**Town of Harwich**

732 Main Street

Harwich, MA 02645

508-430-7506 Fax: 508-430-4703

**Historic District and Historical Commission**

**Wednesday, May 1, 2019**

**Small Hearing Room**

**Public Hearing**

1. **Call to Order**

**Members Present:** Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Bob Doane, Brendan Lowney & Angelo Kryiakides

**Members Absent:** Jeanne Steiner, Bob Bradley & Julia Eldredge

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**

1. **Hearings**
2. **Continued- HH2019-06 Certificate of Appropriateness (COA)** has been received for 729 Main Street, Map 41, Parcel D1-2, MACRIS ID HRW.36 in the C-V Zone and the Harwich Center Historic District. The application proposes for installation of typical bagged ice merchandiser at the rear of the building. The application is pursuant to MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Dany Mace-Kairouz, Tr. as owner, Tanios Nohra, manager as applicant.

*EXHIBITS & DOCUMENTS: Certificate of Appropriateness application and associated documents dated February 5, 2019 (continued from March 20, 2019 HDHC Meeting).*

The Board was provided with samples of the proposed sign and fence detail that the applicant is looking to install. The members agreed that the new proposed fence should mimic what is already existing for fencing on the property.

**Mr. Kryiakides moved to close the public hearing, 2nd by Ms. Carroll and approved 5-0-0.**

**Ms. Carroll moved to approve the application HH2019-06 including the installation of a small section of fence and sign as presented to the Board and shown on the application, 2nd by Mr. Lowney and approved 5-0-0.**

1. **HH2019-08-Notice of Intent (NOI)** has been received for 12 Grove Street, Map 6B, Parcel L52, MACRIS ID HRW.491 in the RH-2 Zone. The application proposes the partial demolition and reconstruction of a dormer at the front of house. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Philip Dowd, as owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent application and associated documents dated March 21, 2019.*

No one was present to represent the application.

**Mr. Doane moved to continue the hearing HH2019-08 until the May 15, 2019 meeting, 2nd by Mr. Kryiakides and approved 5-0-0.**

1. **HH2019-09 Notice of Intent (NOI)** has been received for 153 Gorham Road, Map 24, Parcel R2, in the RR and RL Zones. The application proposes 100% demolition of detached garage/barn. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II, Susan and Jonathan Chorey, as owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent application and associated documents dated March 21, 2019.*

Jonathan Chorey was present and reviewed the history of the house and garage/barn. Mr. Chorey stated that the barn is in rough shape, with the foundation sitting on sand with a slab over the sand. A plan of the proposed re-build was provided to the members. The new garage/ban will be moved in approximately 6’ from where it is currently located.

Chairperson Maslowski read into the record comments from the Conservation Department.

Mr. Lowney asked if the new structure would have the same orientation as the existing. Mr. Chorey responded that you will be able to see the garage doors from the street. Mr. Lowney inquired if the 2nd floor of the structure would be for storage or used as an apartment. Mr. Chorey responded that it will be built to possibly accommodate an apartment in the future.

The Board and applicant discussed having a decorative adornment on the peak of the garage to mirror what exists on the peak of the house.

**Mr. Doane moved to close the public hearing, 2nd by Ms. Carroll and approved 5-0-0.**

**Mr. Lowney moved to approve the application HH2019-09 with the provision that in addition to the application and plans, that a decorative adornment be placed on the peak of the garage to mirror what exists on the existing dwelling, 2nd by Mr. Doane and approved 5-0-0.**

1. **HH2019-10 Certificate of Appropriateness (COA)** has been received for 718 Main Street, identified as Cape Cod Village Apartments, Map 41, Parcel B7-A, MACRIS ID HRW .282 in the CV Zone and the Harwich Center Historic District. The application proposes the replacement of all exterior windows with like-for-like vinyl windows. The application is pursuant to the MGC c. 40C, §6 ant the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I. Paula A. Simard Jr. as applicant for owner, 718 Main Street Realty LLC.

*EXHIBITS/DOCUMENTS: Certificate of Appropriateness application and associated documents dated March 21, 2019.*

Paul Simard Jr. was present and reviewed his application request. He is seeking to replace the roof shingles with black asphalt shingles, replace shingles around the building with the same style/color shingles that currently exist and replace the rotting windows.

Mr. Doane asked if the woodwork around the windows would be replaced as well. Mr. Simard responded that the trim would be replaced with white azek. Mr. Doane stated that the Board would not approve of vinyl, however they do allow new composite materials, which looker better and are designed for historic districts. Mr. Simard stated that it is not economically feasible for him to have more expensive windows installed.

Mr. Simard reviewed the areas of the roof that are in need of repair.

Mr. Lowney stated that he would like to see the windows at the front of the building have fully applied grills. Mr. Simard stated that he would be able to restore the windows on the street side of the building. Mr. Lowney reiterated that the street side windows could either be restored or have the applied grills. It would be ok with him if the left and right side windows were 12 over 12 Harvey windows.

The Board and applicant had a discussion on different styles of windows with the agreement that the street side window appearance is the most critical.

**Mr.** **Kryiakides moved to close the public hearing, 2nd by Ms. Carroll and approved 5-0-0.**

**Mr. Lowney moved to approve the application HH2019-10 with the conditions that the new architectural roof shingles shall match the existing, the new white cedar shingles shall match the existing, same paint colors be used, azek trim around the windows to be painted white, that the windows in the courtyard can be vinyl with no grills, the side windows will be the same as to what is existing, and that the street side windows will have applied grills with simulated divided light, 2nd by Mr. Doane and approved 5-0-0.**

1. **New Business**
2. Informal Discussion-MCPPO-Board Member Responsibilities Training

*EXHIBITS/DOCUMENTS: No documents provided.*

Chairperson Maslowski reviewed the training that is being offered.

1. Minutes from 03/20/2019-Vote to Approve

*EXHIBITS/DOCUMENTS: Draft minutes from March 20, 2019 HDHC meeting.*

**Mr. Kryiakides moved to approve the place on file the minutes of the March 20, 2019 HDHC meeting, 2nd by Mr. Lowney and approved 5-0-0.**

1. Review Zoning Board of Appeals Agenda for April 24, 2019

*EXHIBITS/DOCUMENTS: Zoning Board of Appeals agenda dated April 24, 2019.*

No action was taken on this item.

The Board discussed the placement of the Albro House on the list for potentially available affordable housing. Mr. Doane asked if the commission would be allowed to provide opinions on the potential use of the building. Ms. Maslowski responded that they would be able to provide comments and it might be best if they speak as individual residents rather than as commission members.

1. **Old Business**
2. Continued Discussion-Demo Delay By-Law

*EXHIBITS/DOCUMENTS: No documents provided.*

Chairperson Maslowski stated that this will be on an upcoming agenda for further discussion.

1. Further Discussion on 100 year list

*EXHIBITS/DOCUMENTS: No documents provided.*

Chairperson Maslowski stated that the 100 year list is on the website for review. She is going to start deed research next week.

1. **Briefings and Reports by Board Members**
2. CPC Update

*EXHIBITS/DOCUMENTS: No documents provided.*

Chairperson Maslowski reviewed a couple of CPC applications.

1. Other Boards & Commission update

*EXHIBITS/DOCUMENTS: No documents provided.*

The Planning Board is reviewing the 52 Route 28 application. The HDHC did everything within their jurisdiction regarding the application and imposed a 365 day demolition delay.

**IV. Adjourn-** The meeting adjourned at 7:52 p.m.

**Mr. Doane moved to adjourn at 7:25 p.m., 2nd by Ms. Carroll and approved 5-0-0.**

Submitted by:

Jennifer Clarke, Recording Secretary

Adopted on: \_\_\_\_05/15/2019\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_