**Meeting Minutes for PUBLIC HEARING**

**Wednesday, June 17, 2015 at 5:30 P.M.**

**Griffin Room, Harwich Town Hall**

Gregory Winston opened the meeting at 5:40 P.M.

 All Members present: Gregg Winston, Mirande DeWitt, Gayle Carroll, Barbara Dowd, Bob Doane, Pat Scarnici, Bob Bradley, Jeanne Steiner, and Wendy Woods-Hartwell

**Public Meeting**

**Gregg Winston presents** continuedcase **HH2015-08 Notice of Intent** (NOI) to Demolish a structures over 100 years old has been received for property located at 7 South Street, Map 14, Parcel N4, in the C-V and R-M Zones pursuant to the Code of the Town of Harwich §131-8. The Applicant proposes a partial (25’ x 17’ SF±) demolition of the c. 1813 home. Owners, Stephen and Patricia Ford.

Bob Doane recuses himself for this case.

**Gregg Winston**: everyone is present and has had an opportunity to review case. Some have made site visits. The continuation is to allow additional information requested by the board, to be presented by Michael Ford, representative for the owners.

**Mike Ford, attorney for owners:** Introduces, Stephen Ford owner. Presents additional information in reference to the current proposed partial demolition. Speaks to site visits by board members and the opportunity to witness structural damage inside and out. After meeting with Mark McKenzie, an architectural and a structural engineer, serious concerns were raised about the structural members of the walls, and foundation of the southern portion of the dwelling. Would like it noted owners intent was to save as much as possible. The left side of the structure is sound. Owners would hope for a vote on the application tonight, and would like to put the Board on notice owners may be back for further changes, or requests for additional demo based on further meetings and recommendations of professionals.

**Gregg Winston**: restates

**Bob Bradley**: Exactly what changes are proposed? They have not been stated. Will it be changes to the foundation? It is a brick foundation.

**Steve Ford**: Architectural structural engineers and builder pointed out floor joists are rotted and cannot support the new design. Rafters and ceiling joist have not been constructed to support new design. House was changed several times. It is too costly to save what is not in good shape. He may be required to replace foundation for support for new design.

**Gregg Winston**: It appears the southerly section may be the oldest section

**Steve Ford**: agrees to 1830-1850. It is worthwhile to save the structure and is hopeful they can save as much as possible.

**Gregg Winston**: To clarify, it now has been brought to the attention of the board in addition to what was originally proposed, partial demo shows removal of the 25’ X 17’ summer kitchen, there now could be additional demolition. Given the elevation and window sizes and heights it looks like the south side is early 1800’s. The North side may have been moved there. The question becomes how to move forward given this new information and the advice of the engineers. Open to discussion of board members.

**Gayle Carroll**: compares plan with original photograph. What is going to be remaining of the original structure? Looking at new roof-line the only part left would be to the left of the door.

**Steve Ford**: Existing stays the same, the roof line is a false roof. Half cape remains the same.

**Bob Bradley**: Are you now saying the south side is proposed to be completely demolished?

**Steve Ford**: We are saying there is a potential. We have been advised to completely demolish.

**Bob Bradley**: are you changing your proposal?

**Steve Ford**: there is a potential.

**Gayle Carroll**: application must be decided on what has been applied for.

**Gregg Winston**: Application must be cleaned up, if it changes it needs to be re-advertised as to what the exact changes are. What section is to remain?

Further Board discussion asking for clarification on what is to be salvaged and what will remain. Board requests further concrete information on what is really proposed. Members generally concerned with preserving the historical integrity of the structure.

**Steve Ford:** assures board he has restored historic homes in the past and he is sensitive to historic issues. He wants to make this home fit, and preserve as much as possible with the confines of what they can do.

**Bob Bradley**: Concerned with the roof-line center entry. States it is not our purview to dictate the new structure, having said that he trust Mr. Ford’s sensitivity and thinks if we get a professional statement as to what is non-salvageable.

**Michael Ford:** roofline south portion moved and reconstructed could not change roof-line any differently.

Board requests applicant come back with more concrete information.

**Motion by Gayle Carroll to continue to July 1, 2015, Albro House meeting**

**Seconded by Jeanne Steiner**

**Vote is Unanimous, Vote carried.**

**Gregg Winston:** moving forward, reads next case on the Agenda, **b. HH2015-12 Notice of Intent** (NOI) Demolish a structure over 100 years old has been received for property located at 177 Forest Street, Map 31, Parcel C2, in R-L Zone pursuant to the Code of the Town of Harwich §131-8. The Applicant proposes a partial demolition of the c. 1828 main home. Owner, Steven Szafran

**Bob Doane:** recused.

**Steven Szafran:** distributes copies of picture of the wall not being torn down.

Southerly exposure of the main house.

**Gregg Winston**: This is an authentic ¾ Cape, date circa 1828, referring to the site plan, asks for clarification of what is to be torn down. States the structure was altered 100 years ago. House was expanded for children and considered historic.

Steven Szafran: is sensitive to the historic value of the structures tacked on, but they are not structurally sound.

Board Chair address the board, asks if any concerns.

Consensus is board members more concerned with the preservation of the front of the structure, no concerns as long as the front remains intact.

SS: will be using clapboard keeping with the period

**Jeanne Steiner**: are you sure the demo will not compromise the main structure?

**Steven Szafran**: restates tacked on structures are not sound. He has restored the 180 year old barn

**Barbara Doane**: agrees the wing should be torn down and will not compromise the integrity of the main house.

**Gregg Winston**: would like to know how it is to be removed and a more designed plan for what will be replacing it.

**Bob Bradley**: It is not under the Board’s jurisdiction to dictate what can be replaced, Board can only vote on demo.

**Gregg Winston**: agrees, as it is not in the Historic District, would still like to see design replacement and its impact, and would like clearer idea of what is coming down.

**Steven Szafran**: Restates the structures proposed to come down are dangerous, and open to critters. The floor is open, and there are wetland concerns. Only want to demo what is proposed, foundation.

**Gregg Winston**: requests more information on reconstruction. How is main structure going to be impacted?

**Bob Bradley**: The building abutting the demo leaves an open connection. Indicate where demo ends and how it is being treated. What would be done to enclose the space to preserve the old building? Need more information.

**Gayle Carroll makes the Motion to continue to the next hearing meeting of July 15, 2015, pending confirmation of the process to maintain the main building and its integrity.**

**Seconded by Patricia Scarnici**

**Vote is Unanimous, Vote Carried**

Bob Doane returns

Board Discussion on appointing a Co-Chair, as chairman will be having surgery and will not be available to attend some future meetings. Question of acceptance of Co-Chairs

**Bob Doane Moves that Gregg Winston be Chairman, and that the Vice-Chair position be shared.**

**Seconded by Bob Bradley**

**Vote is Unanimous, vote is carried**

**Jeanne Steiner moves to adjourn at 7:59 P.M.**

**Seconded by Mirande DeWitt**

**Vote is Unanimous, vote carried**

Respectfully submitted,

Marie Carlson

Executive Assistant, Building

Adopted: June 15, 2016