**Town of Harwich**

732 Main Street

Harwich, MA 02645

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

**Historic District and Historical Commission**

**Wednesday, June 19, 2019**

**Griffin Room**

**Public Hearing**

1. **Call to Order**

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

Members Absent: Gayle Carroll, Bob Bradley & Angelo Kryiakides

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 HH2019-14-** Notice of Intent has been received for 198 Main Street, Map 56, Parcel T5-0 in the R-L Zone. The application proposes 100% demolition of detached barn. The application is pursuant to the Code of the Town of Harwich, Chapter 131, Historic Preservation, Article II. Pavel Braude as owner/applicant. (Continued from 05/18/2019)

*EXHIBITS/DOCUMENTS: Notice of Intent Application and Associated Documents submitted for May 18, 2019 HDHC Meeting)*

No one was present for the hearing.

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

**Mr. Doane moved to impose a one year demolition delay for HH2019-14, 198 Main Street, 2nd by Ms. Eldredge and approved 5-0-0.**

1. **HH2019-15-** Notice of Intent has been received for 383 Pleasant Lake Avenue, Map 92, Parcel R2-0, in the R-H Zone. The application proposes to replace shallow pitched roof sections with steeper pitched roofs, extend 2nd floor roof to sidewall, and add shed dormers to front and back of roof extension. The application is pursuant to the Code of the Town of Harwich Chapter 11, Historic Preservation, Article II. Andrea & John McNamara as owner/applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Application and Associated Documents dated April 29, 2019.*

John McNamara was present to reviewed the request to replace shallow pitched roof sections with steeper pitched roofs, extend 2nd floor roof to sidewall and add shed dormers to front and back of roof extension.

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

**Ms. Steiner moved to approve the application HH2019-15 as presented, 2nd by Mr. Doane and approved 5-0-0.**

1. **HH2019-16-** Notice of Intent has been received for 7 Sea Breeze Avenue, Map 6B, Parcel E1-18-0, in the R-H-2 Zone. The application proposes 100% demolition of a single family house. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II. Gregory M. Soares and Barbara L. Soares as owners. Attorney William D. Crowell as applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Application and Associated Documents dated May 8, 2019.*

Attorney William Crowell was present with Dalek Nikula from Encore Construction and Gregory & Barbara Soares. Attorney Crowell reviewed the request for 100% demolition of a single family house. The proposed replacement structure will be on the same footprint and square off the South East corner to add habitable space. The new dwelling will be the same style as the existing. The peak of the current house is no more than 27’ and the peak on the new house will the close to what is existing. The new dwelling will absorb the footprint of the porch.

Ms. Steiner asked if the applicant has given any thought in trying to replicate the historic look of the windows. Mr. Nikula responded that he would need to confer with his clients. They are looking at how they can maximize their view of the water as well as the natural light and ventilation.

Mr. Doane stated that while the proposed house is nice looking, we would still be losing a very appropriate house to the neighborhood.

Mr. Nikula noted that there was a concerted effort in working with his clients to investigate what could be done to save the house. The building and energy codes are not getting any less stringent which creates a problem when trying to save older homes. In this case, it is not practical to retain the existing structure.

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

**Mr. Doane moved to impose a one year demolition delay for HH2019-16, 7 Sea Breeze Avenue, 2nd by Ms. Steiner and approved 3-2-0 (Eldredge & Maslowski opposed).**

**Ms. Eldredge moved to approve the application HH2019-16 as presented, 2nd by Mr. Lowney. The vote was 1-4-0 with Ms. Eldredge being in favor.**

**Ms. Steiner moved to reconsider the original motion to impose a one year demolition delay, 2nd by Mr. Lowney. The vote was 4-1-0 with Ms. Steiner, Mr. Doane, Mr. Lowney and Ms. Maslowski voting yes and Ms. Eldredge voting no by roll call.**

1. **HH2019-17-** Certificate of Appropriateness has been received for 102 Parallel Street, identified as Blue Fish Bed & Breakfast, HRW .54, Map 41, Parcel D7-2, in the C-V Zone and the Harwich Historic District. The application proposes installation of one skylight in the rear roof. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Lori Schiraga as owner/applicant.

*EXHIBITS/DOCUMENTS: Certificate of Appropriateness Application and Associated Documents dated May 22, 2019.*

*Mr. Lowney recused himself.*

Lori Schiraga was present and reviewed the request for installation of one skylight in the rear roof.

Ms. Steiner moved to close the public hearing, 2nd by Mr. Doane and approved 4-0-0.

**Ms. Steiner moved to approve application HH2019-17 as presented, 2nd by Ms. Eldredge and approved 4-0-0.**

*Mr. Lowney returned.*

1. **New Business**
2. Sally Urbano-Captains Row Update

*EXHIBITS/DOCUMENTS: A Captains Row Update dated May 16, 2019*

Sally Urbano was present to provide a Captains Row update. Ms. Urbano attended the informational CPC meeting and shared ideas for applications, which included the roof at the schoolhouse; possible inventory for the national register; possibility of hiring a specialist to do another inventory or study for the historic district and the possible creation of a historic preservation funds.

Duncan Berry was present and distributed fliers for the exhibit that opened in the Historical Society. The Harwich Historical Society opened an exhibit dedicated exclusively to “The Houses of Captains Row” in the downstairs gallery. He invited the members to walk thru the exhibit with him.

1. Discussion of Legal Opinion on demolition delay & building inspectors authority

*EXHIBITS/DOCUMENTS: None provided.*

Ms. Maslowski stated that a demolition delay was imposed against 198 Main Street. The Commission did seek a legal opinion regarding lead paint and if that would affect the possibility to impose a demolition delay. Ms. Maslowski informed the members that she has information for them to review.

1. Discussion of 13 Queen Anne Lane-status of demolition

*EXHIBITS/DOCUMENTS: None provided.*

Mr. Doane had contacted the Building Department regarding the property at 13 Queen Anne Road. It is on the Historic inventory list. It appears that the town now owns the building and there is discussion as to whether or not the building needs to be demolished. The building is in disrepair and the question is if the demolition would need to come before the commission or not for demolition approval. The Building Commissioner has rendered an opinion that the building can be demolished.

Mr. Doane feels that the town should be required to follow the same rules and regulations as any other applicant.

Ms. Maslowski suggested that the Commission make a request to the Town Administrators Office to follow up with a possible opinion from Town Counsel. She added that she would ask the Building Commissioner to attend a future HDHC meeting to review the process.

Mr. Doane requested an opinion on what constitutes a condemnation and how would it interact with historic and state laws.

1. Minutes from May 15, 2019 & May 23, 2019

*EXHIBITS/DOCUMENTS: Draft Minutes from May 15, 2019 & May 23, 2019 HDHC Meetings*

**Mr. Lowney moved to accept and place on file the minutes of the May 15, 2019 and May 23, 2019 HDHC meetings, 2nd by Ms. Eldredge and approved 5-0-0.**

1. Review Zoning Board of Appeals Agenda for June 26, 2019

*EXHIBITS/DOCUMENTS: June 26, 2019 ZBA Agenda*

The Commission reviewed the Zoning Board of Appeals agenda for June 26, 2019.

1. Reading of Correspondence

*EXHIBITS/DOCUMENTS: None provided.*

Ms. Maslowski reviewed correspondence provided in the packets.

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

*EXHIBITS/DOCUMENTS: None provided.*

Mr. Doane stated that they had to go back before CPC regarding a town warrant article for use of CPC funds for Historic purposes. The CPC did vote to withdraw the previously approved funds. Mr. Doane updated the Commission on other Historic CPC related topics that they will be requesting funds for.

1. Others Boards & Commission Update

*EXHIBITS/DOCUMENTS: None provided.*

Mr. Lowney reported that the Affordable Housing Committee will be meeting tomorrow night.

**III. Adjourn-** The meeting adjourned at 7:30 p.m.

Ms. Steiner moved to adjourn at 7:30 p.m., 2nd by Mr. Eldredge and approved 5-0-0.

 Submitted by:

 Jennifer Clarke, Recording Secretary

Adopted on: July 17, 2019