

Historic District and Historical Commission
Wednesday, October 19, 2016
Griffin Room, Harwich Town Hall
Public Hearing

I. Public Hearing-Call to Order

Chairman Greg Winston called the meeting to order at 5:30 p.m.

Members Present: Chairman Gregory Winston, Co-Vice Chairman Gayle Carroll, Mary Maslowski, Robert Bradley, Barbara Dowd, Robert Doane & Patricia Scarnici (Alternate Member)

- A. Continued HH 2016-08 Certificate of Appropriateness (COA)** has been received for Brooks Park at 1 Oak Street, Map 41 Parcel C6 in the R-R, and HC-HD Zones. The application is pursuant to MGL c. 40.C, §6 and the Code of the Town of Harwich c.131 Historic Preservation, Article I. Specifically, the proposal seeks approval for a new 16' x 34' Pavilion through the phased development plan for the Park. Owner, Town of Harwich Selectmen, c/o Applicant, Eric Beebe, Recreation Director

Chairman Winston read the legal ad. Recreation Director Eric Beebe was present. They had their application before the Commission at a previous meeting and they had requested more details to try and tweak the specified structure to be in keeping with the Town of Harwich relative to Brooks Park and specifically the gazebo. Mr. Beebe provided a revised plan showing the picnic pavilion. The shingles on the roof have been changed to cedar. The corbels, which will be painted white, are being added to replicate what is on the gazebo. They are also proposing to close in the gable ends of the roof. Mr. Beebe stated that they feel that putting a railing around the pavilion would be odd and they like the idea of it being open air. The project should be completed by late this fall or early spring. The only metal being used for this project is the bracket holding the supports in place.

Ms. Dowd stated that she visited the site and agreed that the railing around the pavilion would not work best but it might be good to have a little area of a railing as you enter the pavilion.

Ms. Carroll likes the changes and it shows they have put in a great effort that they are willing to work with the district.

Mr. Bradley asked what the general use of the pavilion would be. Mr. Beebe stated that it will be for picnics, wedding ceremonies, reunions etc. and that it will be a revenue resource for the town. Additionally, there will be 30-35 parking spaces added and the Commission discussed the parking lot changes and the roadway that will connect the 2 parking areas. Mr. Winston stated that the application before the Commission is regarding the pavilion and if there are any issues with what the Planning Board has approved as far as the parking area goes, it will have to come back to the Commission at a later date.

Mr. Winston stated that, as much work as Mr. Beebe and the Town have put in, there are still more steps needed in order to go forward. The Commission wants to see a rendering of any further similarities between the building and bandstand and see the enclosure with the gable ends.

Mr. Doyle made a motion to continue the hearing HH 2016-88 until an upcoming meeting in November pending finalized plans, 2nd by Ms. Carroll and approved 5-0-1 (Winston) (Bradley-not voting)

- B. HH 2016-13 Notice of Intent** (NOI) to demolish structures over 100 years old, has been received for property located at 261 Route 28, Map 12, Parcel P4, in the CH-1 Zone. The application is pursuant to the Code of the Town of Harwich §131-8 and proposes to demolish a small section of the c.1820 dwelling allowing for the removal of two windows in the west wall and replace with a sliding glass door as shown on plans. The plan also indicates a proposal to alter a c. 1920 addition. James M. Falla, owner/applicant.

Chairman Winston read the legal ad. James Falla was present. He is in the process of renovating a Cape half house on Route 28 that he purchased in 1972 that is in need upgrades. They are proposing a full cellar, replacement of all of the windows and installing a glass slider door replacing 2 windows on the west wall of the house to introduce more light and air into a small room that will become a dining room. There is a 1920's addition to the original structure that was built as a kitchen and Mr. Falla's proposal is to turn that into a bedroom by adding 4' - 4 1/2' to the end of the structure and put in a 6' slider. Other proposed changes are interior. The only demolition of the original structure would be such portion of the west wall that needs to be removed in order to accommodate for the sliding glass door.

Ms. Carroll made a motion to approve the application HH 2016-13, 2nd by Mr. Doane and approved 7-0-0.

- C. HH 2016-14 Notice of Intent** (NOI) to demolish structures over 100 years old has been received for property located at 24 Mill Road, Map 15 Parcel U19 in the R-L Zone. The application is pursuant to the Code of the Town of Harwich §131-8 and proposes a 100% demolition of the c. 1790 Cape style home to allow for new construction. John Robbie Jr. TR/ Jennifer Robbie, owner/applicant

Construction supervisor John Goodrich was present on behalf the owners. Looking at the structure as a whole, it has been piece mailed over the past 5 years. They owners have a lot of love for the area and the house, but it does not suit their needs at this time. Mr. Goodrich stated that this is an unsafe and unsound structure and there are issues that in his opinion make the house unsalvageable. At this time they are still in the design phase for the re-build and plans have not been submitted at this time.

Mr. Winston stated that this is a historic structure and typically they would like to see a list of the historic pieces that will be saved. The Commission does not have a lot of patience for mold or mildew issues that could have been taken care of by the owner.

Mr. Doane stated that some of the new additions must be up to code and salvageable. Mr. Goodrich said that some of them are, but that the only staircase in the house is unsafe and there is no way to make it safe.

Ms. Scarnini feels that there may be problems in the house but that there must be a way to save some of the house without full demolition. Mr. Goodrich responded that if you walk thru the house, everything is shifting and eroding in the structure.

Mr. Bradley asked if there are any comparative costs studies for restoration versus a new structure. Mr. Goodrich said that the owners love the house but at this point it needs to be demolished. They will save any items they can that have historical significance.

Mr. Winston said that there are certain applications and certain items that the Commission would need before a decision could be made. They would want to see the plans for future construction and have a list of architectural details that would be saved.

Mr. Bradley feels that the Commission should require a statement from a professional engineer. Mr. Winston agreed.

Mr. Doane made a motion to continue hearing HH 2016-14 for 30 days pending receipt of proposed re-build plans and how the proposal might incorporate historical elements from the property, 2nd by Ms. Carroll and approved 7-0-0.

II. Old Business

Mr. Winston said that this is a continued discussion of by-laws and the revised guidebook. At this moment there is nothing new to provide but there are a couple of things in limbo.

Mr. Winston announced the resignation of Miranda Dupuy Dewitt and stated that he is sad to see her leave the Commission.

Ms. Carroll stated that this is a huge loss for the Commission because Ms. Dupuy Dewitt has so much experience and depth of knowledge.

The Commission discussed an article from the Cape Cod Chronicle from when the Brooks Free Library approached the Board asking for a letter of support requesting CPC funding for library renovations. The Commission had made a unanimous vote and a letter of support was written. There has been no application submitted to the Commission for the work to be done.

Ms. Maslowski stated that her understanding was that the Board of Selectmen had signed a contract with the architect.

Mr. Winston feels that this is another example of where municipal protocol has taken priority over the Boards and Commissions. The Town of Harwich must go by the same guidelines that every resident has to go thru in order to alter any historic structure. We don't know of any details of the contract and the Commission is waiting to see the next step. Whatever is being proposed has to come before the Commission. The goal is to get the building painted as quickly as possible. Mr. Winston is personally concerned about the paint that has been peeling on the north side of the property. There is a problem that the paint will not adhere to the building.

Ms. Carroll stated that the Commission needs to clarify the vote that the Commission made with the Brooks Free Library Board of Trustees, which was to support the request of the funding from CPC. Mr. Bradley concurred.

Mr. Doane made a motion to direct the Commission secretary to prepare a letter to the Brooks Free Library Board of Trustees, Town Administrator and Board of Selectmen to clarify the Commission's position that they approved the concept of restoration but have not approved any specific details of the project and that they are anticipating a report from the architect that will give clarification. The Commission's original vote was to support the Trustee's effort to prepare an application to CPC for funding, 2nd by Ms. Carroll and approved 7-0-0.

III. Minutes

No minutes were discussed.

IV. New Business

A. DOT re: Improvements to Route 124 Park & Ride at Route 6

DOT is updating and making improvements to the Route 124 Park & Ride at Route 6. Mr. Doane read the scope of work. This area does not fall under historic district and there are no historic buildings in the area.

Ms. Carroll made a motion to accept the improvements to Route 124 Park & Ride at Route 6, 2nd by Mr. Doane and approved 7-0-0.

It has been brought to Mr. Winston's attention that the Commission is eligible for CPC funding in the amount of \$15,000.00 for the National Registry to Captains Row Historic District. There is a grant that is available that would pay half of the fee. The district would incorporate areas on Route 28 from the Dennis town line to Herring River Bridge.

Mr. Doane made a motion to support the application for a state grant to help offset the cost of application for Captains Row District which would pay up to \$7500.00, 2nd by Ms. Carroll and approved 7-0-0.

Historical Society member Eileen Brady was present. At the May 2015 Town Meeting, funding was approved for the restoration of the 3rd historical cannon in town. Both the Brooks Academy Commission and Historical Commission have to approve the final location of the cannon.

Mr. Winston said that we are hoping to find a final and permanent resting place for the cannon and it should not be placed on top of the septic system.

Ms. Brady stated that the original site has been abandoned and asked the Commission if there are any sites that they would be opposed to placing the cannon.

Mr. Doane asked if this project will happen in the next 30 days. Ms. Brady stated that it may and she was advised to submit an application as soon as possible.

The Commission discussed possible locations for the cannon on the upper lawn in front of the museum. They also discussed how the cannon would be transported to the site and placed in its final location.

Mr. Doane made a motion that administrative approval be given to a member of the Commission when the final location is decided upon, 2nd by Ms. Carroll and approved 7-0-0.

B. Commonwealth of Mass letter- Mass Historical Commission (MHC) Fiscal Year 2017 Survey and Planning

None discussed.

V. Reports and Briefings

The Commission discussed upcoming meetings. Regular meetings are the 3rd Wednesday of every month.

VI. Adjournment

Ms. Carroll made a motion to adjourn the meeting at 8:59 p.m., 2nd by Mr. Doane and approved 7-0-0.

Submitted by: Jennifer Clarke

Adopted: January 18, 2017