

Town of Harwich
HISTORIC DISTRICT AND HISTORICAL COMMISSION MINUTES
Wednesday, January 17th, 2024, 6:00pm
Town Hall – Small Hearing Room

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Board Members Present: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak, and Paul Doane.

Board Members Absent:

Other Attendees:

I. CALL TO ORDER: Chairperson Maslowski called the meeting to order at 6:00pm.

II. PUBLIC HEARINGS:

HH2023-25: Lubos Svec, agent, has filed for a Notice of Intent. The project proposes a partial demolition to replace the roof. The structure is over 100 years old according to the State and Town Assessing records and is located at **735 Main Street Map: 41 Parcel: E1**

Ms. Maslowski read **Case No. HH2023-25** as presented.

Ms. Maslowski observed that the applicants intend to withdraw their application without prejudice.

Motion: Move to withdraw **Case No. HH2024-25** located at **735 Main Street Map: 41 Parcel: E1**.

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak, and Paul Doane.

Vote: 6:0 in favor

Motion: Mr. Robert Doane

Second: Ms. Zalesak

Application withdrawn without prejudice.

HH2024-01: Andrew Healy, owner, has filed a Notice of Intent. The structure is over 100 years old according to the Town Assessing records and is located at **209 Bank Street Map: 32 Parcel: R7**

Ms. Maslowski read **Case No. HH2024-01** as presented.

Ms. Eldredge recused herself from the discussion.

Andrew Healy, owner, and Tom Moore, designer, were present as representatives.

Mr. Lowney asked if the overhang of the door would be modified, and Mr. Healy said that it was removed during another project.

Mr. Paul Doane asked for clarification of the elevations and Mr. Healy confirmed them. Mr. Paul Doane asked if the applicant intended to make the front door of the house the main entrance, and Mr. Healy said yes, and explained that the door had always been in place, and that the Fire Department had no issue with the two existing points of egress.

Mr. Paul Doane asked if the porch would meet the patio to comply with the Americans with Disabilities Act and Mr. Healy said yes. Mr. Paul Doane and Mr. Healy discussed guests entering through the door of the porch. Mr. Paul Doane asked if Mr. Healy would still be using brick for the foundation, as he did not see it in front of the porch on the application.

Ms. Maslowski informed Mr. Paul Doane that the foundation has already been discussed during a previous application. Mr. Moore informed the board that the brick would be installed as approved in said previous application, and that it would be behind the porch, not visible from the street.

Ms. Zalesak asked when the house was built, and Mr. Healy said he did not know due to lack of records. The board and the representatives discussed historical like and feel and the history of the house.

Christopher Christo, abutter, expressed his support for the application.

Mr. Lowney asked what material would be used for the porch and the representatives said they would be using treated trex.

Mr. Paul Doane asked about what would be placed along the deck to prevent people from seeing underneath the porch. Mr. Moore offered to place the lattice. Mr. Lowney noted that there will be less than 12 inches of space to view the underside of the porch and that it would be very difficult to see underneath. Mr. Paul Doane expressed concern about animals living under the porch and it being unsightly. Mr. Moore suggested horizontal lattice.

Members of the board voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Robert Doane, Brendan Lowney, Lynne Zalesak, and Paul Doane.

Motion: Move to approve the Notice of Intent located at **209 Bank Street Map: 32 Parcel: R7**, with the following conditions.

1. Horizontal lattice be installed if desired.

Vote: 5:0:1 in favor

Motion: Mr. Lowney

Second: Mr. Robert Doane

III. PUBLIC MEETING:

A. Approval of Minutes

- Regular meeting of 12.20.23

Members of the Board Voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Brendan Lowney, and Lynne Zalesak

Motion: Move to approve the Meeting Minutes from the regular meeting of December 20th, 2023 with the addition of “Robert Doane” to clarify identity.

Vote: 6:0

Motion: Mr. Lowney

Second: Ms. Zalesak

Minutes approved as amended.

B. New Business

1. Historic Guidebook

Mr. Robert Doane explained that page 8 of the Guidebook had not been adopted because of uncertainty over enforcement powers. Ms. Maslowski suggested reaching out to the Cape Cod Commission to compare the Guidebook to their resources and Mr. Robert Doane suggested that each member read through the Guidebook and make notes. Mr. Paul Doane said he takes issue with the lack of enforcement clarity in the unadopted page 8 content. Ms. Maslowski explained to Mr. Paul Doane that only the Building Commissioner enforces consequences for violations. Mr. Paul Doane asked if the board could issue fines if page 8 was adopted and Ms. Maslowski said no.

The board reached a consensus to discuss the Guidebook further during the regular meeting of 2.21.24

C. Old Business

1. Mr. Robert Doane informed the board that they have been awarded a grant of \$34,000 and that he has been seeking guidance for how to update the MACRIS database within the budget. Mr. Paul Doane asked for more context and Mr. Robert Doane explained that the results of a historical village study need to be input into the database.
2. Mr. Lowney brought window samples in and described their qualities and differences, noting that some are not suitable for historic properties because their aesthetic is different. He emphasized the need for applied grills on windows.

Ms. Maslowski explained how the board operates with like-for-like and style, noting that the demolition bylaw is very broad. The board discussed violations, permits, and inspections.

3. Mr. Paul Doane brought up the idea of giving an annual preservation award. The board discussed the logistics of creating an award. Mr. Paul Doane told a personal story to emphasize his motivation to give plaques to community members.

IV. CORRESPONDENCE/BRIEFINGS

1. Request from Department of Public Works
Mr. Paul Doane explained that there is a need for more lighting in the parking lot at the Town Hall. The board discussed the options for lamppost designs. Ms. Maslowski suggested double lights. The board reached a consensus to request a more complete proposal.
2. Harwich Port Library National Register of Historic Places evaluation.
3. Postcard from Massachusetts Historical Commission.

D. ADJOURN

Members of the Board Voting: Chairperson Mary Maslowski, Vice Chairperson Julia Eldredge, Brendan Lowney, and Lynne Zalesak

Motion: Move to adjourn the meeting at 7:30PM.

Vote: 6:0

Motion: Robert Doane

Second: Lynne Zalesak

Meeting adjourned.

Respectfully submitted,

Kalea Trudeau
HDHC Board Secretary