

FALMOUTH HISTORICAL COMMISSION:
February 5, 2019 Civil Defense Room, Town Hall at 6:00 PM

Present:

Ed Haddad, Chair

Nicole Goldman, Vice Chair

Annie Dean

Christian Valle

Chris Warner, Absent

Corey Pacheco, Assistant Town Planner

Lee Drescher, Alternate

April Merriam, Recording Secretary

AGENDA:

Chair Haddad called the meeting to order at 6:05pm.

Public Comment: None

Continued Applications:

18.86 Richard and Maureen O'Connell 390 Davisville Road Addition

Deadline: February 17, 2019

From January 8, 2019 Meeting: Motion: Continue application with submission of architectural elevation plans, design drawings and permit drawings.

February 5: Mr. O'Connell was present. Revised architectural drawings showed the proposed addition turned 90 degrees with gable end facing the street and set back. Addition is lower than the existing house.

Public Comment: None

Board Comments: Materials for the addition will match existing: 6/1 Andersen A Series (Fibrex clad divided light) windows, painted shingles, trim, Andersen door. Mr. O'Connell will submit a material list to clarify the product details. There is a small closet window that may change to a 6/1 to match existing on front façade of the house. Per Corey, Mr. O'Connell will submit his final application and clarification will be done for materials and status of small closet window.

Motion: Christian Valle/Annie Dean: Accept application with revised addition design drawings and materials subject to final approval of all materials with specs for closet window and railing details.

Vote: Unanimous

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

Deadline: February 17, 2019 --Fat Face clothing store

From January 8, 2019 meeting: Motion: Continue application with the submission of: Material used for sign, material used in metal sign wrapping, material for lettering and revised sign design without description. Extend application deadline date if applicant is not ready for the February meeting;

February 5: Paul Cook, architect from Nelson Architects, was present. Mr. Cook stated revisions were sent to the Board.

Wall Sign: Solid electro-statically white matte painted aluminum with black lettering: FATFACE and Falmouth beneath mounted on front façade above door.

Wall for sign attachment: Patch and repair existing front wood façade; if not repairable, use MDO or exterior grade plywood, painted Whitetail.

Awning: Removed existing awning and lighting.

Blade Sign: Board suggested a fixed blade sign and Mr. Cook will decide fixed or non-fixed. Sign material will be High Density Urethane (HDU), painted with a matte Whitetail color with FATFACE lettering and logo with aluminum edge. The Womens Mens Kids is a copyrighted FATFACE logo for the company. This is a UK brand.

Public Comment: None

Board Comments: Slogans, verbage, what is being sold, website, phone numbers are not allowed on signs. The board can respect a corporate logo and requested a letter from the store owners confirming the registered trademark logo.

Motion: Annie Dean/Nicole Goldman: Accept application as presented. Owners of Fatface will submit a letter stating that “Womens Mens Kids is a registered trademark. If letter is not received, the logo will be deleted from the signage.

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: **No application requiring a public hearing was submitted before the close of the February agenda.**

Public Comment for items not on the agenda: Barbara Weyand

Ms. Weyand, member of Falmouth Preservation Alliance, stated she attended a workshop in late November, 2018 jointly headed by CCC and Preservation Mass on the topic of Historic Windows. Four Cape Cod speakers spoke on the topic of preserving and re-using historic windows. Ms. Weyand presented to the board her notes from the workshop with material websites and the speaker’s email addresses. Corey Pacheco was also present at the workshop and put up a webpage having many materials that the workshop participants had shown at the workshop. Christian Valle asked how energy single pane windows obtain the high energy ratings: Corey stated with storm windows. Ms. Weyand stated that most of the heat loss is not thru the windows but thru the doors and cracks.

Commission Discussion

Review and edit CPC List of Significant Buildings Survey per Village:

Chair Haddad reiterated the purpose of the review. The Board should review all houses on the current List to assess whether they should remain. Because there will probably be new houses added as a result of the Survey, the board needs to make sure that houses on the List are truly worthy. The Survey identifies the houses that are currently on the List. To facilitate the review, Chair Haddad state he first looks at MACRIS, then if there is an existing Form B possibly with photographs, some buildings obviously shouldn’t be on the List. Those on the List usually have a MACRIS file with narrative, photographs and neighborhood description. Corey has created criteria of what the houses on the List represent and the house shouldn’t be just an old house.

Purpose of List is for Demolition Delay: Per Chris Skelley, most towns do not do DD the way Falmouth does it. Other towns review every demolition for an age-based structure (over 1950) in the town. Corey suggested in the future this Commission may want to change the definition of DD Bylaw. Currently, a property owner can significantly alter a building on the List and not be considered for DD. Possible DD criteria could be a % of demolition or significant alteration of exterior historic details, x% of alteration which would trigger a DD.

Board members asked if there are monies for Eric Dray to do this project. There is a revolving fund and this may be a great project for the creation of an RFP or for a graduate student in architecture or art historian. Figuring out the cost of the project, writing a job description and writing up an RFP could be a way to have the project completed in a timely manner. This would require BOS approval. Per Chair Haddad, Eric Drays charges \$90/hr. Per Ms. Goldman, Bill Moore is a BU professor in American Architecture living in WH and she could ask him about our project. Job description could be Assessment and Evaluation of List of Significant Buildings and will be written by Nicole Goldman.

Lee Drescher will now do West Falmouth Historic District and will let Chris Warner know of this change.

Application to MHC to revise Historic district boundaries: Corey has a list of variations of historic district maps showing existing HD boundary lines based on the setbacks and proposed new boundary dashed lines shows the real property. Some properties are inside and outside the existing HD boundaries and the maps show the public the shortcomings of the existing boundary lines. The mapping coloring or dashed lines needs to be changed for clarity with dashes changed to structure icons. With the mapping,

visual decisions on properties can easily be done for deletions from the List or remain on. Mapping will easily eliminate properties without having to pay the \$500 plot plan assessment fee. Large properties are being sub-divided currently. Per Corey, on GIS, there is a historic map and an overlay showing a small structure to show that a Form B has been done is a possible addition.

Application to MHC to expand Woods Hole historic district boundary: Chair Haddad sent a letter to the WH Business Association per a request from the BOS notifying that this board is intending to hold public meetings on the WH historic district boundary expansion. The same letter with a map and brochure will be sent to the 12-14 property owners and business owners, MBL and WHOI. Eric Dray will write up the MHC application. Once MHC reviews the application, and then 60 days later this board can hold multiple public meetings.

Motion: Annie Dean/Christian Valle: Assess in March, 2019 if the MCH application has been completed/mailed and/or received by MHC to determine the date of the mailing of the notification letter to WH businesses for the potential extension of the WH Historic District and the holding of public meetings.

Vote: Unanimous

100 Gardiner Road preservation restriction: The property owners want the Town to hold a Preservation Restriction. The property is not on the List of Significant Building but the property does have a Form B. The owners have gotten ZBA approval and the property lawyer will write PR. There are two addresses for the property and there is an accessory apartment. The PR will go to MHC. With a PR in place, the property could not be sub-divided. The property needs to be a benefit to the Town.

Motion: Nicole Goldman/Christian Valle: Request the owners of 100 Gardiner Road to articulate a process in obtaining a PR for the Town with detailed timeline and plan of action.

Vote: Unanimous

Per Frank Duffy, Town Counsel: Ask Eric Dray for an assessment of the property and determine if the property is worth a PR for the Town. Board should ask property owners for a fee to help cover Town expenses for preservation specialist and/or other potential expenses.

Phase 3 CPC Historic Resource Survey: CPC has recommended Phase 3 and will vote in April, 2019.

Letter of support: Falmouth Public Library grant to create an oral history collection based upon historical postcards. FPL is applying for a grant for a post card history of Falmouth and requests a letter of support from this board. Chair Haddad will write letter of support. Nina Weber of West Falmouth has a huge Falmouth post card collection but it went to Mass Historical Society in Boston.

Motion: Christian Valle/Annie Dean: Chair Haddad will write a letter of support for the Falmouth Public Library post card collection grant application on behalf of the FHC

Vote: Unanimous

Correspondence: Correspondence received January 09 through February 5, 2019

Letter: MHC reviewed the Dome project application at 533 Woods Hole Road that Woods Hole Partners LLC submitted. Requests list of additional information for review of the application like the Dome restoration plans. Letter was received from Ament to the BOS regarding their concerns of all the recommendations. Chair Haddad rebutted with a response to the BOS claims. The FHC received a letter from the BOS rebutting back to us.

Letter: Richard Bowman at 670 West Falmouth Highway stated that his family has lived at the address for 100 years and the property is in the historic district. The neighbor abutting the property on the north side installed a stockade fence approximately 130ft long parallel to RT 28A and 3-4ft from the sidewalk's edge. The fence may be close to an encroachment and in addition to violation of State regulations. There was an old stone fence running several feet west and parallel to the fence which was possibly the original

boundary line. There was apparently no oversight or authorization in the installation of this fence and as an abutter, no notification was received from the neighbor or Town. Is this legal in the HD? The fence also inhibits access to RT 28A and abutter would like to have it removed. Mr. Bowman has been to the Planning Office and spoke with Melinda. Corey will call Mr. Bowman to apprise him of the actions being taken regarding his neighbor's fence.

Corey: The property owner of the fence has been notified that the installed fence in the HD was without approval from the FHC. Owner will submit an application to this board for the fence review. Ollie Fitzgerald of the Building Department's Enforcement Office sent a letter to the homeowner. Mr. Bowman has been to the Planning Office and spoke with Melinda. Corey will call Mr. Bowman.

Approval of Minutes: *FHC Meeting January 08, 2019*

Motion: Annie Dean/Nicole Goldman: Approve January 8, 2019 minutes

Vote: Unanimous

Proposals reviewed administratively—letters of non-applicability issued:

19.01	Laura Crocco	279 Shore Street	Replace roofing in kind
19.02	Greg Shepherd	242 West Falmouth Hwy	Replace roofing in kind
19.03	Elizabeth Donald	64 Palmer Avenue	Replace windows in kind

Next Meeting Date: **March 19, 2019 Regulatory meeting:** Chair Haddad will be away until March 18th and Ms. Goldman will be away for a shorter period of time. Board discussed when to hold March Meeting. So far there is an application with design problems and Corey will call applicant to see if the architect can adjust the design making the application approvable. Another complete application has been received.

Meeting adjourned: 8:10pm

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