

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.