

**MINUTES
HISTORIC DISTRICT AND HISTORICAL COMMISSION
TOWN HALL - 732 MAIN STREET - SMALL HEARING ROOM
WEDNESDAY, OCTOBER 15, 2025 - 6:00PM**

RECEIVED
TOWN CLERK
HARWICH, MA

2025 JAN 27 A 9:58

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

I. RECORDING NOTICE; CALL TO ORDER

Ms. Maslowski called the meeting of the Historic District and Historical Commission (HDHC) to order on Wednesday, October 15, 2025 at 6:00PM and read the Recording Notice. The Chair conducted a roll call and declared a quorum.

II. PUBLIC HEARINGS

HH2025-20 Brendan Lowney, owner, has filed a Notice of Intent. The project proposes a partial demolition to remove an existing rear gable facade to accommodate a new addition. The structure is over 100 years old according to TownAssessing records and is located at **25 Pleasant lake Avenue Map: 41 Parcel: A1-1.**
(Continued from September 17, 20235)

Ms. Maslowski noted that the applicant is a Board member and that the other members would be voting on the case.

Ms. Maslowski read Case HH2025-20 as presented.

Brendan Lowney explained the proposed project in detail.

B. Doane moved to close the Public Hearing.

Seconded by Ms. Zalesak.

Vote: 4:0 in favor.

Motion carried.

B. Doane moved on Case HH2025-20, filing date August 1, 2025, date of Hearing September 17, 2025 and October 15, 2025. The property is 25 Peasant Lake Avenue, Map: 41 Parcel: A1-1. Owner of record with the town Assessing Department, Brendan Lowney, agent same, recording information Book 28125 page 331. Subject building built in 1850. Sources- the Town Assessing Records, Demolition proposed - partial. The project proposes a partial demolition for the removal of the existing rear gable facade to accommodate a new addition. Historic significance - it is listed in the Town Property Inventory. The proposed demolition would not destroy or substantially diminish historic value of the subject's buildings. Determination - no demolition delay period imposed. Conditions - brick veneer on foundation of new addition visible from the street.

Seconded by P. Doane.

Vote: 4:0 in favor.

Motion carried.

B. Doane exited the meeting.

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HH2025-21 The Town of Harwich, owner through their agent Ashley Symmington, Town of Harwich Director of Youth and Family Services, has filed a Certificate of Appropriateness. The project proposes the use of a temporary non-permanent sign to be used for the purpose of marketing programs at this location. The structure is in the historic district and over 100 years old according to the Town Accessing records and is located at **728 Main Street Map: 41 Parcel: B8 (Continued from September 17, 2025)**

Ms. Maslowski read Case No, HH2025-21 as presented.

Ashley Symmington described the application and the design options in detail.

Mr. Doane commented on other signs in the Historic District which had not been properly applied for. Members discussed the design options and made suggestions.

Ms. Zalesak moved to close the Public Hearing.

Seconded by Mr. Lowney.

Vote: 4:0 in favor.

Motion carried.

Mr. Lowney moved on Case No. HH2025-21 Filing date - August 1, 2025 Hearing Date - October 15, 2025, Address 728 Main Street Map: 41 Parcel: B8, Town of Harwich, Applicant Ashley Symmington, Book 9770 Page 17 MACROS #HRW35 Certificate of Appropriateness - Project is to have a temporary non-permanent sign beyond the building to market programs. The sign will have removable lettering, Certificate of Appropriateness - proposed construction or alteration will be appropriate. Determination - approved. No comments. Conditions - That it is a swinging sign with removable letters, with a chalkboard insert, measurements 24 x 36, consistency with lettering either white or black.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

HH2025-25 Glen Kashin and Melinda Kashin, owners, have filed a Notice of Intent through their agent Crowell and Donovan law, LLC. the project proposes a partial demolition to demolish the existing garage in whole and to demolish existing bath and laundry addition at the back of the property to be replaced with a larger addition. The structure is over 100 years old according to Town Assessing records and is located at **13 Silver Street Map: 10 Parcel: T1-0**

Ms. Maslowski read Case No. HH2025-25 as presented.

Michael Donovan of Crowell and Donovan Law was present and described the proposed project in detail.

Members asked questions and made suggestions which Atty. Donovan answered and addressed.

Ms. Zalesak moved to close the Public Hearing.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

Mr. Lowney moved on Case No, HH2025-25 Filing date September 9, 2025, Hearing date October 15, 2025, property is located at 13 Silver Street Map: 10 Parcel: T1-0, Glen and Melinda Kashin are owners, Agent Crowell and Donovan Law, LLC, Bool 35107 Page 169, year built 1812, Description of work - The project proposes a partial demolition to demolish the existing garage and existing bath and laundry. Addition at the back of the property is replaced with a larger addition. The historic significance - it is listed on the Town's Historical Property Inventory. The proposed demolition would not destroy or significantly diminish the historic value significance of the subject building. Determination - No demolition delay period imposed. Conditions - On EX-2 left front gable to have same pitch as original right front with similar rake returns.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

HH2025-26 Mary Tschirch, Trustee, has filed a Notice of Intent through their agent Crowell and Donovan law, LLC. The project proposed a full demolition of the dwelling. The structure is over 100 years old according to Town Assessing Records and is located at **26 Woodland Road Map: 7 Parcel: G6-0**

Ms. Maslowski read Case No. HH2025-26 as presented.

Atty. Michael Donovan was present and representing the applicants. He noted that he does not believe the building is over 100 years old.

Ms. Zalesak moved to close the Public Hearing. Seconded by Mr. Doane.

Vote: 4:0 in favor. Motion carried.

Mr. Lowney moved on Case No. HH2025-26 Filing date September 9, 2025, Hearing date October 15, 2025, 26 Woodland Road Map: 7 Parcel: G6-0, owner on record, Mary Tschirch, Agent Crowell and Donovan law, LLC, Recording information Book 14612 Page 27 Year built, 1925 Determination - no demolition delay period proposed with no conditions.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

HH2025-27 Mark Watson, Trustee, has filed a Notice of Intent through their agent Crowell and Donovan Law, LLC. The project proposes a partial demolition To demolish the existing attached garage and reconstruct and to demolish the rear first story addition to reconstruct. The structure is over 100 years old according to Town Assessing records and is located at **16 School House Road Map 14 Parcel: F4-B.**

Ms. Maslowski read Case No. HH2025-27 as presented.

Atty. Donovan of Crowell and Donovan Law, LLC was present and representing the applicant. Also present was Tim Zebeck from Patrick Ahearn Architect. Atty. Donovan described the proposed project in detail.

Members expressed concerns about moving the door, asked for an explanation and made suggestions which Mr. Zebeck addressed and answered.

Also discussed was the bell tower and possible options.

Ms. Zalesak moved to close the Public Hearing.

Seconded by Mr. Doane.
Vote: 4:0 in favor.
Motion carried.

Mr. Lowney moved on Case No. HH2025-27 Filing date September 9, 2025 Hearing date October 15, 2025, 16 School House Road Map 14 Parcel: F4-B.Owner of record is Mark Watson, Agent Crowell and Donovan Law, LLC, Recording information Book 36593 Page 226, year built, 1880, brief description of work - The project proposes a partial demolition to demolish the existing attached garage and reconstruct and to demolition the first story addition to reconstruct. Historical significance - It is listed on the Town Historic Property Inventory. The proposed demolition would not significantly destroy the historic value. Determination - no demolition date imposed. Conditions - Bell tower to either be removed or new application to be submitted for design detail consideration. New front door overhang to be replicated like existing with less ornate corbels and no upper pediment.

Seconded by Ms. Zalesak.
Vote: 4:0 in favor.
Motion carried.

HH2025-28 Elizabeth Duggan, owner, has filed a Notice of Intent. The project proposes a full demolition of the dwelling. The structure is over 100 years old according to Town Assessing records and is located at **134 Bank Street Map: 23 Parcel P7-0.**

Ms. Maslowski read Case No. HH2025-28 as presented.

Elizabeth Duggan was present and described the proposed project in detail.

Ms. Zalesak noted the historic significance of the structure. Members expressed concerns and made suggestions for the structure other than demolishing it.

Mr. Doane moved to continue the matter until November 12, 2025 no earlier than 6:00PM.
Seconded by Ms. Zalesak.
Vote: 4:0 in favor.
Motion carried.

HH2025-29 Sea and Ski Holdings, LLC, owner, has filed a Notice of Intent through their agent Inglewood Homes, Inc. The project proposes a partial demolition to demolish the roof and add a second floor living space. The structure is over 100 years old according to Town Assessing records and is located at **21 South Street Map: 14 Parcel: N9-0**

Ms. Maslowski read Case No. HH2025-29 as presented.

Tim Smith of Inglewood Homes and Kyle Smith were present. T. Smith noted that the house was built in 1925 and is not 100 years old.

Ms. Zalesak moved to close the Public Hearing.
Seconded by Mr. Lowney.
Vote: 4:0 in favor.
Motion carried.

Mr. Lowney moved on Case No. HH2025-29 Filing date August 29, 2025, Hearing Date October 15, 2025. 21 South Street Map: 14 Parcel: N9-0, owner on record - Sea and Ski Holdings, LLC. Recording information - Book

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3555 Page 350, year built 1925 . The project proposes a partial demolition to demolish the roof and add a second-floor space. The historical significance - it is not listed on the Town's Historic Property Inventory; it is not historically significant. The Board believes the building is not covered by the existing By-law. The proposed demolition would not destroy, essentially diminish any historical significance. Determination - no demolition delay period imposed with no conditions.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

HH2025-30 JB Real Estate Holdings, LLC owner, has filed a notice of Intent through their agent P. Barnard Builder, LLC. The project proposes a partial demolition to remove aluminum cladding, replace cedar shingles, install new wood trim, install new roof, and remove rear chimney. The structure is over 100 years old according to Town Assessing records and is located at **702 Route 28 Map: 15 Parcel: K1-8.**

Ms. Maslowski read Case No, HH2025-30 as presented.

A representative from P. Bernard Builder described the proposed project in detail.

Mr. Doane moved to close the Public Hearing.

Seconded by Mr. Lowney.

Vote: 4:0 in favor.

Motion carried.

Mr. Lowney moved on Case No, HH2025-30 Filing date, September 11, 2025, Hearing date, October 15, 2025 702 Route 28 Map: 15 Parcel: K1-8. Owner of Record JB Real Estate Holdings, LLC. Recording information Book 31267 Page 155 year built 1800. Demolition proposed - partial. The project proposes a partial demolition to remove aluminum cladding, replacing cedar shingles, installing new wood trim, install a new roof and remove the rear chimney. The historic significance - It is listed on the Town's Historic Property Inventory. The proposed demolition wouldn't destroy or substantially diminish the historic value. Determination: No demolition delay period imposed with no conditions.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

III. PUBLIC MEETING

A. Approval of Meeting Minutes

July 16, 2025

Ms. Zalesak noted her name had been misspelled.

Mr. Lowney moved to approve the July 16, 2025 Meeting Minutes with 4 corrections of Lynne Zalesak's name.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

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B. New Business

1. Discussion regarding the Carriage House at 24 Pilgrim Road

Ms. Maslowski noted that the property address is not yet on the Town Historic Property Inventory and there are questions regarding the dates of the structures on the property.

Michael Donovan noted that the main house is listed as 1925 and the carriage house is listed as 1930. He requested a ruling that there is no jurisdiction.

Ms. Maslowski noted that out that their understanding and their communication back to Lisa is that people who need to do applications are for the year prior to the existing year.

Mr. Doane moved that the HDHC has no jurisdiction on this case.

Seconded by Ms. Zalesak.

Vote: 4:0 in favor.

Motion carried.

2. Discussion regarding the West Baptist Church

It was noted that John Carey expects to be on the November Agenda, not October.

C. Old Business

1. Revolutionary War House Plaques

Discussion postponed.

2. Historic Preservation Award

Mr. Doane distributed a draft for the members to review.

Ms. Maslowski noted that there had been discussions and a petition regarding whether or not the HDHC had the authority to move forward on this issue. She does not think they need Town Meeting approval.

The matter will be on the November 12th Agenda.

Mr. Doane suggested there be an agenda item for a discussion on the HDHC and the Charter.

Members discussed possible changes in language.

Ms. Maslowski noted that HDHC members had to sign the Preservation Restriction.

3. Discussion - West Harwich, National Historic Register submission

IV. CORRESPONDENCE

V. ADJOURN

Ms. Zalesak moved to adjourn.

Seconded by Mr. Doane.

Vote: 4:0 in favor. Motion carried.

Meeting adjourned at 8:15PM.

Respectfully submitted,

Judi Moldstad
Board Secretary

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