Harwich District and Historical Commission

Meeting Minutes of Wednesday, September 16, 2015

Griffin Room 5:30 P. M.

Call to Order by Gregg Winston, Chairman at 5:35 p.m.

Members present: Gregg Winston, Bob Bradley, Jeanne Steiner, Robert Doane, Barbara Dowd, and Mirande DeWitt

**Gregg Winston, Chair** -reads and presents case:

**HH2015-16 -Certificate of Appropriateness (COA) An** application has been received for magnetic signs to be located on existing gas pumps and one fiberglass, internally lit sign to be located inside a window at 729 Main Street, Map 41, Parcel D-1-2 in the C-V and Harwich Center Overlay Districts and the Harwich Center Historic District pursuant to MGL c. 40C, 6 and the Code of the Town of Harwich c.131Historic Preservation, Article I. Applicant is owner Dany Mace-Kairouz.

Short discussion by Board Members regarding current regulations and restrictions for signs in the Historic District. No internally lit signs, or neon signs were thought to be appropriate for the Historic District, and attention to existing illegal signs need to be addressed by the Board.

**Gregg Winston**: in regard to this case, there seems to be no record of approval of pre-existing signage. The magnetic pump signs are more appropriate than the previous red-checkered ones.

**Bob Bradley**: in regard to the internally lit window sign, the applicant, owner, must be allowed to have an open sign, and suggests seeking a different sign type that would be appropriate and approved.

**Dany Mace-Kairouz**, explains need for his business to have a visible OPEN sign and believes the location of his business makes it difficult to see, if not lit. He pointed out there are several other signs in the center that are internally lit in windows that have been allowed.

**Gregg Winston: states** that neon signs will not be allowed in the district. The magnetic signs are less obtrusive and are okay, however a neon sign is not. Suggests alternate signage for OPEN sign.

**Bob Bradley**: Perhaps an exterior source of lighting of appropriate size would work.

**Mirande DeWitt**: suggests an exterior wall OPEN sign, illuminated by a flood light.

**Dany Mace-Kairouz:** requests guidance as to what he can and cannot have, Mr. Bradley offers to work with him on ideas for an OPEN sign.

**Jeanne Steiner**: **makes a Motion** to approve the magnetic gas pump signs and reject the internally lit, OPEN window sign.

**Seconded by Barbara Dowd**.

**Vote is Unanimous. Motion Passed**

**Sally Urbano:** suggests seeking advice from the Architectural Advisory Committee may produce some ideas as to appropriateness and design for signs in the District.

**Board Discussion** on other sign code violations existing throughout the town, then focusing on those currently in the Historic District, and ways to address them.

**Bob Bradley**: **makes a Motion** to send a letter of complaint from the Board to the Zoning Enforcement Officer requesting a letter of non-compliance be sent to any business in the Historic District in violation of the Harwich District and Harwich Historical Commission Sign Code. In particular to address internally lit, neon, or like sign code violations.

**Motion is Seconded by Bob Doane**

**Vote is Unanimous**

**Motion Passed**

**Jeanne Steiner Co-Chair:** reads and presents case:

**HH2015-16 Certificate of Appropriateness (COA)** An application for new construction of a building or structure visible from a public space has been received for property located at 109 Parallel Street, Map 41, Parcel N3-A, in the MRL Zone and the Harwich Center Historic District pursuant to the Code of the Town of Harwich 131-8. The Applicant proposes Demolition of a non-historical home and construction of a new dwelling, owner Gregory Winston, and David Plunkett of the same address.

Gregg Winston, as applicant recluses himself from the Board

**Gregg Winston, Applicant**: Gives brief history of the existing property as a 1972 duplex ranch style dwelling with five bedrooms. Explains the intent is demolish this non-historic structure and replace with a historically appropriate new residence.

Board members discuss the location of the new residence, questioning why the new location will be moved to the street at an angle.

**Gregg Winston**: Explains the angle lessens the view of the Hot Tub Warehouse across the street. It will be higher. Setbacks are 20 feet in the residential zone as opposed to 10 feet in the Commercial District.

Board Discussion continues on the question of the angle to street.

**Bob Bradley** appreciates not wanting to look directly at the warehouse.

**Jeanne Steiner**: most houses face the street, not at an angle.

Mirande DeWitt: The building to the right is a Cape, to the left is the Royal.

**Bob Doane**: inquired about the color (yellow) and asks for paint chips.

**Gregg Winston**: the colors will be historically correct, being yellow, white, and green.

**Bob Bradley:** points out the Boards jurisdiction is limited other than how the house is placed on the lot.

**Barbara Dowd**: The Brooks Library is a comparable style. Seems appropriate for the District.

**Mirande DeWitt**: The house is not compatible with the other houses in the district.

**Bob Bradley:** agrees with Mirande, stating all houses are directly facing the street.

Further discussion by Board about concern of the angle placement of new residence.

Gregg Winston: explains the intent of the faux barn, and its use as a kitchen and a living room. The lot is sloping and is beautiful as cited.

Further discussion on the floor plan by Board

**Ocean Ave. Resident:** questions use of materials and the importance of getting it right

**Gregg Winston**: exterior will be clapboards, red cedar, the foundation will be poured but anything visible will be brick.

**Jeanne Steiner**: suggests the Board continue to the next meeting, and would like applicant to present a materials list.

**Mirande DeWitt:** feels scale is too large

**Gregg Winston:** disagrees, feels size is appropriate, cites Brooks Library, The Royal, and the Winstead Inn are comparable scale to what is proposed

Several board members suggest a site visit to better understand the impact of the angle of the proposed dwelling as opposed to having it face the street.

Further discussion among members about size and scale of dwelling

**Bob Doane**: makes a motion to continue

**Seconded by Bob Bradley**

**Vote is Unanimous, Motion Carried**

**Old Business:**

Brief continued discussion on Extension of the Demo-Delay Law

**Mirande DeWitt**: offers that engineers input if associated with the project may have a financial interest in the outcome.

General discussion on other towns Demo-Delays Laws, some are less restrictive,

Chatham holds an 18 month Demo-Delay Laws. More accurate information on the age of a property needs addressing. More discussion on streetscapes would be welcome.

Board Discussion on CPC: West Harwich Schoolhouse preservation project and application for CPA funds.

A letter of support for the CPC funds from the Harwich District and Harwich Historical Commission would add some weight when applying for funds.

**Bob Bradley**: do we want the letter to be specific to Captain’s Row, or the West Harwich Schoolhouse?

Specifics could be written regarding issues relative to:

Renovation of area, church cemetery, Chase house, and a focus on the West Harwich School. General consensus was the HDHC is in favor of a letter of support and discussion of the verbiage should be on the next agenda.

Mention of the Obed Brooks house for sale.

**Mirande DeWitt**: expressed standards need to be applied to any building receiving PCP funds such as painting stripping, chemicals used, and restoration of natural wood. Would funds only be applied to the oldest parts?

**Gregg Winston:** There is an ongoing research regarding the library’s original colors.

Further Discussion of Brooks Library regarding existing paint color, method of stripping existing paint, and what would be historically appropriate colors.

Color selection must come before the HDHC. Old photos show umber/gold

**Sally Urbano**: suggest getting the townspeople involved.

**Jeanne Steiner**: suggests motion to adjourn.

**Bob Bradley: makes the Motion to Adjourn**

**Seconded by Jeanne Steiner**

**All in favor, Adjourned at 8:48 P.M.**

**Marie Carlson**

 **Adopted: June 15, 2016**