

Town of Harwich
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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.