

FALMOUTH HISTORICAL COMMISSION:
January 8, 2019: Civil Defense Room, Town Hall at 6:00 PM

Present:

Ed Haddad, Chair

Nicole Goldman, Vice Chair

Annie Dean

Christian Valle

Chris Warner

Corey Pacheco, Assistant Town Planner

Lee Drescher, Absent Alternate

April Merriam, Recording Secretary

Chair Haddad opened the meeting at 6pm.

Public Comment: None

Continued Application:

18.51 First Congregational Church 54 Main Street Remove fence and chimney

Deadline: January 15, 2019

From September 4, 2019 hearing: Motion: Ed Haddad/Nicole Goldman: Approve Hampton or Dartmouth Intex matte finished fencing material. Submit fencing and railing design at the October 2nd hearing.

From November 5, 2018 meeting, deadline extended to January 15, 2019

January 4, 2019: Mr. Johnson was present. Mr. Johnson stated the Perfection Fence Company (PFC) specs and photos of proposed fence were submitted to board. The board has previously approved the extruded cellular PVC fence material. The PFC's extruded matte finish cellular vinyl material white fence which is 42" high with a 4ft gate will be installed only along the front of the Manse. In the back of the manse a solid white cedar treated fence will be installed.

Public Comment: None

Board Comments: Looks great.

Motion: Annie Dean/Nicole Goldman: Approve the Perfection Fence white extruded matte finish cellular vinyl fence along the front of the manse and install a cedar treated solid fence in the back of the manse.

Vote: Unanimous

Public Hearing: The Historical Commission will conduct a public hearing on each of the following Applications for Certificate of Appropriateness in accordance with the Falmouth Historic District Bylaw and M.G.L Chapter 40C:

18.86 Richard &Maureen O' Connell 390 Davisville Road Addition

Deadline: February 17, 2019

Mr. O'Connell was present. Application states: North elevation addition of 1st floor bedroom, bath, ½ bath, dining room and kitchen. South side elevation addition extends to the front porch 6ft and 6x12 addition reviewed by Commission. Proposed north elevation addition is 25x30, not part of preliminary review. Gothic Revival house built in 1871.

Mr. O'Connell stated the addition will be on the north elevation with a rear bedroom entrance set back from the street and addition of a living room fireplace. The addition will be built 12ft out from the back of the house where the non-visible shed is located. The addition will house a new kitchen or den and will be attached to the main house. Plot plan enclosed. Facing the street, the additions are from the right, left and rear of main house. The septic field is in the back of the house. No variance needed and lot coverage is ok.

Public Comment: None

Board Comments: There is a dis-connect in the design approach. Architectural elevation plans/drawings with material specs were not enclosed in the application, only a conceptual plan design was presented which is not sufficient for this board's review. The infested termite barn may be moved if possible or rebuilt with existing doors. Chris stated the front gable is close to the street in this 1871 built home which is charming. Regarding materials, Ms. Goldman stated the board needs specified material specs: Manufacturer, type of material and specs will be part of the architectural plans. On the left side of the house is a farmer's porch with gable and the north addition could mirror the south in some respects. Mr. Valle stated the addition looks like an appendage and not part of the existing house. He advised Mr. O'Connell to check with engineers to see if the deck structure off the rear can be closer than 10ft with a deck because a full foundation is not being put in, just tubes since the deck is not considered a structure. Suggestion is to bring addition forward and go back making addition narrower with gable towards street and closer to chimney and porch on back of master suite.

Motion: Ed Haddad/Christian: Continue application with submission of architectural elevation plans and design drawings and permit drawings.

Vote: Unanimous

Motion: Nicole Goldman/Christian Valle: Extend and request the application deadline if necessary.

Vote: Unanimous

18.87 Town Hall Square Enterprises LLP 153 Main Street New Signage

Deadline: February 17, 2019

Debbie Quinn, owner was present. Application states: Store name: The Gilded Oyster. Remove 2 existing pink awnings and replace with a new sign: 32"x28" oval MDO with attached colors and drawing. Falmouth Sign permit states: Wall size: 32"x28" facing Main St. Sign colors: Aqua and Metallic Gold with black lettering and no proposed lighting.

Ms. Quinn stated sign will be a blade sign, not a wall sign and dimensions and drawings submitted: Double sided MDO painted with raised aluminum letters painted white and aluminum raised gold leaf oyster shell with blue-green background. Sign mounted on black stainless steel frame and 40"x25". Ms. Quinn noted that the existing awning will be removed and Board accepted the change from a wall sign to the blade sign.

Public Comment: None

Board Comments:

Motion: Christian Valle/Annie Dean: Approve application of blade sign. Awnings removed.

Vote: Unanimous

18.88 Myers Family Real Estate Co. LLC 241 Main Street New Signage

Deadline: February 17, 2019

Christina Gediok was present. Application states: Store Name: Fatface. Remove awning; repair/paint storefront; install new non-illuminated signage including blade sign. Falmouth Sign Permit: Wall sign: 1.6ftx2.5ft; Blade sign: 2ftx2.4ft. Wall sign: 10" letters acrylic letters, sign colors: White, letters black, no lighting; blade sign: 2ft projection x 2.4 drop, sign color whitetail, letters black, wood signs. No lighting.

Ms. Gediok stated a blade sign and wall sign will be added: Wall sign: White wood panel mounted on fascia with white background and black acrylic lettering. Blade sign: White painted wood with metal wrapped edging with black acrylic lettering.

Public Comments: None

Board Comments: Need to know type of wood for fascia and signage and type of metal wrapping around blade sign.

Commission does not approve acrylic lettering material. Blade Sign: Remove descriptive words "Men's, Women's, Kid's" on sign.

Motion: Annie Dean/Chris Warner: Continue application with the submission of: Material used in signage, type of metal band used in signage, material for lettering and revised sign design without description. Extend application deadline date if applicant is not ready for the February meeting.

Vote: Unanimous

Chris Warner advised Ms. Gediok that the blade sign due to the winds in Falmouth should be stabilized if possible.

Commission Discussion

Review and edit CPC List of Significant Buildings Survey per Village: Chair Haddad stated each board member would review the Survey and determine which buildings, indicated as being on the List of Significant Buildings, would be removed. Suggestion made to give the board members several months to complete this project. Chair Haddad's suggestions: Use MACRIS since most properties on this list have Form Bs with descriptions and photos. On Survey: Column in the middle says LIST: Y signifies building is on the List of Significant Buildings; if no Y, do not look at these buildings. With a Y, determine if the building should be on the list as a way to cull the existing list; then look at MACRIS file and if building is not there, look for a reference for demolition. IF a pristine neighborhood with historic houses is not in the historic district, discussions can be held.

Chair Haddad: The Falmouth CPC ruling does not allow their funds to go to private individuals and the majority of historic homes are in private hands. He will recommend to the CPC that their funds be given to private individuals for historic preservation. Chair Haddad will work on this issue for the creation of incentives for individuals with historic homes or in the HD to get some type of a tax benefit. Mr. Haddad will go to CPC March meeting to present this incentive idea. If CPC funds are not available, there are other funds that can be available for repairs or abatements on appraisals. Chair Haddad presented these ideas to BOS Chair Moran in an email and she sent it to

Town Manager Suso to pool multi-department staff in a joint meeting. The preservation of Falmouth's historic assets is necessary.

Proposed Site Development Plan and Presentation for 533-539 Woods Hole Road to the Planning Board and ZBA: Nothing has been submitted to this board.

Falmouth Poor House renovation letter: Chair Haddad sent a letter to Town Manager Suso and BOS to set up a meeting with Giampietro Architects who did the original design in 2016 for submission of drawings and design plans. Nothing has been sent to MHC and there is a PR on the property so any renovations to be done have to be pre-approved by MHC.

Update: Woods Hole Historic District Study: No new news. Chair Haddad will set up a meeting with Ray Jack regarding his recommendations. The HD issues will continue with public meetings about the boundaries. The board will document the outcomes from the public meetings: attendance numbers, who attended the meetings, public comments and board responses. When the board presents the HD study to the BOS, there will be documentation to present. The warrant is written and the application to MHC is not yet completed. Public meetings will be held from 5-6pm prior to the monthly FHC Tuesday meeting. The 1st public meeting will be Tuesday, February 5th from 5-6pm for the expansion of the Woods Hole Historic District and changes in the boundaries. The proposed boundary extension is to MBL Street. The WH Community Associate is in favor. The outreach will be to send notification of the February 5th public meeting. A list of the WH businesses affected by the expansion needs to be done. Chair Haddad stated we should hire a consultant (\$500) to write up the MHC application with Eric Dray and PAL of Rhode Island notified.

There are approximately 16 buildings with 5-6 owners which will be affected by the boundary extension on WH Road that are not protected. The consultant (possibly Eric Dray) would design a packet designating which WH buildings will be affected by adjusting the boundaries. Ask PAL to complete MHC application. All WH buildings have Form Bs completed. Chair Haddad will send a letter to the WH businesses

Motion: Nicole Goldman/Ed Haddad: PAL of Rhode Island and Eric Dray to be considered to write up specifications regarding the application to MHC of proposed extension of the Woods Hole Historic District.

Vote: Unanimous

Update: List of Significant Buildings Project/Historic Resource survey Phase 2: Phase 2 is in process with PAL. Once CPC finalizes the next funding cycle which is approved by BOS, Phase 3 will begin.

Update: Changing Historic District Boundaries and Preliminary Report to MHC: Corey reported that the application to MHC has not been completed to change the Historic District boundaries. He cited his workload as delaying the application. Board suggested contacting with Eric Dray if it could not be completed soon.

March FHC meeting date: Chair Haddad is away February 1 to March 16 and Vice Chair Goldman is away March 2-16. Meeting date will be held the 3rd week of March if there are applications and if no applications skip the March meeting.

Correspondence:

Woods Hole Road Letter from Ament Lauer, LLP, Attorneys at Law: Request to Chair Haddad and Vice Chair Nicole Goldman to recuse themselves from the 533 Woods Hole Road not yet submitted application review or any discussion. Chair Haddad stated the letter is erroneous and assumed this board would be sending recommendations or opinions about this property. Since the FHC has some authority over a portion of the property which is in the historic district, this board needs to remind the Planning Board that we have not seen any plans as of this date. The Planning Board is aware that this board has not seen any plans so nothing will be done.

Approval of Minutes: *FHC Meeting December 04, 2018*

Motion: Ed Haddad/Nicole Goldman: Approve December 4, 2018 minutes.

Vote: Unanimous

Proposals reviewed administratively—letters of non-applicability issued:

18.83	Alan Cordts	78 Main Street	replace siding and stairs at rear elevation
18.84	Adrian Rawn	452 Davisville Rd	replace new wood fence in kind

18.85	William Traylor	61 West Falmouth Hwy	replace siding in kind
18.89	Penikese Island School	565 Woods Hole Rd	replace windows at dormers
18.90	Anna Dos Santos	98 Shore Street	replace roofing
18.91	JF 52 Properties	289 Old Main Road	comprehensive maintenance project
18.92	James Gormley	700 West Falmouth Hw	repair shed in kind

Next Meeting Date: *February 5, 2019 Regulatory meeting*

*Please note that agenda items may be taken out of order, per affirmative vote by the Board