

**Town of Harwich**  
732 Main Street  
Harwich, MA 02645  
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**Historic District and Historical Commission**  
**732 Main Street**  
**Wednesday, December 15, 2021 6:00 PM**  
**Small Hearing Room, Town Hall**  
**Meeting Minutes**

**I. CALL TO ORDER** – Reading of the requirements for a Public Meeting

Members and Staff Present; Chairperson Mary Maslowski, Lynne Zalesak, Brendan Lowney, Julia Eldredge, and recording secretary, Patti Macura  
Others in attendance; Gregory Winston, Evan Price, William Riley, Esq., Christopher Bilek, Cherie Myatt-Brazis and Michael Brazis, David Hagsstrom  
Chairperson Mary Maslowski called the meeting to order at 6:00 PM

**II. PUBLIC HEARING**

- A. **Case No. HH2021-14:** Gregory Winston and David Plunkett, owner/applicants seek a Certificate of Appropriateness to demolish the existing residence and construct a new residence with associated improvements on the property. The subject property is 109 Parallel Street, Map 41 Parcel N3-A, located in the Harwich Center Historic District.

Mr. Winston presented his demo/home project. He explained his plans to re-build his home at 109 Parallel Street. A detailed discussion of the building plans, colors, and materials to be used was discussed with the board members. It was noted that the new home will remain a duplex. All members agreed the plan submitted was a good addition to the Historic District and had no issues. The Chairwoman then read a note from the Town Planner, Jon Idman regarding HH2021-14- Certificate of Appropriateness- 109 Parallel Street (Map 41 Pcl N3-A), Harwich Center:  
“The above-referenced proposal represents a good opportunity to better define the Harwich Center Historic District and strengthen the streetscape of Parallel Street.

“The bulk, height and massing of the proposed residence is similar to that of other buildings in the District, including other surrounding, sizable buildings in the vicinity of the Bank and Parallel Street intersection. The District is marked by the number of substantial civic and quasi-public building it contains, which help define and support the District's constituent streetscapes.

“The size, height and setback of the existing residence on the property does not particularly contribute to defining the District or Parallel Street or in supporting the design or architectural integrity of the District. The substantial nature of the proposed building would do a better job of

this, especially if it were setback more closely to Parallel Street consistent with historic building setbacks.

“Though Greek Revival architecture predominates the District, it is important to recognize other period styles that contribute to the District. One such style, represented by Town Hall (the circa 1914 former Bank building), is Colonial Revival. The proposed residence, with its low-hipped roof and rectangular dimensions, recapitulates this style with a nod to Town Hall as a building important to the civic life and history of Harwich, and supports the design coherence of the District.

“My comments are not intended to serve as wholesale or non-critical advocacy for the proposal, or as a detailed design review. Indeed, I agree that there are specific architectural features proposed warranting particular scrutiny by the Commission in its appropriateness review (e.g. the widow s walk). Further, the applicant will have to confirm that the proposed residence is consistent with the dimensional requirements of the town's zoning code, including maximum height limitations.

“As a general matter, however, it is my opinion that the proposed residence has the potential to strengthen the District and the Harwich Center Village as outlined above, which aligns with the Town's planning goals”.

**Ms. Eldredge moved to close the public hearing. Second by Ms. Zalesak. Motion carried 4-0**

**Mr. Lowney moved to approve the Certificate of Appropriateness for HH2021-14, 109 Parallel Street as presented; house design as per plans, cedar clapboard color Monterey White HC-27, trim to be white, shutter color Narragansett Green, HC-157, trim to be white.**

**Seconded by Ms. Zalesak. Motion carried 4-0**

- B. **Case No. HH2021-15:** Benjamin Bourne, owner/applicant proposes partial demolition of the principal residence on the property, which is over 100 years old, in order to join new building additions to the rear of the residence. The subject property is 968 Route 28, Map 34 Parcel W2.

Attorney William Riley and Mr. Bilek introduced the proposed building plans. A brief discussion with board members took place. Board members questions focused on the age of the addition being removed and the color scheme.

Attorney Riley then commented on an original picture of the front porch included in the packet submitted. Due to setback requirements, Attorney Riley noted that he is planning to go in front of the ZBA to have the porch restored to the home and would like the HDHC’s endorsement.

Chairwoman Maslowski stated that the topic would need to come back to the board as it was not part of the original request.

**Ms. Zalesak moved to close the public hearing. Second by Ms. Eldredge. Motion carried 4-0**  
**Mr. Lowney moved to approve the Notice of Intent for HH2021-15, 968 Route 28 as presented from submitted plans dated August 10, 2021, Peter McDonald Architect; Ex.4, EX.5, A5, A6, A7, A7.1. Second by Ms. Eldredge. Motion carried 4-0**

C. **Case No. HH2021-16:** Cherie Myatt-Brazis, owner/applicant proposes complete demolition of the principal residence on the property, which is over 100 years old according to the town's Historic Property Inventory List. The subject property is 53 Freeman Street, Map 23 Parcel R1. Cherie and Michael Brazis explained their demolition project. They indicated that upon purchasing the property their initial plan was to update only because the property needed significant work. After their architect reviewed the home, he recommended that it be demolished due to the condition of the structure and all the add-on's. An in-depth conversation between the board members and homeowner pursued with the hopes that the home could be saved. After closely examining the plans submitted, the board suggested that a replacement structure that kept the Greek Revival look at the eaves returns on all sides would be agreeable and therefore, the Board would not oppose the proposed demolition on the property.

**Ms. Maslowski moved to close the public hearing. Second by Ms. Eldredge. Motion carried 4-0.**

**Mr. Lowney moved to approve the Notice of Intent for HH2021-16 for 100% demolition as presented with the condition that the replacement structure have Greek Revival detail at all eave returns on all sides.**

**Second by Ms. Zalesak. Motion carried 4-0.**

### **III PUBLIC MEETING \***

#### A. New Business

- a. Approval of minutes; September 15, 2021, October 20, 2021 & November 10, 2021

**Mr. Lowney moved to approve the Minutes of 9/15/21, 10/20/21 and 11/10/21 with 2 name corrections. Seconded by Ms. Zalesak. Motion carried 4-0**

- a. Approve the 2022 HDHC Meeting Schedule

Meeting schedule discussion to be continued and placed on the 1/19/22 meeting for updating. The Board Secretary asked to check conference room availability for alternative dates for the May 2022 and December 2022 meetings.

- b. 707 Main Street – Discussion with property owner regarding Certificate of Non-Applicability.

Chairwoman Maslowski began dialog with the property owner, David Hagstrom. It was explained that due to a paperwork and approval misunderstanding, the replacement of trim boards on the property should not have been included with the original application, but rather on a new Certificate of Appropriateness application. A discussion between Board members and Mr. Hagstrom took place regarding the Azek trim material used. It was suggested that the holes be filled with putty and the trim board be painted, he agreed it would be done in the spring. Chairwoman Maslowski asked that Mr. Hagstrom complete the Certificate of Appropriateness application and submit for Board approval.

D. Old Business

- c. Proposed property study of additional historic properties to inventory – discussion

No discussion took place as board member Doane was unavailable

- d. Reports from Commission Members

Chairwoman Maslowski, stated that the CPC is still in the process of reviewing applications and will vote on them in January. The applications can be viewed on the CPC's website.

She went on to say that Mr. Jon Idman, Town Planner would be available to sit in on one of the HDHC meetings to review HDHC documentation and offer suggestions.

Board member Eldredge asked if the Demo Bylaw would be included in the Spring Town meeting.

Chairwoman Maslowski stated that the Board of Selectmen agreed to add it to the Town Warrant.

Board member Lowney noted that the Affordable Housing Trust is progressing on securing the properties. There were a few minor issues but they are working toward getting them resolved.

### **III. Adjourn**

**Hearing no other comments or updates, Ms. Maslowski called for a motion to adjourn.**

**Ms. Eldredge moved to adjourn the meeting at 7:30 p.m. Seconded by Mr. Lowney.  
Motion carried 4-0**

*Next HDHC board Meeting (subject to change) – January 19, 2022*

*\*Per the Attorney General's Office – Boards/Commission may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following :New Business”.*

Authorized Posting Officer: Patricia A. Macura