

**MINUTES
HISTORIC DISTRICT AND HISTORICAL COMMISSION
Town Hall - 732 Main Street – Small Hearing Room
August 20, 2025, 6:00 PM**

MEMBERS PARTICIPATING: Chair Mary Maslowski, Brendan Lowney, Bob Doane, and Paul Doane

Members Absent: Lynne Zalesak

I. RECORDING NOTICE; CALL TO ORDER

Chair Maslowski called the meeting of the Historic District and Historical Commission (HDHC) to order on August 20, 2025 at 6:00PM and read the Recording Notice. Ms. Maslowski conducted a roll call and declared a quorum.

II. PUBLIC HEARING

HH2025-18 Angelo Kyriakides, owner, has filed a Notice of Intent. The project proposes a partial demolition of a non-historic addition to build a new addition. The structure is over 100 years old according to Town Assessing records and is located at **78 Bank Street Map: 14 Parcel: W8**.

Ms. Maslowski read Case HH2025-18 as presented.

Angelo Kyriakides was present. He gave a brief history of the home and described the proposed project for an addition in detail. Mr. Kyriakides presented a model of the house which he had created to assist with the description of the project.

Commission members asked questions about the proposed addition which Mr. Kyriakides answered in detail.

Katherine Ermilio of 74 Bank Street was present and expressed her concerns regarding the plans.

Ms. Maslowski explained the purview of the HDHC as well as the purview of other town departments that will be involved. Mr. Lowney described next steps in the application process for clarification of where Ms. Ermilio can express her concerns.

MOTION

Mr. Robert Doane moved to close the Public Hearing.

Seconded by Mr. Paul Doane.

Vote: 4:0 in favor.

MOTION

Mr. Lowney moved on Case No. HH2025-18, filing date June 27, 2025, Hearing date August 20, 2025. Property location- 78 Bank Street, Map 14, Parcel W8. Owner and agent- Angelo Kyriakides, Book- 148085, Year built -1890, demolition proposed - partial. The demolition proposes a partial demolition of a non-historic addition to build a new addition. The historical significance is listed on the Historical Property Inventory. The proposed demolition would not destroy or potentially diminish the historical value. Determination - no demolition period imposed. Conditions- the Anderson 400 series FDLs.

Seconded by B. Doane.

Vote: 4:0 in favor. Motion carried.

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HH2025-19 Steven & Lauren McCabe, owner through their agent, Crowell & Donovan Law, LLC, has filed a Notice of Intent. The project proposes a partial demolition to replace the roof, a partial demolition of an exterior staircase and roof deck, windows, secondary chimney, and a partial demolition to construct two additions. The structure is over 100 years old according to Town Assessing records and is located at **11 Nons Road: 6 Parcel: C1-10**.

Ms. Maslowski read Case No HH2025-19 as presented.

Michael Donovan of Crowell & Donovan Law was present representing the applicant. Also present was Michael Tardamella of Patrick Ahearn Architects. Atty. Donovan described the property. He noted that only a portion of the home is over 100 years old and the project has been approved by the Zoning Board of Appeals.

Chairperson Maslowski noted that a comment received from the Conservation Commission states that proposed project work is within the buffer zone for the coastal bank and would require review by the Conservation Commission.

MOTION

B. Doane moved to close the Public Hearing.

Seconded by P. Doane.

Vote: 4:0 in favor. Motion carried.

MOTION

Mr. Robert Doane moved on Case No. HH2025-19, filing date - July 11, 2025, Hearing date - August 20, 2025. Property - 11 Nine Road Map 6, Parcel C1-10. Owner of record with the Town Assessing Department - Steve & Lauren McCabe, agent - Crowell & Donovan Law, LLC. BCRD recording information- Book 236621. Subject building built in year 1925, source used to determine age -Town Assessing records. Demolition proposed-partial. Brief description of work - project proposes a partial demolition to replace the roof and partial demolition of exterior staircase and roof deck, windows and secondary chimney and partial demolition to construct two additions. Historic significance-building is historically significant; the house is 100 years old based on Historical Assessor's records. The proposed demolition would not destroy or substantially diminish the historic value or significance of the subject buildings. Determination- no demolition delay period imposed. Conditions- 6 over 1 Pella Architect Series SDLs. The Plan is dated May 20, 2025.

Seconded by P. Doane.

Vote: 4:0 in favor. Motion carried.

III. PUBLIC MEETING *

New Business

115 Route 28 - Chimneys

Ms. Maslowski asked for a letter to be drafted on behalf of the HDHC to ask the Building Department to reach out to the owners of 115 Route 28 to ensure that mock chimney caps were put on top of the chimneys as was the condition that was imposed.

Revolutionary War House Plaques

Discussion postponed.

Historic Preservation Award

P. Doane presented his draft of the Historic Preservation Award which he reviewed and described.

Ms. Masłowski noted that she will add this discussion to the September Agenda for further discussion. She asked P. Doane to research the cost of a plaque.

Discussion - West Harwich, National Historic Register submission

Taken out of order.

Chair Masłowski noted for the record that she has a document dated March 24, 2016 addressed to the former Chair, Gregg Winston. The document states that staff at the Mass Historical Commission (MHC) have reviewed the submitted materials pertaining to the potential eligibility of West Harwich area for the National Register of historic places based upon the submission and a site visit conducted on March 3, 2016. MHC's opinion is that the section of Route 28 between the Herring River and the Chase Library area meets the criteria for listing on the National Historic Register. Final boundaries remain to be determined as the side streets may prove to be eligible upon the submission of more information. Route 28 in West Harwich is primarily a collection of 18th and 19th century houses, many associated with Harwich's maritime history, its early cultural history, and its development into a summer residence colony. Although there are several non-contributing properties concentrated in the middle of the half mile long district, there are a sufficient number of Greek Revival, Italian age and Queen Anne houses to create a valid district. The period of significance for the district would likely extend from the date of its earliest standing structure to the 50-year cut-off for the National Register purposes. At least one motel within this Route 28 corridor could fall within the period and thus contribute to the district's significance. There are several side streets running off Route 28 that appear to include houses that could contribute to a larger district, one that would augment the linear Route 28 district currently approved. These include certain houses along Bells Neck Road, Mansion Street to the north and Belmont Road, Riverside Drive and Silver Street to the south. Additionally, there are houses along Willow Street between Silver and Belmont that might also be included. Documentation would need to be submitted to MHC in order to evaluate the properties.

Lynne Zalesak asked if the HDHC could offer guidance or help move the process along.

Ms. Masłowski noted that there are differences between the Historic District and the National Historic Registry which she and the Commission should discuss and research. She also noted that there have been changes since 2016. She suggested they put together some meetings for discussion.

Lou Urbano noted the challenges with CPC and asked if the HDJC would consider a letter of support to help in their effort to request funding.

Ms. Masłowski noted options for individual homeowners. She also emphasized that the HDHC should do research and discuss the options for the district. Ms. Masłowski noted that the HDHC is not currently in a position to ask CPC for funds as they are working on a project. She noted that it will be added to the September agenda for further discussion.

Duncan Berry of West Harwich noted the financial incentives to the homeowners as well as the economic benefits to the district.

Old Business

P. Doane referred to comments that he had made at the last meeting regarding the legitimacy of the HDHC's role. He gave an update of the property he had referenced, noting the improvements.

Correspondence/Briefings

None

Ajournement

Mr. Robert Doane moved to adjourn. Seconded by Mr. Paul Doane.
Vote: 4:0 in favor. Meeting adjourned at 7:19PM.

Respectfully submitted,

Judi Moldstad
Board Secretary