

MINUTES
HISTORIC DISTRICT AND HISTORICAL COMMISSION
TOWN HALL - 732 MAIN STREET - SMALL MEETING ROOM
WEDNESDAY, SEPTEMBER 17, 2025-6:00PM

RECEIVED
TOWN CLERK
HARWICH, MA

2026 JAN 27 A 9:58

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

I. RECORDING NOTICE; CALL TO ORDER

Chair Maslowski called the meeting of the Historic District and Historical Commission (HDHC) to order on Wednesday, September 17, 2025 at 6:00PM and read the Recording Notice. The Chair declared a quorum.

II. PUBLIC HEARINGS

HH-2025-20 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 Town Assessing records and is located at **25 Pleasant Lake Avenue Map: 41 Parcel: A1-1.**

Ms. Maslowski noted that the applicant is a member of the HDHC and without his participation there would not be a quorum.

Ms. Maslowski read Case No HH2025-20 as presented.

Mr. Doane moved to continue Public Hearing HH2025-20 without any public testimony until October 15, 2025 no earlier than 6:00PM.

Seconded by Ms. Zalesak.

Vote: 3:0 in favor. Motion carried.

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 Assessing records and is located at **728 Main Street Map: 41 Parcel: B8.**

Ms. Maslowski read Case No. HH2025-21 as presented noting that Ms. Symmington had requested a continuance on this matter.

Mr. Doane moved to postpone Case No. HH2025-21 to October 15, 2025 no earlier than 6:00PM. Seconded by Ms. Zalesak.

Vote: 4:0 in favor. Motion carried.

HH2025-22 The Royal Apartments, LLC owner through their agent, Locus Street Sign Company, has filed a Certificate of Appropriateness. The project proposes to fabricate and install two permanent double sided post mount signs. One sign is to be located on the existing Bank Street signpost and the second sign to be located on the existing Parallel Street signpost. The structure is in the historic district and is over 100 years old according to the Town Assessing records and is located at **328 Bank Street Map: 41 Parcel: N4.**

Ms. Maslowski read Case No. HH2025-22 was presented.

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A representative of Locust Street Sign Company gave a detailed description of the proposed project.

Mr. Doane suggested matching the posts.

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. HH2025-22, filing date - August 13, 2025 Hearing date - September 17, 2025 Address - 328 Bank Street Map: 41 Parcel: N4 Owner - Royal Apartments, LLC Applicant - Locust Street Sign Company , Recording information - Book 32263 page 179. It is on the MACRIS HRW-1. This is a Certificate of Appropriateness. The project proposes to fabricate and install two permanent double sided post mount signs. One sign to be located on the existing Bank Street signpost and the second sign is to be located on the existing Parallel Street signpost. Findings - The Certificate of Appropriateness - the proposed construction or alteration of would be appropriate for the preservation and protection of the historic district. Determination - Approved. Comments - None Conditions - Both posts are to match

Seconded by Ms. Zalesak.

Vote: 4:0 in favor. Motion carried.

HH2025-23 Owner John F. Sugden and Peter B. Sugden, Co-Personal Representatives of the Estate of Jane Sugden, owners. Perspective buyers, Robert and Darlene Tuner, through their agent, Crowell and Donovan Law, LLC, have filed a Notice of Intent. The project proposes a full demolition of the structure to construct a new dwelling. The structure is over 100 years old according to Town Assessing records and is located at **5 Strandway Map: 1 Parcel: J1-1**

Ms. Maslowski read Case No. HH2025-23 as presented.

Atty. William Crowell was present and representing the petitioners. He noted that the present owners are John F. Sugden and Peter B. Sugden co-representatives of the Estate of Jane Sugden. John Sugden is present in the audience. The property is under agreement and prospective buyers; Robert and Darlene Turner were also present in the audience. Atty. Crowell gave a brief history of the property and described the proposed project in detail. He also noted that what will be placed on the property has not yet been determined. The petitioners are willing to wait the year for the demolition delay. The petitioners are also willing to give the windmill to anyone who is willing to pay to have it moved.

Ms. Maslowski noted for the public that the maximum that the HDHC is able to do is a 12-month demolition delay period.

Mr. Doane expressed his concerns about the historic structures and about the petitioners not trying to renovate the existing structure. He gave a history of the property and emphasized its historic significance.

Atty. Crowell responded that Mr. Turner had considered renovation.

Ms. Ginny Doyle who lives near the Herring River, expressed her opposition to the demolition, noting the historic significance of the property.

Mr. Duncan Berry of Route 28 West Harwich commented that he agreed with Mr. Doane's comments regarding the historic significance of the property. He encouraged the HDHC and the petitioner to consider adaptive reuse which he described. Mr. Berry also suggested that the HDHC develop a budget to be able to provide research.

Sally Urbano of West Harwich expressed her opposition to the proposed demolition. She questioned the process going forward which Ms. Maslowski explained.

Ms. Zalesak referred to Mr. Dole's wishes for the property and asked if it had legal bearing.

Atty. Crowell responded that he had not yet done a title search but there were restrictions placed in the 1920-1940s which may have expired and are not enforceable.

Ms. Zalesak commented on the historic value of the structures to the town.

Barbara Nickerson expressed her opposition to the demolition.

Mr. Doane moved to close the Public Hearing.

Seconded by Ms. Zalesak.

Vote: 4:0 in favor. Motion carried.

Mr. Lowney moved on Case No. HH2025-23, Filing date - August 14, 2025, Hearing date - September 17, 2025, Property issues at 5 Strandway Map: 1 Parcel J1-1, Owner of record, Jane Sugden, Agent - Crowell and Donovan Law, LLC, Recording information - 151468 Year built - 1924, proposed demolition is full, the project proposes full demolition of the dwelling to construct a new single family dwelling, Historic significance- listed on the Town Historic Property Inventory, MACRES # HRW342. The proposed demolition would destroy or substantially diminish the historic value. There is a direct association with one or more historically noteworthy persons. It possesses particular architectural value. Determination - Demolition delay period imposed. Length of delayed period imposed is 12 months, expiration date September 16, 2026. Conditions - none.

Seconded by Mr. Doane.

Vote: 4:0 in favor. Motion carried.

HH2025-24 Robert M. Cohn & Marcia R. Caisson, through their agent, Crowell and Donovan, LLC have filed a Notice of Intent. The project proposes the removal of a chimney and adding a one-story family addition at the rear of the house. The structure is over 100 years old according to the Town Assessing records and is located at **29 Pleasant Street Map: 14 Parcel: F1-0.**

Taken out of order.

Ms. Maslowski read Case No. HH2025-24 as presented.

Attorney William Crowell was present and representing the petitioners who were also present. Present in the audience was the Architect. Atty. Crowell described the proposed project in detail. He noted that the Zoning Board of Appeals had previously allowed the petition.

Barbara Nickerson of Route 28 spoke in favor of the proposed project.

Robert Nickerson of Route 28 spoke in favor of the proposed project.

Mr. Doane moved to close the Public Hearing.

Seconded by Ms. Zalesak.

Vote: 4:0 in favor.

Motion carried.

Mr. Lowney moved on Case No. HH2025-24, Filing Date - August 14, 2025, Hearing date - September 17, 2025, Property located at 29 Pleasant Street Map: 14 Parcel F1-0, Owner on record - Robert M. Cohn & Marcia R. Caissey, Agent - Crowell and Donovan Law, LLC, Recording information - Book 30190 Page 279, Year built - 1910, Historic significance- Listed on the Town's Historic Property Inventory, Proposed demolition would otherwise destroy or essentially diminish the historic value, significance of the subject historic buildings, Determination - no demo delay period imposed, Conditions - none.

Seconded by Mr. Doane.

Vote: 4:0 in favor.

Motion carried.

III. PUBLIC MEETING

A. New Business

1. Historic Preservation Restriction Agreement (97 Main Street, Route 28)

Ms. Maslowski noted that the HDHC had reached out to Town Counsel who had minor comments which were sent to the petitioner's Attorney's office.

Attorney Marian Rose of Singer & Singer Law was present and representing JNH. Also present was Mr. Sam Speakman, owner of the ALC. Ms. Rose noted that she had not received the information. Atty. Rose noted that they are present to finalize a requirement for a Comprehensive Permit. She gave a brief history of the property and the proposed project and noted next steps in the process.

Ms. Maslowski noted Town Counsel's comments. She also noted changes that need to be made regarding the names of the HDHC members on the HPRA.

Atty. Rose gave an explanation of the Historic Preservation Restrictions Agreement (HPRA) as members did not have complete copies. She also described the HDHC's part in the process.

Mr. Doane moved to endorse the Preservation Restriction once the signature pages and dates are amended properly.

Seconded by Ms. Zalesak.

Vote: 4:0 in favor. Motion carried.

Mr. Lowney noted that the member list needs to be updated.

Ms. Maslowski asked for confirmation if Mr. Mann had been sworn in as a member.

2. Discussion - West Harwich, National Register of Historic Places submission

Ms. Maslowski gave an overview of previous discussions.

Sally Urbano of West Harwich noted that she had spoken with Ben Haley and related what his instructions were for next steps.

Ms. Maslowski noted that the MACRES information will need to be updated. Regarding the filing fees, the HDHC does not have money in the budget for that purpose of hiring a preservationist and updating records. She was unsure if the town would be paying for a national registered district versus historic district and noted the differences in the processes.

Duncan Berry offered information regarding the location of documents on West Harwich architecture. He questioned if there was a way for the town to provide funds to help the HDHC with their mission to subsidize research. He offered to help and suggested a grant writer.

Ms. Maslowski suggested requesting CPC funds versus funds from the town budget and explained her reasons.

Mr. Urbano suggested going for both the historic district and the national registry. He suggested ways of educating the community and getting information that has already been gathered.

Mr. Doane suggested a member of the HDHC and a member of the Planning Board create a plan on appropriate next steps.

Ms. Maslowski suggested having a discussion with the Town Planner and asked Mr. Berry to let her know about this conversation.

3. Historic Preservation Award

Ms. Maslowski noted that the CPC is looking into plaques or signs that can be placed on projects that have had CPC funding.

Mr. Doane noted that he had the boundaries used for the plaques placed by the Harwich Historical Society on homes of a certain age. He summarized what he had drafted for the Historic Preservation Award. He asked that the draft guidelines be approved or accepted and that a subcommittee of two members be appointed to look further into what the program will consist of and create an application form.

Ms. Maslowski offered suggestions regarding the application and the process. She also noted the responsibilities of a subcommittee.

Ms. Maslowski appointed Mr. Doane and Mr. Lowney as the subcommittee.

Mr. Doane moved to approve the draft as presented.

Seconded by Mr. Lowney.

Vote: 4:0 in favor. Motion carried.

4. Revolutionary War House Plaques

Ms. Zalesak noted how many homes qualified for plaques and that there will be more as she continues her research.

Ms. Maslowski requested that Ms. Zalesak create a list and Mr. Doane get information regarding the cost of plaques.

5. Amendment to the Demolition Day Delay period

Ms. Maslowski noted that the 18-month demo delay was approved by the Attorney General's office and the posting date is at the end of September.

B. Old Business

IV. CORRESPONDENCE/BRIEFINGS

V. ADJOURN

Mr. Doane moved to adjourn.

Seconded by Ms. Zalesak.

Vote: 4:0 in favor. Motion carried. Meeting adjourned at 7:54PM.

Respectfully submitted,

Judi Moldstad
Board Secretary

September 17, 2025