Present:
Ed Haddad, Chair
Nicole Goldman, Vice Chair
Annie Dean
Christian Valle, absent

Chair Haddad called the meeting to order at 6pm.

Agenda:
Public Comment: None
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.I chapter 40C.

19-07 Peter & Joan Cucchiara 833 W. Falmouth Hwy. New Addition
Deadline: March 29, 2019
Mrs. Cucchiara was present. Application states: Add an addition off of existing kitchen. Add master suite with bathroom. Move back entry to left of house with step and railing. All materials will match existing as best as possible to existing. Use Marvin products when possible. Add a window to replace a door on photo. House built in 1897.
Mrs. Cucchiara presented the plans for new kitchen and master suite. The addition to the right of the existing front façade of the house is approximately twice the length of the front façade. Addition would include a new front door and 6.6 windows. Mrs. Cucchiara commented that there was an existing guest cottage in the rear and a new patio, which she did not want to disturb. Two plans were presented to the board differing only by some minor details.
Public Comment: Barbara Weyand stated that the addition was terrible and bore no resemblance to the main historic home. Maureen Harlow Hawks commented that she not at the meeting for this hearing but thought the house design was completely incompatible with the existing historic house.
Board Comments: Chair Haddad pointed out to Mrs. Cucchiara that the proposed addition overpowered the main historic home and, if she had read our guidelines, an addition should be subordinate to the historic house. Board member Chris Warner commented that the addition bore no architectural resemblance to the main house. Noted also was that the new front door detracted from the main house.
After the board discussed the application, Chair Haddad indicated that the Board would not approve the plans as presented and recommended that the applicant speak with her architect and return with a revised plan that was more complementary to the original house. Mrs. Cucchiara
was asked to agree to extend their application date to May 29th to allow the applicant to have time to revise the plans and return to the May FHC meeting.

Motion: Ed Haddad/Nicole Goldman: Continue application to May, 2019 and extend application date to May 29, 2019.

Vote: Unanimous

19-08  Johnny Hatem Trustee  10 N. Main St.  New Gas Canopy

Deadline: April 8, 2019

Mr. Halim Choubah of Choubah Engineering Group was present for the applicant. Application states: Install 24’x50” steel canopy structure with 4 columns on concrete footings over existing fuel pumps. Gas station is at the corner of N. Main Street and Depot Ave.

Mr. Choubah stated a canopy with an A-frame roof or a hip roof will be installed over the gas pumps with shingled roof, PVC white trim, Hardiplank clapboard siding. 4 Posts would be enclosed in a PVC material.

Public Comment: Lighting issue was raised: Need for subtle lighting at this business corner.

Board Comments: The roof ridge will point to North Main Street from the building with one end of the canopy facing Depot Ave. and one side, the gable end facing North Main St. There are 4 posts with 2 posts on each island with one roof over. The ZBA will require a 35”set back variance from the road and there is only 5’. Mr. Choubah stated the structure could be reduced to 46’x24. The roof pitch is 6 and could be reduced to a 4 pitch. Each island has 1 pump.

Chair Haddad commented that with a hip roof and reduced structure length, the visual impact would be less massive.

Materials: Architectural roof shingles, cedar shingles or Hardiplank but PVC trim is not allowed in the district. Per Chris Warner, non-wood columns have been allowed and a material needs to be non-combustible. There are fiberglass structural columns that are fireproof available. Mr. Choubah stated the columns will be 10x10 steel, ½” thick and enclosed in a 16x16 box with trim. Aluminum is allowed giving a commercial look. There will be an internal guttering system with a 2ft face. He stated he will send recessed lighting specs and Ms. Goldman stated the color of the lights will be crucial for this corner business and 3000K soft lights would work. No signage on the canopy and currently permitted signage remain. The stipulations from the board: No PVC trim, material in painted or stained wood could be used, reduce structure length with hip roof, boxing in the columns with a non-PVC product like metal, wood, aluminum, fiberglass, and a lighting plan.

Motion: Ed Haddad/Nicole Goldman: Continue application to the April 2nd meeting with the following changes: Hip roof at 4 pitch design with material specs, stained or painted wood trim, canopy length reduction to 46’ from 50’, column boxing material with a non-PVC product and a lighting plan.

19-10  W. Falmouth Harbor Hose LLC  628 W. Falmouth Hwy. Sign

Deadline: April 12, 2019

Shane Holt of Anne Downs Sign Shop was present. Application states: Replace existing sign due to new owner. Falmouth Sign Permit stated: Free standing sign, 3’x4’ set back from West Falmouth Hwy by 14ft. (Sign Permit sign size differs from application size) Graphic of sign shows: 49.60in x 33in and color swatch in Covington blue, HC-138 and Ivory Husk HC.

Mr. Holt stated the existing sign is in good shape so the curved bottom portion will be removed and corner boards will be added. The wood sign will be hand carved along with the ellipses and
painted. The background color is ivory and trim is Covington blue with black lettering. The existing wood post is in rough shape and will be replaced to match existing with angle iron bracket. There is existing uplighting to remain.

Public Comment: Abutter on both sides stated is pleased that sign remains in the same footprint.

Board Comments: There will be a cross piece on the ivory painted sign post. The sign is not hanging from the cross piece but attached to the side of the post. Sign will have several business names listed on the sign. Board members stated the business verbage needs to be simple without a tag line.

Motion: Annie Dean/Chris Warner: Approve application with submission of design showing how the sign is attached to the post.

Vote: Unanimous

19-11 Valerie Tillman 263 W. Falmouth Hyw. New Addition

Deadline: April 27, 2019

Christopher Ellis, builder was present. Application states: Adding an addition to the left side of house, removing garage.

Mr. Ellis stated the garage dimensions changed by adding 8ft in width and 4ft in length for the addition, removing garage door and adding 2 windows to match existing: Marvin Integrity6/6 TDL and existing stained door remains. In the rear of the house, the slider to be changed to 8ft width for wheelchair access and deck will be raised up level with slider. A ramp will be needed in the future at the front of the house but is not currently needed.

Public Comment: Barbara Weyand stated she saw a skylight in the front elevation of the addition. There are existing skylights in the main house and no work is being done to the main house. The addition is further back than the main house with skylight on front of the addition.

Board Comments: The addition is pushed back 4ft. The existing roof pitch is 10 pitch and matches main house pitch. Roof pitch above front door is 6 pitch. Why can’t the 2nd floor which is dead space have a roof pitch carried over from the main house? The addition roof ridge needs to be lower than the main house ridge. The cutout in the roof is visually problematic. Mr. Ellis agreed to revise the addition’s roofline to replicate the existing roofline and eliminate the visual cut-out in the roofline. The plans did not include the existing 3 skylights in the main house.

Chair Haddad wants a resubmitted plan showing the revised roof line and the accurate locations of the existing skylights. A Centurion trim product will be used. PVC is not allowed by FHC.

Motion: Nicole Goldman/Chris Warner: Accept application with the following conditions: Submit revised roof line design going straight across from main house to addition as the existing roofline, include existing skylights location, and trim product changed to wood from PVC and revised drawings will be submitted to the Planning Department.

Vote: Unanimous

Commission Discussion:

Review RFP: Intern/Student Edit List of Significant Buildings: Chair Haddad drafted a letter for the job description and read it to the board. Chair Haddad will submit letter to HR for their help. Payment was discussed at $25/hour and the job description will be distributed to colleges/universities having this type of study.

Motion: Ed Haddad/Nicole Goldman: Approve Intern/student job description for the Historic Survey Assistant.

Vote: Unanimous
Application to MHC: Revise Historic District Boundaries:  Corey completed the application for the Falmouth Historical Commission’s Preliminary Report: Adjusting Existing Historic District Boundary Setbacks to Protect the Entire Parcel. Chair Haddad wrote a letter to Chris Skelly, Director of Local Government Programs at MHC in Boston. Once MHC approves the application, then this board will schedule a series of public hearings then a warrant article will be written for the fall, 2019 Town Meeting.

Motion: Ed Haddad/Chris Warner: Approve MHC application for the revision of the historic district boundaries.

Vote: Unanimous

Application to MHC: Expand Woods Hole Historic District Boundary

Chair Haddad stated that the justifications for the Woods Hole historic district boundary is unchanged with 12 properties proposed to be added to the district and the provenance of why we want to add them into the district. Corey indicated that he had not gotten a proposal from Eric Dray, consultant in order to complete the application to MHC for the proposed changes to the WH historic district boundaries. Corey indicated he would contact Mr. Dray again about the project.

Chair Haddad stated that we should recommend to Corey that we do a preparation of the application for the WH expanded historic district.

Motion: Chair Haddad/Chris Warner: Prepare application for the Woods Hole expanded historic district. Ed, is this correct.

Vote: Unanimous

April 29th BOS meeting: Chair Haddad indicated the BOS office asked him about an April 29th meeting memo regarding changing the WH historic district boundaries. Chair Haddad had not been contacted by the BOB.

Church of the Messiah: Chair Haddad has been invited to review the Church of the Messiah site on April 2nd by Jim Viera. Revised building looks much better with revised access.

Correspondence: Correspondence received between Feb. 6 through March 19.

Approval of Meeting Minutes: February 5, 2019

Motion: Ed Haddad/Annie Dean: Accept FHC minutes of February 2, 2019.

Vote: Unanimous

Proposals reviewed administratively—letters of non-applicability issued:

19-04 Jeffery Lawrence Trustee 285 Main St. Replace Windows in kind
19-05 Cynthia Mendes Bourget 194 Old Main Rd. Replace rear fence in kind
19-06 Church of the Messiah 534 Woods Hole Rd Replace roof in kind
1909 Michael A. Duffany Trustee 200 Palmer Ave. Replace porch roof in kind

Next Meeting: April 2, 2019 Regulatory Meeting

Topic will be the Poor House. FHC board has not been involved in this discussion.

Meeting adjourned at 8:35pm

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