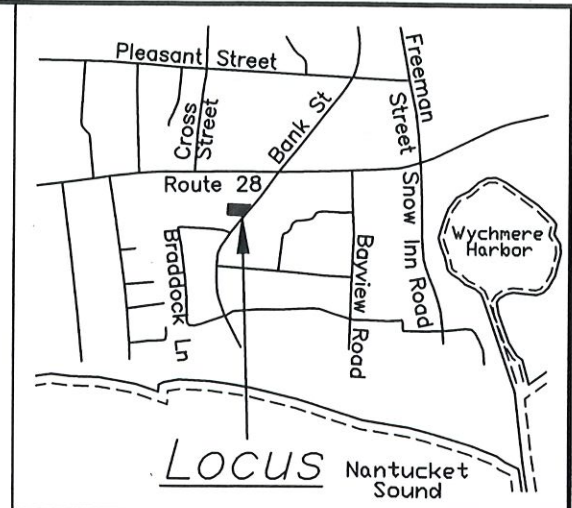
If there are any questions on this matter, feel free to contact me at any time.

Sincerely,

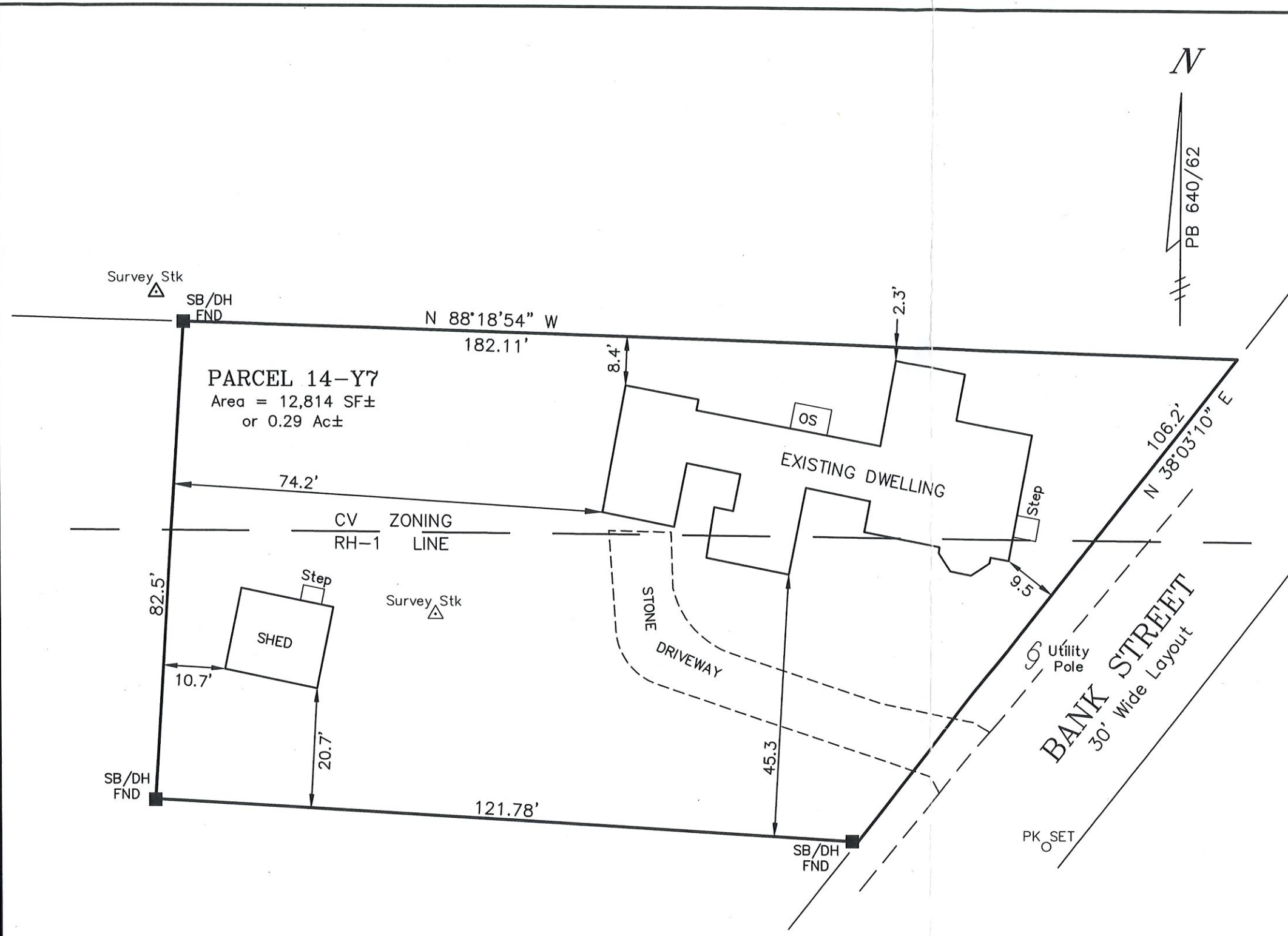
A handwritten signature in black ink, appearing to read 'Mark A. McKenzie', is written over a circular professional seal.



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

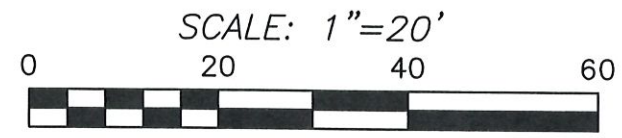


LOCATION MAP
 Assessors' ID: 14-Y7
 Deed: Book 11,011, Page 259
 Ref. Plan: Book 640, Page 62
 See also: Book 19, Page 21
 Book 97, Page 39
 L C Pl. 23643-F



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

NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 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.

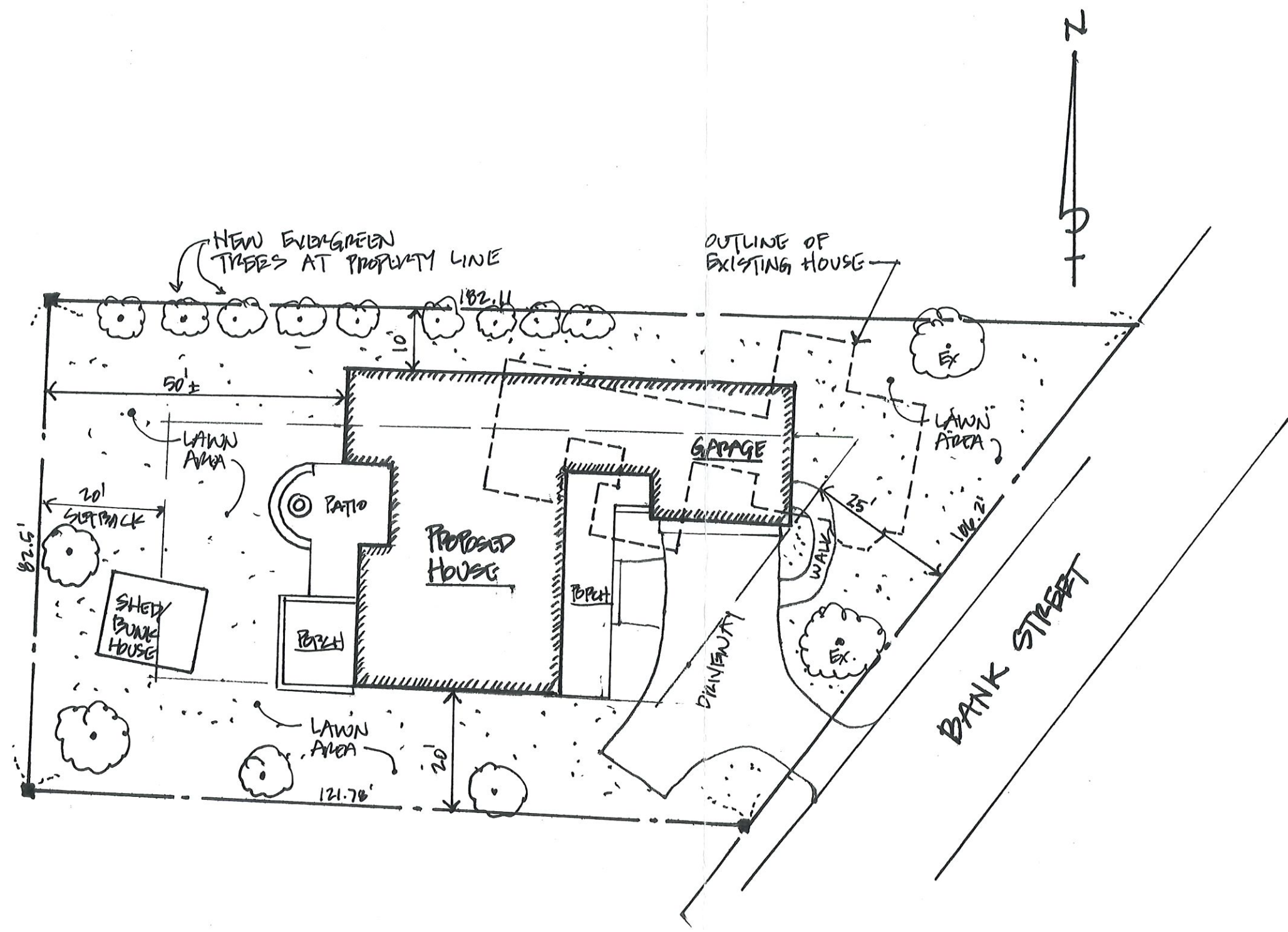
SCALE :
 AS NOTED

DATE :
 12/15/2020

PROJ. NO.
 2020-286

DWG. NO. :

L1



PROPOSED SITE PLAN SKETCH

SCALE: 1" = 20'-0"

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE DESIGNER AND CAN
NOT BE COPIED,
REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER

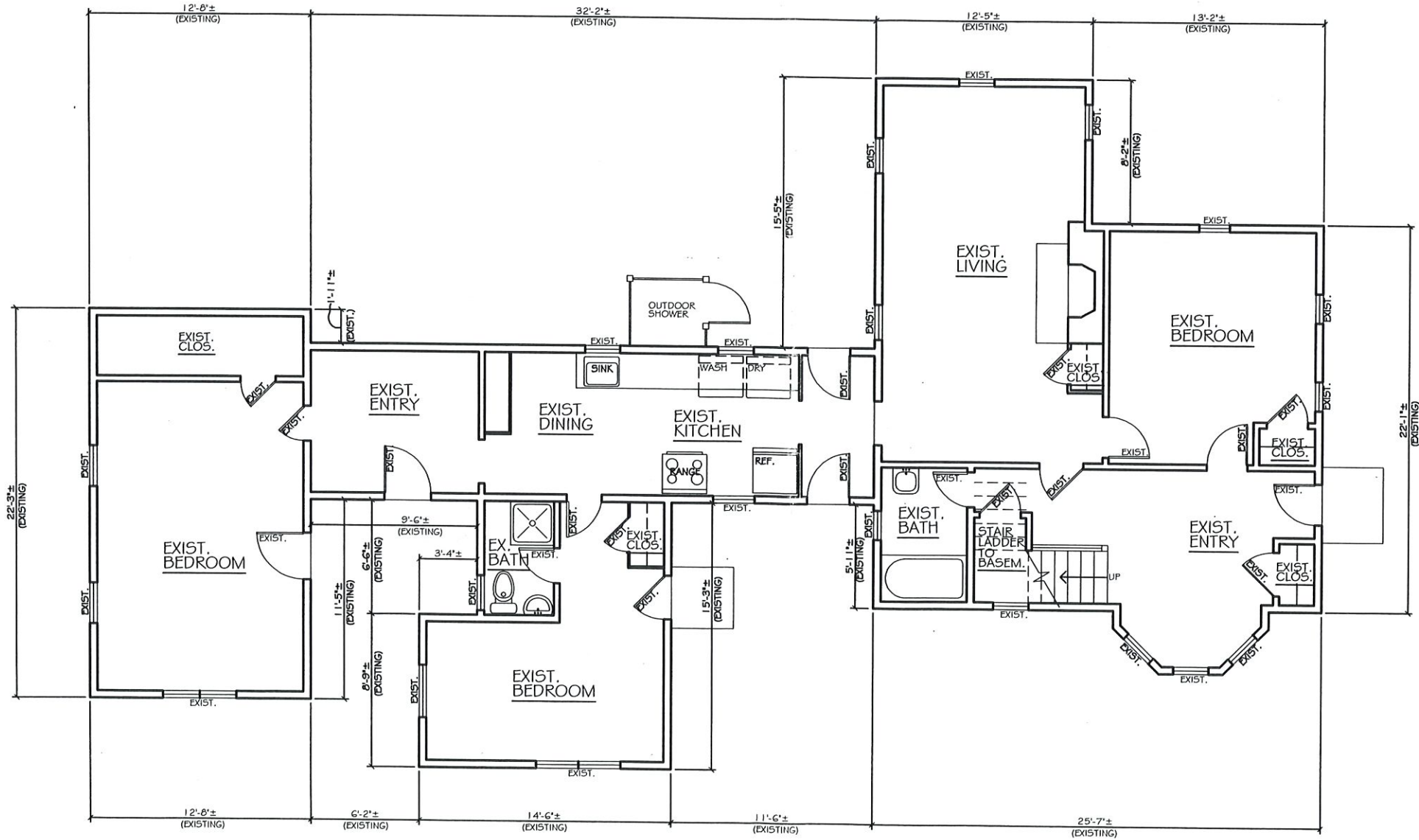
DESIGNED/DRAWN BY:
THOMAS A. MOORE DESIGN CO
P.O. BOX 2124 949 ROUTE 137
BREWSTER, MA. (508) 896-6403



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

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE DESIGNER AND CAN
NOT BE COPIED,
REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER

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

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

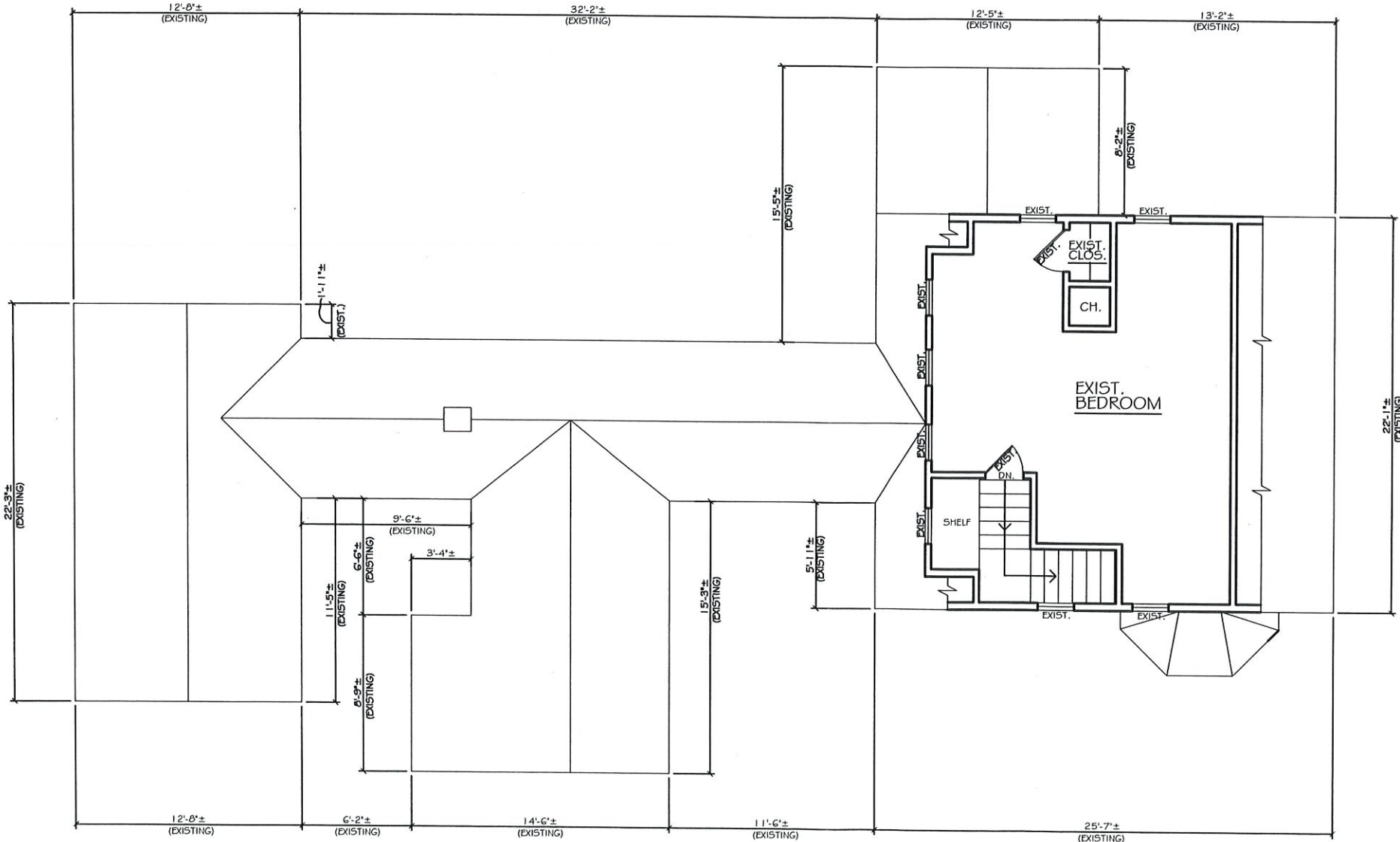
SCALE :
1/8" = 1'-0"
DATE :
12/15/2020
PROJ. NO.
2020-286
DWG. NO. :

EX2

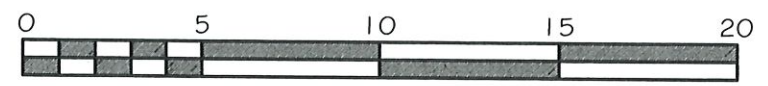


LEFT SIDE ELEVATION

REAR ELEVATION



SECOND FLOOR PLAN



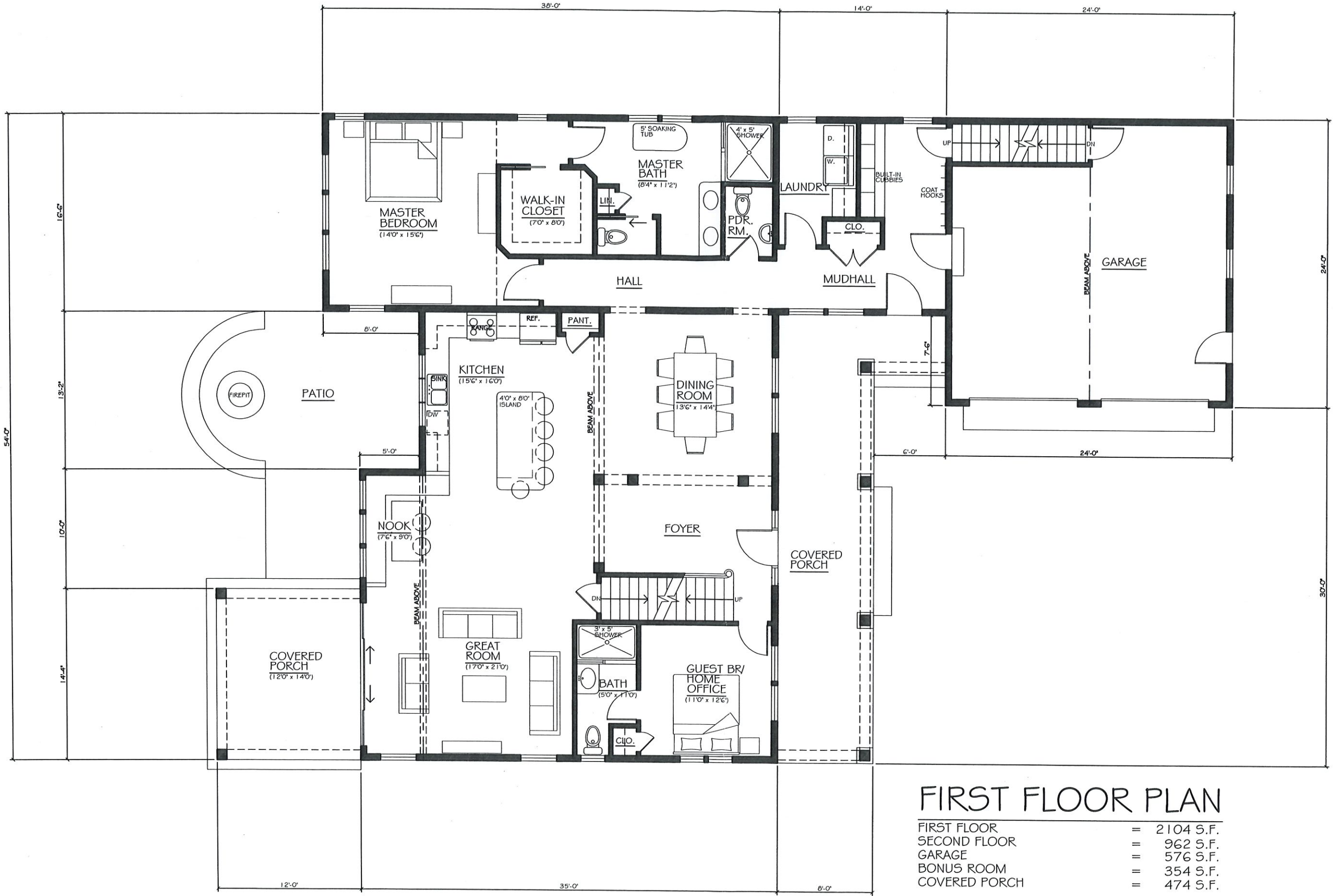
NOTE:
THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE DESIGNER AND CAN NOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

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

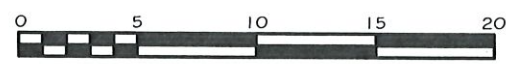
SCALE :
1/8" = 1'-0"
DATE :
12/15/2020
PROJ. NO.
2020-286
DWG. NO. :

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.



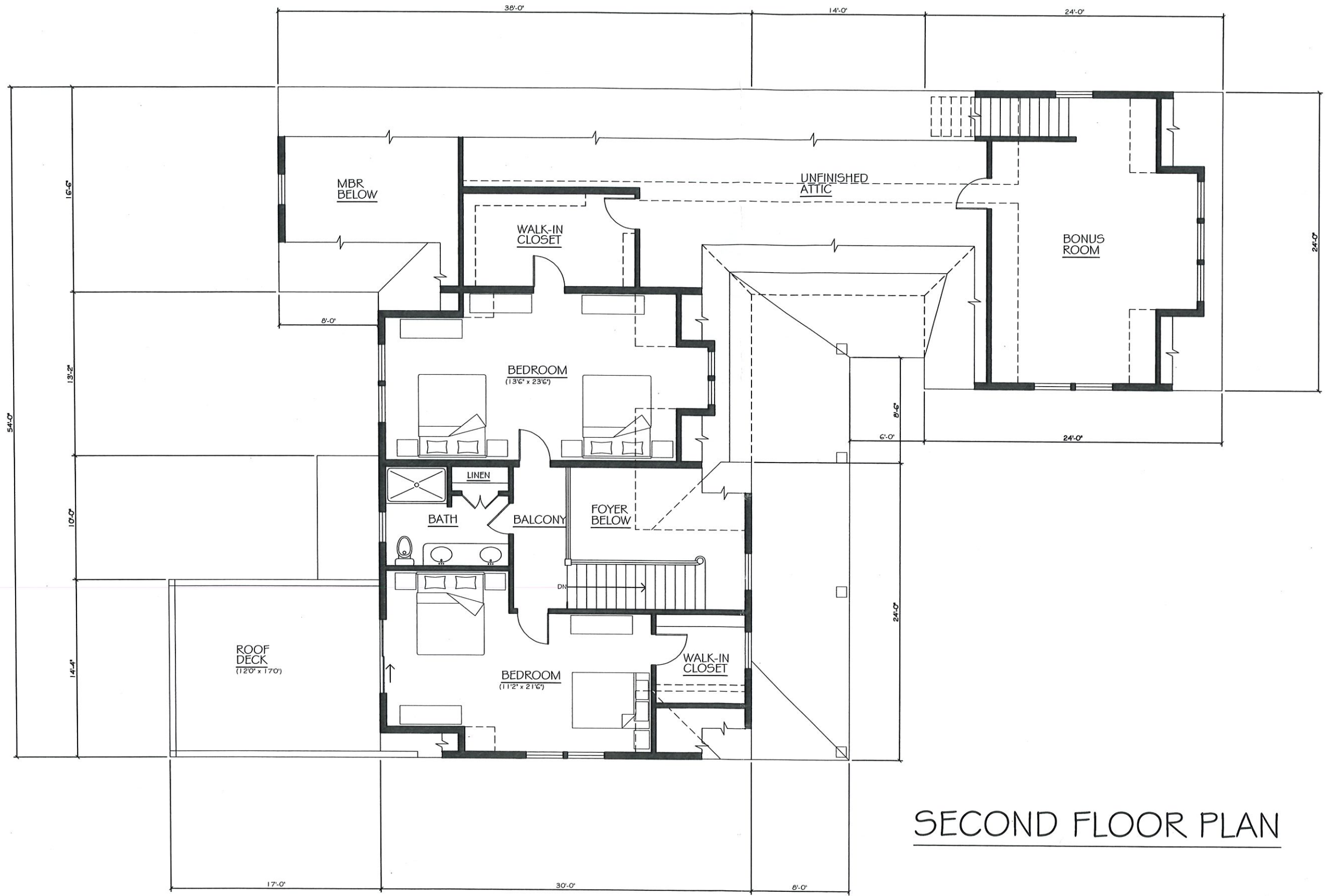
NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF THE
 DESIGNER

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

A2



SECOND FLOOR PLAN



NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF THE
 DESIGNER

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

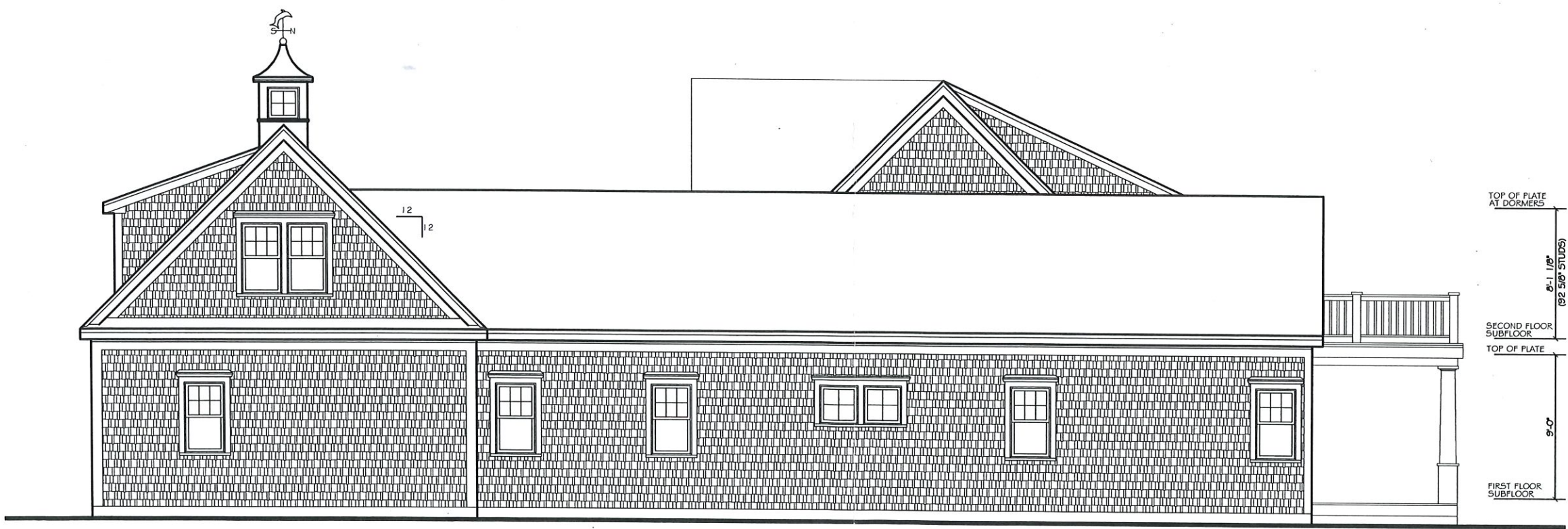
NEW HOUSE FOR:
 COREY & PETER LATTANZI
 58 BANK ST. HARWICHPORT, MA

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

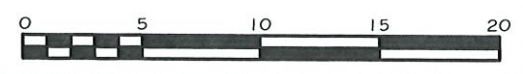
A3



FRONT ELEVATION



RIGHT SIDE ELEVATION



NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 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 :
 1/8" = 1'-0"

DATE :
 12/15/2020

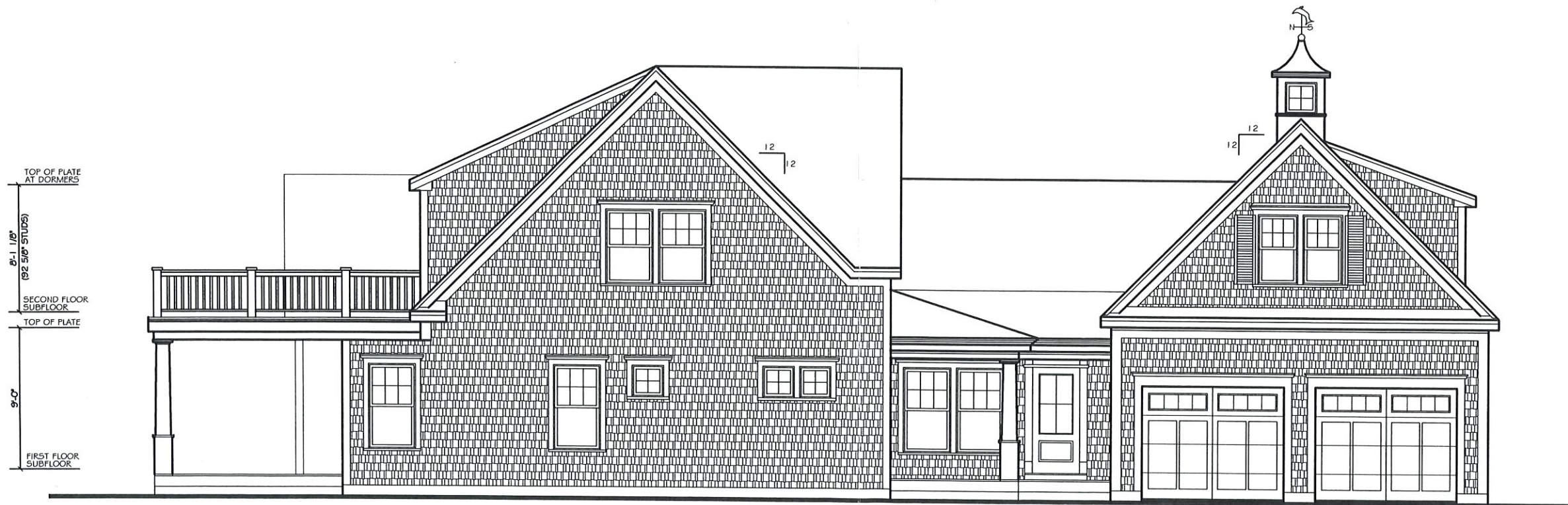
PROJ. NO.
 2020-286

DWG. NO. :

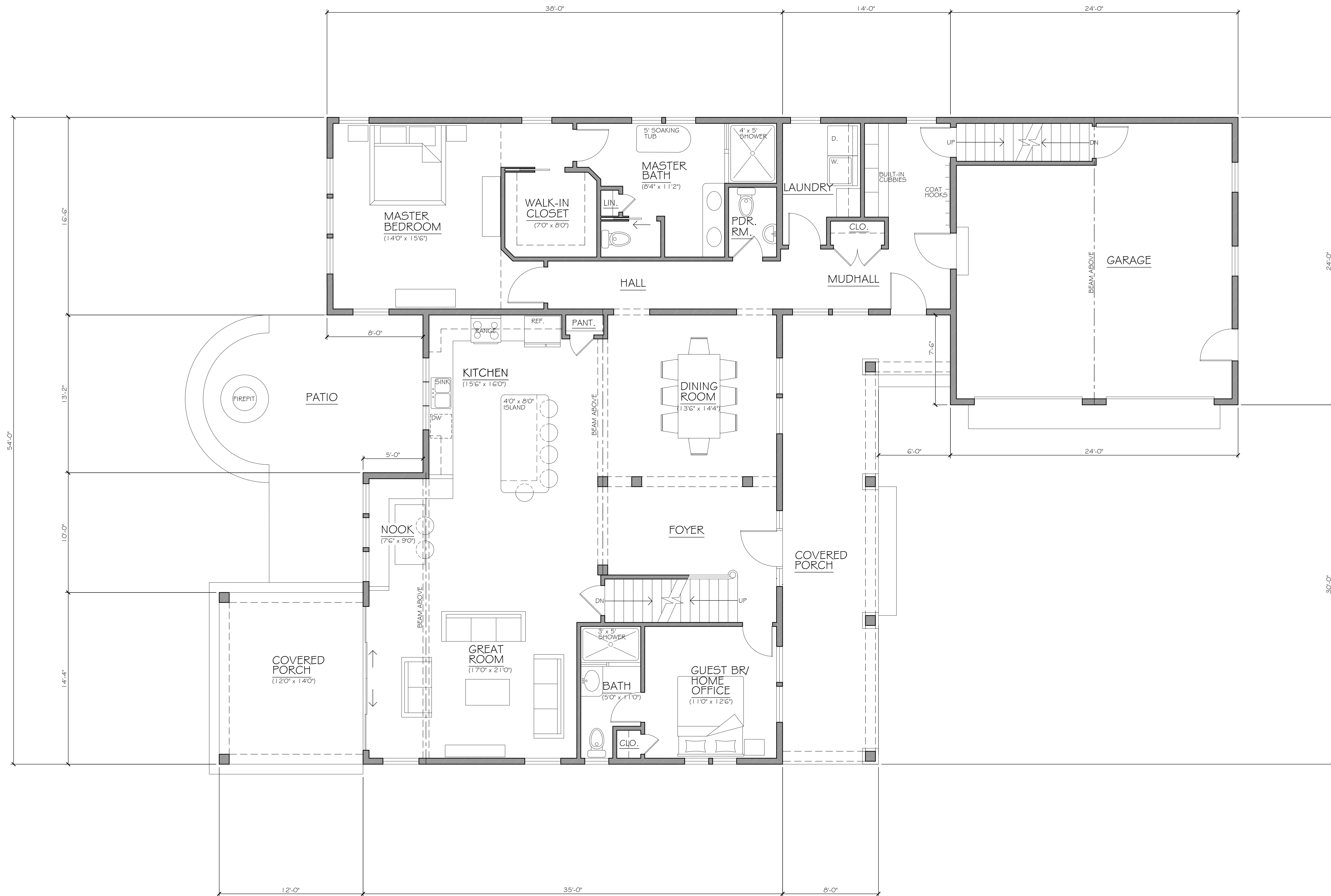
A4



REAR ELEVATION

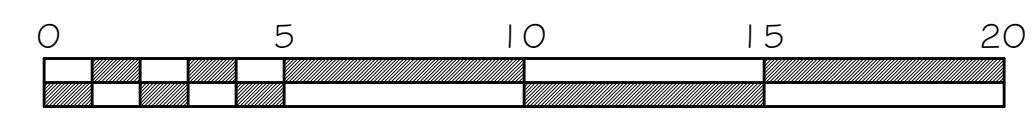


LEFT SIDE ELEVATION



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.



(PROGRESS PRINT
NOT FOR CONSTRUCTION)

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

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE DESIGNER AND CAN
NOT BE COPIED,
REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER

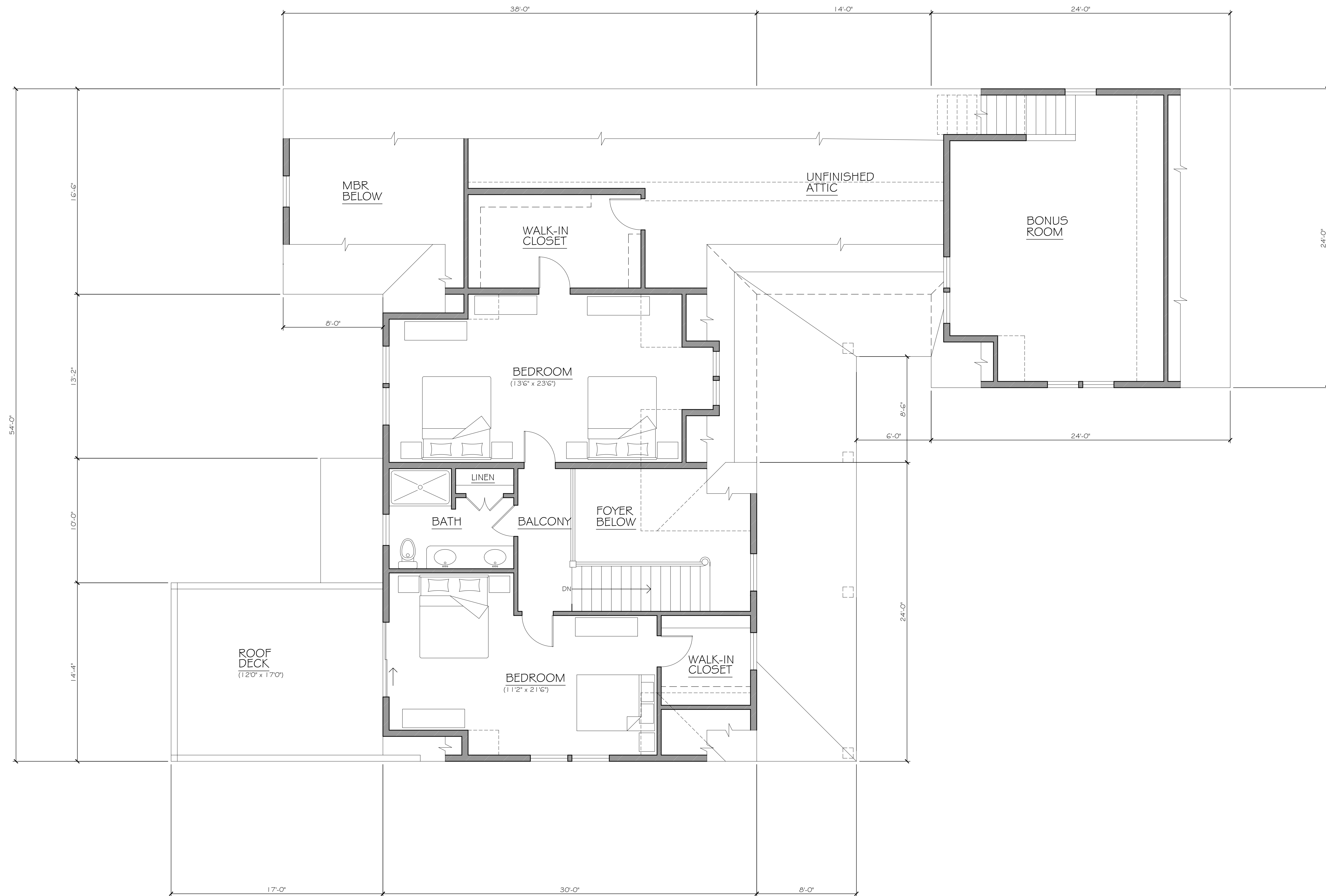
SCALE :
1/4" = 1'-0"

DATE :
2/4/2021

PROJ. NO.
2020-286

DWG. NO. :

A1



SECOND FLOOR PLAN

NEW HOUSE FOR:

COREY & PETER LATTANZI
 58 BANK ST. HARWICHPORT, MA

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

NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF THE
 DESIGNER

SCALE :
 1/4" = 1'-0"

DATE :
 2/4/2021

PROJ. NO.
 2020-286

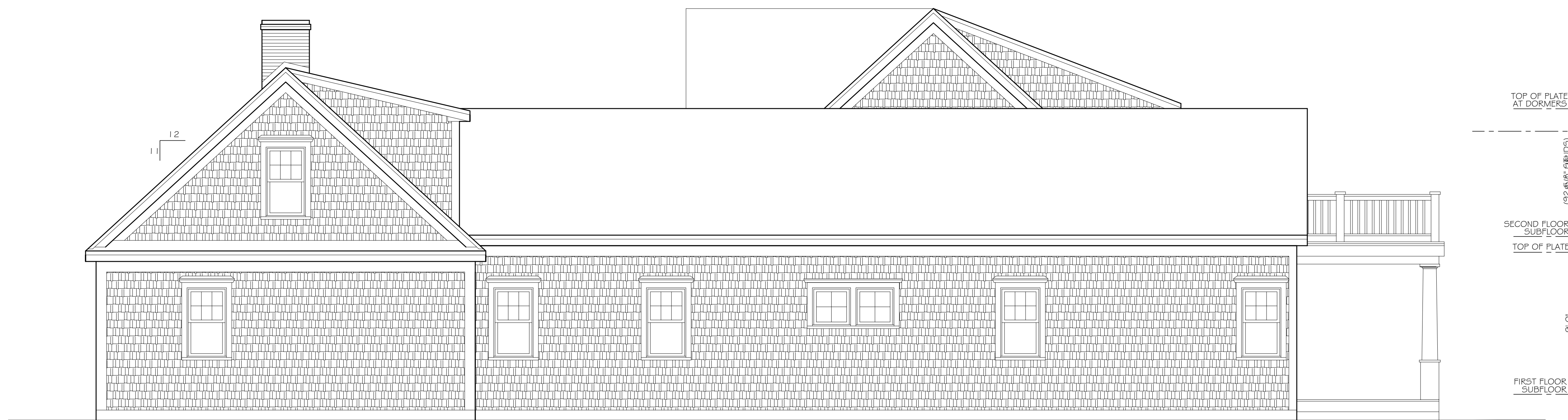
DWG. NO. :

A2





FRONT ELEVATION



RIGHT SIDE ELEVATION

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

NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF THE
 DESIGNER

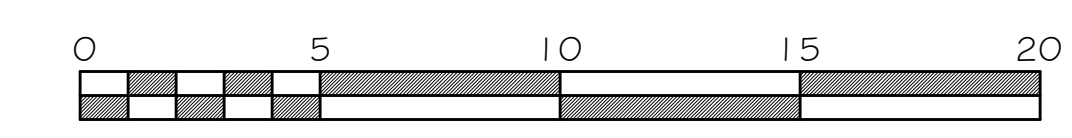
SCALE :
 1/4" = 1'-0"

DATE :
 2/4/2021

PROJ. NO.
 2020-286

DWG. NO. :

A3





REAR ELEVATION



LEFT SIDE ELEVATION



(PROGRESS PRINT
NOT FOR CONSTRUCTION)

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

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE DESIGNER AND CAN
NOT BE COPIED,
REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER

SCALE :
1/4" = 1'-0"

DATE :
2/4/2021

PROJ. NO.
2020-286

DWG. NO. :

A4

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

Historic District and Historical Commission
732 Main Street, Harwich, MA
Wednesday, May 20, 2020, 6:00 PM
Meeting Minutes

REMOTE PARTICIPATION ONLY

I. Call to order

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

Others in Attendance: Gregory and Terri Ostrander, Dana Pickup, Rockwood Clark, William Crowell, and Rick Roy.

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

II. Public Hearing

- a) **HH2020-07 Notice of Intent (NOI)** has been received for 194 Pleasant Bay Rd, Map 113, Parcel S3-A in the R-R Zone. The application proposes % 100 demolition of a cottage outbuilding. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Gregory P. & Terri L. Ostrander, as Owner/Applicant.

Mr. Ostrander presented the project, explaining that they came before the Commission last year to get permission to demolish the barn on the property, as required by their insurance company. Now they are looking to demolish the cottage outbuilding on the property, which is also required by their insurance company. He went on to explain that they believe that these were added to the property after the house was constructed, as so they do not believe they hold the same historic value.

Ms. Maslowski confirmed that they are not planning to rebuild the structure. Mr. Ostrander explained that they are only looking for demolition at this time, but may look into recreating the building later on and it would be set further back on the property if they did. Mr. Doane stated that he visited the property and did not see it as significant enough for a demolition delay. Ms. Steiner, Mr. Lowney, and Ms. Eldredge agreed with Mr. Doane.

Hearing no further comments or questions from the Commission or the public, Ms. Maslowski called for a motion to close the public hearing.

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

Mr. Doane motioned to allow the 100% Demolition of the Cottage Outbuilding at 194 Pleasant Bay Rd. Seconded by Ms. Eldredge. Motion carried 5-0.

- b) **HH2020-08 Certificate of Appropriateness (COA)** has been received for 110 Parallel Street, Map 41, Parcel D6 in the C-V and the Harwich Center Historic District. The application proposes to alter the architectural trim and replace the existing gutter system. The application is pursuant to MGL c. 40C, Section 6 and the Code of the Town of Harwich, Chapter 131, Historic Preservation, Article I. Michelle and Jim Treese, owners and applicants.

Dana Pickup, contractor, presented the project, explaining that the trim is in disrepair, and the applicants would like to replace all trim with PVC of the same size, and replace the gutters in kind.

Mr. Lowney stated that as long as it was identical he is not opposed to the change. Mr. Pickup confirmed that it will all be the same size and look, but that the PVC would hold up better. Mr. Lowney asked whether the PVC would be painted. Mr. Pickup responded that they did not plan to paint it, and explained that the PVC will be white and finish nails would not be visible, but the owners could paint it if they wanted to. Mr. Doane confirmed that the gutter would be aluminum, and asked the Commission to confirm that in the past they have insisted that this material be painted. Mr. Lowney confirms that they have required the PVC to be painted in the past, especially in the Historic District. In response to Mr. Doane, Mr. Pickup explains that they only use smooth finish PVC. Ms. Maslowski explained to Mr. Pickup the administrative requirements if they were to approve this with the condition that the PVC be painted. Ms. Steiner and Ms. Eldredge agree that the PVC should be painted. Mr. Pickup asked that this be included as a condition with the approval.

Hearing no further comments or questions from the Commission or the public, Ms. Maslowski called for a motion to close the public hearing.

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

Mr. Lowney motioned to approve the application as written, with the condition that all new work be painted. Seconded by Mr. Doane. Motion carried 5-0.

- c) **HH2020-10 Notice of Intent (NOI)** has been received for 312 Bank Street, Map 41, Parcel N7, in the R-R Zone. The application proposes partial demolition of the portions of structure identified as the mud and laundry rooms. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Estate of Mary E. Larkin, et al, c/o George Rockwood Clark, owner/applicant.

Mr. Rockwood Clark presented the project, explaining that they would like to add a few doors, two skylights, and replace the vinyl siding in keeping with the aesthetic of the rest of the house.

Ms. Steiner asked for clarification on where this work will take place on the house. Mr. Clark explained that it is near the barn. Mr. Doane asked whether the bathroom will be in the barn area and about the basement. Mr. Clark explained that the bathroom would go into the barn about 5 feet, and that the front wall of the basement would be a concrete block wall in kind with the rest of the concrete block wall.

Hearing no further comments or questions from the Commission or the public, Ms. Maslowski called for a motion to close the public hearing.

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

Mr. Doane motioned to approve the NOI as submitted. Seconded by Ms. Eldredge. Motion carried 5-0.

- d) HH2020-09 Notice of Intent (NOI)** has been received for 3 Bay View Road, Map 7, Parcel J13, in the R-L Zone. The application proposes demolition of one of the chimneys of the c1870 home. MACRIS inventory no. HRW.380. Additionally, the application shows replacement of all windows, exterior doors, siding and roofing. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Edward and Jane Fay, owner/applicant.

Attorney William Crowell represented the applicant. He explained that Rick Roy of Rick Roy Construction would also be on the call. Atty. Crowell stated that despite this house being on the MACRIS and Harwich Historic Inventory lists, they are only looking to do a renovation that will keep the aesthetic of the current building. Mr. Roy adds that the house will be lifted to put in a foundation.

Mr. Doane stated that the one area of change that he sees as significant is the removal of the stained-glass on the upper half of the windows that face the street. His second concern is regarding the removal of the chimney. Mr. Roy explained that they were unable to find cost-effective window replacements in the same style that meet current requirements, and that there are structural issues that would impact the second chimney. Mr. Doane explained that the windows could be restored and preserved rather than replaced. Atty. Crowell states that this is not something he has discussed with his client, but that this is reasonable alternative to demolishing the entire structure. Ms. Steiner agreed that the windows are a significant aspect of the house, and recommends that maybe only the window on the main part of the house could be preserved, and the rest allowed to be replaced. Atty. Crowell agreed that this may be amendable for his client. Mr. Doane confirmed that for this discussion the ‘front’ of the house is facing Bay View Road. Mr. Roy and Atty. Crowell stated that they are referring to the Davis Lane side as the ‘front’ of the house. Mr. Lowney asked if the small windows on both the Davis Lane and Bay View Road sides of the house will have a grille pattern, to which Atty. Crowell showed a plan of the house.

Mr. Roy reiterated that the changes as presented are a good compromise to demolishing the structure, so any compromise on the preservation of historic windows or other expenses would be great. Ms. Maslowski asked Mr. Roy, on the Davis Lane Side of the house, if they could keep the diamond windows in the center, and use some of that design on the Bay View Road side of the house as well. Ms. Maslowski goes on to say that she would like one of the two front facing sides to have these design aspects. Mr. Lowney brings up that the design aspects that are being discussed may be too much as this is not in the Historic District. In his opinion, the Commission should approve the plan as presented, as this compromise will maintain 90% of the structure and avoid a full demolition, with only small changes to the windows and the one chimney. Ms. Eldredge agreed with Mr. Lowney that this is a great compromise to a full demolition, but also stated that she agrees Ms. Steiner that perhaps the two diamond windows in the dormer on the Davis Lane side of the house could be preserved. Mr. Doane asked that the architect look at the plan to try to preserve some of these elements before approval. Mr. Roy stated that he is in favor of keeping the two diamond windows on the dormer, but replacing all other windows so that they are uniform. Ms. Maslowski asked Atty. Crowell if this would be acceptable for the Commission to vote on, or if this should be continued to the next meeting date, to which Atty. Crowell states

That they would like to move forward with a vote. Mr. Doane asked if the transom window above the door would remain, and hearing that it would, stated that he would be in favor of this plan.

Hearing no further comments or questions from the Commission or the public, Ms. Maslowski called for a motion to close the public hearing.

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

Mr. Lowney motioned to approve the application for 3 Bay View Rd, with the condition that the two diamond windows in the Nantucket dormer remain in the current style. Seconded by Ms. Steiner. Motion carried 5-0.

III. Public Meeting

Chase Library - Notice of Grant Award and Chase Library Association's thank you letter

Ms. Maslowski gave a quick update and brief overview of the grants that Chase Library has received.

Demolition Delay Bylaws

Ms. Steiner stated that she is almost done with the draft of the bylaws.

Future Meetings

Ms. Maslowski explains that future meetings will be held remotely, and the next meeting will take place at 4:30 so as not to conflict with the Conservation Commission.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Ms. Eldredge moved to adjourn at 6:50 p.m. Seconded by Mr. Lowney. Motion carried 5-0.

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

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

REMOTE PARTICIPATION ONLY

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: Thomas Moore, Peter and Corey Lattanzi, Barbara Nickerson

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

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. Continued from January 20, 2021.

Ms. Eldredge recused herself from this discussion and vote.

Thomas Moore of Thomas Moore Design Co. presented the project and the letter from the structural engineer stating the poor condition of the foundation, framing, and other potential problems that make salvaging the historic structure not feasible.

Mr. Doane commented that the findings of the structural engineer are typical for a house that age, but added that the house is architecturally significant as one of the few left half Capes left in the area. He asked if any doors or windows could be reused if not other sections of the dwelling. Mr. Moore said probably not, but they could look into using some of those similar elements.

Ms. Steiner agreed that it is a significant half Cape, and asked if the house would maintain its current angle to Bank Street. Mr. Moore responded that it would be similar to the angle, just further back on the lot. Ms. Steiner asked if the proposed roof would be higher than the existing roof. Mr. Moore responded that it would be higher and have a steeper pitch. Ms. Steiner asked how far back the left side recess is from the front, or if the porch is flush with the house. Mr. Moore responded that it is a 14-foot difference between the garage and house, and 8-foot difference for the porch. Mr. Lowney referred Ms. Steiner to Plan A4 which shows the proposed footprint.

Mr. Lowney was also not surprised by the engineer report. He asked Mr. Doane if the proposed house would be amendable if they were to replicate the front door. Mr. Doane responded that he would be amenable to replication, but his true objection is to the dormer on

the front of the house, as a classic half Cape does not have a dormer like that. Mr. Doane asked if it could be changed to reflect that, and Mr. Moore responded that they would not be looking to change the dormer. Mr. Doane asked, with Ms. Steiner's support, if the chimney could be included. Mr. Moore responded that they could mimic the Chimney with the dormer.

Ms. Maslowski asked the other members if, in the instance that Mr. Moore could not satisfy the true half Cape, the members' decisions would be affected if the pitch was corrected, the dormer was removed, and a chimney was constructed. Mr. Doane said that he would be amendable to it. Mr. Moore stated that the dormer could be put on the back side of the garage, the pitch could be changed, and the existing chimney could be mimicked. Mr. Lowney asked if it would look more classic if the pitch was adjusted. Mr. Moore explained that they would keep the pitch on the gable but make it less steep on the garage and the rest of the house.

Ms. Maslowski read an email correspondence that was received from resident, Cynthia Kosloski, in which she states that the trend of demolishing houses and not salvaging any materials is not the way to go.

Chairperson, Ms. Maslowski, called for public comments. Barbara Nickerson, resident, stated that people should not be buying property to tear down historic houses. The historic houses in Harwich are important. Ms. Nickerson stated that she wants people to find engineers who will not tear these structures down. Finally, Ms. Nickerson offers for the owners to come to see her property and how they renovated while maintaining parts of the historic structure.

Hearing no further public comment, Ms. Maslowski called for final comments from the Commission. Mr. Lowney stated that he understands Ms. Nickerson's frustration, but also acknowledges that this is about compromise between wanting a safe house and having it look historically correct.

Ms. Maslowski states that she would like Mr. Moore to look into the possibility of the original half Cape being saved or moved. She asked that Mr. Moore look into some of the requested changes and present revised plans at a meeting in the future, as the Commission's goal is to keep at least part of the house if possible. Mr. Doane encouraged the applicant to look into relocating or using the historic dwelling.

Mr. Doane asks if this would be a continuance, or if this would be put on delay. Ms. Maslowski states that this would be a continuance, and then probably a delay at the next meeting. Ms. Maslowski asked if the next meeting, February 17, 2021 would work for Mr. Moore and his clients, to which he responded that it would. Peter Lattanzi, Owner, stated that they would entertain the recommended changes to the door, chimney, dormer, and roof pitch.

Ms. Maslowski called for a motion to continue the case to February 17, 2021.

Mr. Doane motioned to continue the hearing to February 17, 2021. Seconded by Ms. Steiner. Motion carried 4-0-0.

Ms. Maslowski called for a quick recess to allow Ms. Eldredge to return to the meeting.

III. Public Meeting

- 1) Discussion and Possible Vote
 - a. Meeting Minutes
 1. January 15, 2020
 2. January 27, 2020
 3. February 19, 2020
 4. December 16, 2020

After reviewing the Minutes, Ms. Steiner made one correction to the discussion of the Demolition Delay Bylaw on the December 16, 2020 Minutes.

Ms. Steiner motioned to approve the Minutes with the one correction. Seconded by Mr. Doane. Motion carried 5-0-0.

- 2) Annual Report to BOS

Ms. Maslowski read the Report out loud, and ran some small changes by the Commission members, all of which were supported by the Commission members.

- 3) Reports from Commission Members

Mr. Doane gave updates on CPC Grants that are relevant to the Commission. He explained that the application for the Cemetery to replace/repair headstones has come under question because the cemetery is owned by the Church and not the Town. Ms. Maslowski added that there was a great presentation by the Brooks Academy engineer about the cost and projects at the last CPC meeting if anyone was interested.

IV. Adjourn

Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.

Ms. Eldredge moved to adjourn at 6:50 p.m. Seconded by Mr. Doane. Motion carried 5-0-0.