**Town of Harwich**

732 Main Street

Harwich, MA 02645

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

**Historic District and Historical Commission**

**Wednesday, October 16, 2019**

**Griffin Room**

**Public Hearing**

1. **Call to Order**

Members Present: Chairperson Mary Maslowski, Vice Chairperson Gayle Carroll, Brendan Lowney, Julia Eldredge, & Jeanne Steiner

Members Absent: Bob Bradley, Bob Doane, & 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. **HH2019-20** Notice of Intent (NOI) has been received for 1 Phipps Lane, Map 2, Parcel B1-21, in the R-L Zone. The application proposes the relocation of multiple windows and doors. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., James D. Desisto Trust, as Owners; Rick Roy Construction LLC, as Applicant. *EXHIBITS/DOCUMENTS: Notice of Intent Form for 1 Phipps Lane and associated documents.*

Ms. Maslowski opened the public hearing at 6:02 p.m.

Ms. Maslowski noted that the application states that the house was built in 1923, which is less than 100 years ago. Mr. Lowney looked up the Assessor’s property record and verified that the Assessor’s database dates the house at 1923.

**Mr. Lowney moved to deny jurisdiction over the application based on the house being less than 100 years old, 2nd by Ms. Carroll, and approved 5-0-0.**

1. **HH2019-21** Certificate of Appropriateness (COA) has been received for 729 Main Street, Map 41, Parcel D2-2, in the C-V Zone and the Harwich Historic District. The application proposes to install a ground-mounted wooden sign on the SW corner of Main Street and Bank Street. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I. Tanios Nohra for RTA Co, DBA Harwich Gas, Diesel & Propane, as Applicant; Kairouz Realty Trust as Owner.
*EXHIBITS/DOCUMENTS: Certificate of Appropriateness for 708 Main Street and associated documents.*

Ms. Maslowski opened the public hearing at 6:07 p.m.

Ms. Steiner asked to clarify that the post of the sign would be painted white. Mr. confirmed.

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

**Ms. Eldredge moved to approve the sign as detailed in the application. 2nd by Mr. Lowney, and approved 5-0-0.**

1. **HH2019-22** Notice of Intent (NOI) has been received for 232 Bank Street, Map 32, Parcel N3-A, in the MRL Zone. The application proposes the replacement of siding and trim. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Francis Wiacek Jr., as Owner/Applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent Form for 232 Bank Street and associated documents.*

*Representatives in attendance:* Francis Wiacek Jr., Owner/Applicant, and Richard Avery, Cape Cod Remodeling.

Ms. Maslowski opened the public hearing at 6:13 p.m.

Mr. Avery explained that Mr. Wiacek, as the new owner of the property, was intent on restoring the house to more a more original and historically appropriate appearance. To that end, he and his wife have restored the original clapboard on the front of the house and have purchased new, white Hardie board siding to replace the pink vinyl siding that currently covers the sides and rear of the house.

Ms. Steiner commended the work they have done on the front of the house.

Mr. Lowney spoke to the HDHC sub-committee’s discussions regarding preferred materials for historic renovations. In those discussions, Mr. Doane had expressed his preference for smooth siding rather than textured. Mr. Wiacek explained that he purchased the textured Hardie board siding because the existing clapboard on the front of the house is more textured than smooth and he felt that smooth siding butting up to it would look out of place.

Ms. Steiner pointed out that the house is set back from the road and the most visible portion is the front, which is already covered with wood clapboard. This change will mainly be to replace pink siding with white.

Mr. Maslowski reminded the Board that the house is not in the Historic District, but is close to it. It was built in 1887.

**Ms. Steiner moved to close the Public Hearing. 2nd by Ms. Eldredge, and approved 5-0-0.**

**Mr. Lowney moved to approve the Notice of Intent as detailed in the application. 2nd by Ms. Steiner, and approved 5-0-0.**

1. **New Business**1. CPC application for Pine Grove Cemetery in West Harwich, Robbin Kelley

*EXHIBITS/DOCUMENTS: Application to the CPC; Letter of support from Duncan Berry; Photos of monuments at Mount Pleasant Cemetery before and after cleaning*

Ms. Maslowski read a letter of support for the cleaning and restoration of grave monuments at Pine Grove Cemetery from Duncan Berry into the record.

Ms. Kelley spoke to the application. The Pine Grove Cemetery used to be overseen by an Association, but the Town took over maintenance of it in 2005 after the Association membership lagged. Ms. Kelley described some of the beautifully hand-carved monuments in the cemetery that are now becoming damaged by the effects of acid rain and lichen growth. Many of the monuments have fallen over and/or been broken. All of the monuments are well over 100 years old. Ms. Kelley and Cheryl Capputo, Green Stone Conservation Inc., visited the site to assess to scope of work. Ms. Capputo provided a quote. There are 23 monuments broken, 116 leaning and in danger of falling, and 8 very large monuments or obelisks, for a total of 147 monuments that need to be cleaned and consolidated. The quote is for $75,000. Part of the quote includes providing before and after pictures of each monuments and a detailed written description of the work completed and materials used.

Ms. Maslowski asked about the procurement process. Ms. Kelley responded that the Town Administrators office would handle that after the application is approved by the CPC.

Ms. Maslowski asked what would have to be done in the future to maintain the monuments after the restoration project. Ms. Kelley explained that monuments that begin to lean need to be straightened back up to prevent them from falling. Ms. Kelley also cleans the lichen off of the monuments regularly. She has a Facebook group, Preserving Harwich, for citizens to sign up to assist in the cleaning.

Ms. Steiner asked if other towns are doing similar projects. Ms. Carroll said that there is a gentleman in Dennis who undertook a project to clean all of the town’s monuments and was awarded a Citizen of the Year award by the state.

**Ms. Steiner moved to support the application for the preservation of Pine Grove Cemetery in West Harwich by means of a letter to the CPC. 2nd by Ms. Carroll, and approved 5-0-0.**

2. Minutes from 9/18/2019, 9/25/2019 – vote to approve.
 *EXHIBITS/DOCUMENTS: Draft HDHC Minutes dated 9/18/2019, 9/25/2019*

An error was noted on the minutes from 9/18/2019. A recommendation for revision will be provided to the Building department.

**Mr. Lowney moved to approve the minutes from 9/25/2019. 2nd by Ms. Steiner, and approved 5-0-0.**

3. Advisory Opinion: Zoning Board of Appeals Agenda for October 30, 2019

 *EXHIBITS/DOCUMENTS: Zoning Board of Appeals Agenda dated 10/30/2019*

 The members reviewed the Zoning Board of Appeals agenda dated 10/30/2019.

1. **Briefings and Reports by Board Members / Staff**
2. Other Boards & Commission Update

Ms. Maslowski provided an update on the CPC. They are having the first meeting to review applications tomorrow, 10/17/2019. There are 12 applications. She does not believe they have enough money to fund them all. There will be a significant amount of work in evaluating them this year. Of the CPC funds, 10% must be spent on historic, 10% on affordable housing, and 10% on open space. There are only two applications that are historic in nature. There are several other applications requesting signifigant funds. Residents are encouraged to attend the meetings. They will meet on the second Thursday of each month.

1. Sub-committee updates

Ms. Steiner gave an update on the HDHC sub-committee. The next meeting is next Friday. They are beginning with the issue of repercussions and penalties for non-compliance. They are looking into how other towns handle this for reference. Ms. Steiner also mentioned that she has reviewed a publication called the Massachusetts Preservation Commission Best Practices, 2014.

Ms. Maslowski asked for clarification on the sub-committees goals. It is to provide bylaw changes and guidelines for materials to be used.

3. Updates from Board members

 No additional updates.

1. **Old Business**
2. Pattie Tworek, Chase Library CBC Application review

*EXHIBITS/DOCUMENTS: CPC Application, Estimate*

Ms. Tworek spoke to the application. They had originally sought out three estimates, but only one of the requests panned out. Andrew Shrake, Shrake Construction, Brewster, came out and surveyed the front door and provided an estimate. The other two possibilities were Rob Cagnetta of Heritage Restoration, Providence RI, and David Wheelock, Sandwich.

Ms. Tworek was somewhat concerned that Mr. Shrake’s estimate included painting the door with latex enamel. She spoke with Mr. Shrake and he explained that he will strip the door down to the original wood, but then they will have to decide if it looks good enough to varnish rather than paint. He will have to replace a portion of the wood where the book drop was that may not match perfectly. Ms. Tworek feels that Mr. Shrake cares about historic restoration and she will be comfortable working with him on this project.

Ms. Maslowski asked about the man-hours on the estimate. Mr. Lowney explained that the bulk of the work will be on stripping the door. A new mahogany door would probably cost about $6000. He thinks that the $10,000 estimate to restore the existing door seems reasonable. The estimate also clearly breaks down the costs into different phases of man-hours and the appropriate materials required. Mr. Shrake will also be providing a temporary door while the original door is being restored. Ms. Carroll noted that Mr. Shrake has worked on historic windmills in several New England states and has extensive experience.

Ms. Steiner asked if a buffer should be built into the estimate in case the actual costs turned out to be higher than expected. Ms. Tworek said that she was clear to Mr. Shrake that he needed to be accurate in his estimate due to the nature of grant applications. She noted that he did an extensive survey of the condition of the door.

**Ms. Steiner moved to support the application for the restoration of the Chase Library door by means of a letter to the CPC. 2nd by Ms. Eldredge, and approved 5-0-0.**

1. 2019 Annual Meeting with Selectmen - October 7, 2019

Ms. Maslowski attended the Selectmen’s Meeting on October 7, 2019. She thanked the Board members and the Community development staff for all of their efforts. Amy Banford is now doing the minutes for HDHC after Jennifer Clarke resigned.

3. Update on potential 2020 CPC requests from Historic.

Ms. Maslowski submitted the two CPC applications that have been discussed in previous meetings, as well as the HDHC’s application to continue work on the historic list.

There are still vacancies for Alternate board members.

**III. Adjourn- The meeting adjourned at 7:13 p.m.**

**Ms. Eldredge moved to adjourn at 7:13 p.m., 2nd by Ms. Carroll and approved 5-0-0.**

Submitted by:

Amy Banford, Recording Secretary

Adopted on: \_\_\_\_\_\_\_11/20/2019\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_