**Town of Harwich**

732 Main Street

Harwich, MA 02645

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

**Historic District and Historical Commission**

**Wednesday, November 20, 2019**

**Griffin Room**

**Public Hearing**

1. **Call to Order**

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

Members Absent: Vice Chairperson Gayle Carroll, Bob Bradley, & Angelo Kryiakides

Chairperson Mary Maslowski called the meeting to order at 6:00 p.m. Due to the larger than normal number of members of the public present, Ms. Maslowski explained the process of the Public Hearings, and asked that everyone sign the sign in sheet.

***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. **HH2019-23 Notice of Intent (NOI) has been received for 521 Route 28**, Map 14, Parcel P3-A, in the C-V and Commercial Village Overlay District Zones. The application proposes the partial demolition and rebuild of the middle portion of the building and an addition. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Ronald M. Remondino, as Owner/Applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent application, photos of the existing building, plans for the modifications to the building.*

Ms. Eldredge recused herself.

Ms. Maslowski opened the public hearing.

Thomas Moore, Tomas Moore Design Company, and Ronald Remondino were present and reviewed the application for modifications to 521 Route 28, also known as “Solis”. The front portion of the building was built in 1815, and the rear addition was done in 2014.

Mr. Doane asked Mr. Moore to describe the portion being demolished. Mr. Moore reviewed the photos provided in the application to illustrate. The impact is mostly on the parking lot side. The existing walls of the middle portion of the building will be demolished, some interior renovations will be made, and new exterior walls constructed to connect the front and rear portions of the building.

**Mrs. Steiner moved to close the Public Hearing. 2nd by Mr. Lowney** **and approved 4-0-0.  
Mr. Lowney moved to approve the application as detailed. 2nd by Mrs. Steiner and approved 4-0-0.**

1. **HH2019-24 Notice of Intent (NOI) has been received for 240 Route 28,** Map 12, Parcel B3, in the C-H-1 Zone. The application proposes 100% demolition of the former thrift shop and residence. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Roman Catholic Bishop of Fall River, as Owner, Bishop Edgar Moreira da Cunha as Applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent application, photos of the existing building, Building Inspectors Report*

**Ms. Maslowski opened the public hearing.**

Joseph Nolan was present and reviewed the application. The structure has not been used in 5 years. It was used as a thrift shop, but the shop was moved across the street because it was not handicap accessible. The structure is in need of extensive repairs as detailed in the Building Inspectors Report. The structure is structurally unsound, the septic has failed and cannot be replaced, and there is termite damage in the basement. Because of this, the church leadership has decided that the best course of action would be to remove the structure and replace it with grass. There is no plan to replace the structure or pave the lot.

Mr. Doane asked if there had been any efforts to find out if the structure could be moved rather than demolished, seeing that it is a historically significant Greek Revival structure.

Mr. Nolan said that they would be willing to sell it to anyone for $1 if they were willing to move it, but he was not optimistic that it would survive the move.

Ms. Steiner expressed her agreement that she would prefer if it could be preserved in some way and asked if they would consider any other use such as a Community Outreach center.

Mr. Nolan agreed that it would be nice if it could be used in such a way, however the church currently has plenty of space available in the other buildings on the property for all of their needs.

Ms. Maslowski suggested that this could be brought to the attention of the Harwich Affordable Housing Trust to see if they might have the funds and willingness to move and renovate the structure for use as affordable housing. She asked if the applicant would be willing to agree to a continuation so that this could be explored.

Mr. Nolan agreed to the continuation.

Dan Goodin, Harwich resident, spoke on behalf of himself and the other residents of the Captain John Williams condominiums, which is an abutter to the Holy Trinity property. He asked that the Board deny the application and he asked that the Catholic Bishop be a good neighbor and remove the application. He asked if the Bishop had gotten more than one professional opinion on the condition of the structure, whether they had asked for any estimates on the necessary repairs, and whether they were willing to consider splitting off the land that the structure sits on or leasing that land to anyone who was willing to purchase it for $1 and to restore it. He also expressed concern that deferred maintenance by the owner should not be grounds for allowing the demolition of the historic structure.

Lenny Calbeck, Harwich resident and abutter to the property, spoke to the condition of the electrical wiring in the structure. He is the electrician who has done all of the work on this property. He said that it is all in good condition and was all replaced when the building was converted for use as a thrift shop. He said that any old wiring that the inspector might have observed when creating the Building Inspection Report has all been disconnected and replaced and there are no problems with the wiring today. He feels that the structure should be preserved.

Several additional Harwich residents spoke to express their desire that the property not be demolished. Their concerns centered around the preservation of the history and culture of the Town of Harwich.

**Mr. Lowney moved to Continue the application to 12/18/2019, no earlier than 6:00pm. 2nd by Ms. Steiner, and approved 5-0-0.**

1. **HH2019-25 Notice of Intent (NOI) has been received for 165 Gorham Rd**, Map 24, Parcel R3-6, in the R-R Zone. The application proposes the addition of a front dormer and a 16'x16' sun room. The application is pursuant to the Code of the Town of Harwich Chapter 131, Historic Preservation, Article II., Mark and Lisa Hegel, as Owners; Peter Bernard, Cape Coastal Builders, Inc., as Applicant.

*EXHIBITS/DOCUMENTS: Notice of Intent (NOI) for 165 Gorham Rd*

**Ms. Maslowski opened the public hearing at 6:45pm.**

Ms. Eldredge recused herself.

Peter Bernard and Lisa Hegel were present and gave an overview of the application. Historic material to be removed will include the roof, and a cased opening to the sunroom. Materials will match the existing structure.

**Ms. Steiner moved to close the Public Hearing. 2nd by Mr. Doane, and approved 4-0-0.**

**Ms. Steiner moved to approve the application. 2nd by Mr. Lowney, and approved 4-0-0.**

1. **HH2019-26 Certificate of Non-Applicability (CON-A) has been received for 708 Main Street**, Map 41, Parcel B-5 in the C-V and the Harwich Center Historic Districts and MACRIS HRW.31. The application proposes work that does not involve a change in design, color or outward appearance to the Greek Revival home such as painting, shutters, window boxes and lighting. The application is pursuant to the MGL c. 40C, §6 and the Code of the Town of Harwich Chapter 131, Historic Preservation, Article I., Jamie Selldorff as Owner/Applicant.

*EXHIBITS/DOCUMENTS: Certificate of Non-Applicability for 708 Main Street, paint color samples.*

**Ms. Maslowski opened the public hearing at 6:05 p.m.**

Ms. Jamie Selldorff presented the application. She is seeking approval for the paint color for the front door, and for the new roof shingles. She plans to use the paint color “Heritage Red” which is an historic color. There were no questions from the Board members or members of the public.

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

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

1. **New Business**
2. Minutes from 9/18/2019, 10/16/2019 – vote to approve.  
   *EXHIBITS/DOCUMENTS: Draft HDHC Minutes dated 9/18/2019, 10/16/2019*

**Mr. Lowney moved to approve the minutes from 9/18/2019 and 10/16/2019. 2nd by Mr. Doane, and approved 5-0-0.**

1. Advisory Opinion: Zoning Board of Appeals Agenda for December 4, 2019

*EXHIBITS/DOCUMENTS: Zoning Board of Appeals Agenda dated 12/4/2019*

The members reviewed the Zoning Board of Appeals agenda dated 12/4/2019.

1. HDHC calendar for 2020  
   *EXHIBITS/DOCUMENTS: Proposed Historic District and Historical Commission meeting calendar for 2020*

**Mr. Doane moved to accept the proposed 2020 HDHC calendar. 2nd by Ms. Eldredge, and approved 5-0-0.**

1. 1772 Grant Opportunity for Historic Preservation Projects

*EXHIBITS/DOCUMENTS: None*

Ms. Maslowski will forward the 1772 Grant Opportunity document to the Board members.

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

Mr. Doane gave an update on the CPC. All applications have been received. The Historic applications will be presented at the next meeting on December 3, 2019.

1. Sub-committee updates

Mr. Doane gave an update on the Historic Guidelines sub-committee. Mr. Doane, Mr. Lowney, and Ms. Steiner continue to discuss the options for updating the Historic Guidelines (and Bylaws) for the Town of Harwich. They are reviewing the bylaws and regulations from other towns for comparison and ideas.

Mr. Lowney is working with the Affordable Housing Trust on possibilities for some historic properties on Oak Street and Sisson Road.

3. Updates from Board members

No additional updates.

1. **Old Business**
2. Update on potential 2020 CPC requests from Historic.

Mr. Doane is reviewing maps to identify clusters of historic homes in various locations around Harwich to identify areas of historic interest. The CPC meeting is scheduled for December 3, 2019.

**III. Adjourn- The meeting adjourned at 7:21 p.m.**

**Mr. Doane moved to adjourn at 7:21 p.m., 2nd by Ms. Steiner and approved 5-0-0.**

Submitted by:

Amy Banford, Recording Secretary

Adopted on: \_\_\_\_December 18, 2019\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_