

FALMOUTH HISTORICAL COMMISSION:  
May 7, 2019 Civil Defense Room, Town Hall at 6:00 PM

Present:

Ed Haddad, Chair

Nicole Goldman, Vice Chair

Annie Dean

Christian Valle, absent

Chris Warner

Corey Pacheco, Assistant Town Planner

Lee Drescher, Alternate: Acting as voting member

April Merriam, Recording Secretary

Chair Haddad called the meeting to order at 6:02pm.

**Public Comment: Public may comment on an issue that is not listed on the agenda**

**Continued applications:**

**19.07 Joan & Peter Cucchiara 833 W. Falmouth Hyw New Addition**

**Deadline: May 29, 2019**

Joan Cucchiara, applicant and Matthew Holmes, contractor were present. Application states: Add an addition off existing kitchen for master suite, move back entry to left of house with step and railing. All materials will match existing. Add a window.

Mrs. Cucchiara presented 3 schematic design options for the board to review.

**Option 1:** Add south side rear of main house addition set back from front house elevation; pediment to match original with 6/6 windows and pilasters facing street; original door on left side of addition abutting main house; fence near new addition windows facing front and side elevation. Existing cottage is in back of addition. Marvin Ultimate windows SDL will be wood. Addition roof ridge runs parallel to main house and no porch on front elevation.

Public Comment: None

Board: Respects and highlights main house; addition subordinate.

**Option 2:** Addition roof ridge runs in the opposite direction of the main house roof ridge with a raised roof; front elevation porch with 2 windows and French doors. South elevation with fence and gas grill in front elevation. Pediment matches original with 6/6 windows and French doors on front elevation.

Public Comment: None

Board Comments: French doors are not appropriate for this historic house; suggestion to install original door with transom. Remove the porch, raise the roof and add a lower roof connection and add a front entry way overhead piece.

**Option 3:** Original design was not accepted by the board.

Mr. Holmes stated Marvin TDL window and their SDL has grills and spaces in between which match nicely with the existing historic windows. Existing house square footage is approximately 2200sf and the addition is 826sf. Dimensions of main house are 24ft width across the front elevation and 48ft length to rear.

Mrs. Cucchiara stated Option 1, that there is a small separation between the main house and addition. The original door replicates the original house door with transom.

Public Comments: None

Board Comments: Revised plans are much improved in respecting and highlighting the main house. Option 2 presents more continuity to the main house. Windows are somewhat different from the main house which is fine.

Casement windows in addition on the side seem to fit.

Addition roof ridge in opposite direction and a porch has been added. Mrs. Cucchiara stated the porch is not necessary and in its place to the side and in front of the addition would be a patio area with gas grill in front of the fence. Addition is 30ft back from the main house. The fence will be shortened and wrapped around to the back. Mr. Warner stated the porch reduces the roof slope and the gable looks weak with a low roof pitch. Without the porch, the raised roof would subordinate the addition to the main house volume and raised gable pitch would match existing pitch. Addition of porch seems redundant to the

main house porch. With the pilaster, the roof could continue across the roof for a porch alcove for the door entry. Per Mr. Warner, footprint of the alcove stays the same and the roof goes back to eliminate the porch. Mr. Holmes stated that removing the porch and using Option 1 design of separating the addition slightly from the main house with a lower roof to eliminate a flat area of roof was a good idea.

**French Doors:** Not appropriate to a historic house. A single door with transom would read as less busy on the front façade.

**Main house tie-in:** Mr. Warner suggested a tie-in to the main house and addition with a gable end on the north end matching the south end gable which presents a clean look in moving the ridge back.

Suggestion made to center the gable on the roof with the windows. A lower roof connection from main house to addition was discussed.

**Fence:** Move fence back and install patio courtyard behind fence, facing the south side of the addition. The fence height can be adjusted. The side yard will have a patio and grill. The fence will be wood. Suggestion made to put the fence behind the kitchen windows on south side. Board suggested putting the grill behind the fence and Mrs. Cucchiara to discuss better options and height of fence.

Motion: Ed Haddad/Nicole Goldman: Continue application to the June 7, 2019 meeting and submission letter to extend the application deadline for 30 days.

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 new Public Hearings have been scheduled for this meeting: None**

### **Commission Discussion**

**53 School Street Stone Wall removal Woods Hole Historic District:** Ms. McGaffigan, applicant and Jon Searles, Tavares Inc mason were present.

The board was notified that the historic retaining wall was being dismantled, work was stopped, and Mr. Searles was notified. Ms. McGaffigan thought the retaining wall was in failure and didn't think she needed a Certificate of Appropriateness to dismantle the wall and rebuild in kind. The wall was not being rebuilt in kind: Some wall stones were being split into pieces and new stones were added creating a new wall but not the historic-looking original wall.

David Martin, living close by on Buzzards Bay said the partially built new wall looks nothing like the historic wall. The look on School Street is now different. Catherine Bumpus urged the commission to review all walls being rebuilt so that this doesn't happen again. Some abutters liked the new wall look however it is not an old historic wall. It is different. Chair Haddad added in time the wall will age and look beautiful.

Ms. McGaffigan and Mr. Searles offered their apologies.

The house was built in 1887 and honors the heritage of Woods Hole as did the historic wall.

Chair Haddad to Mr. Searles: The long, flat cap stones are left with patina faces. Mr. Martin stated you need to use the remaining original large stones in their entirety with no splitting on top of the historic wall. Chair Haddad stated both Jill and Jon acknowledged what the board wants to see happen.

Chair Haddad stated there needs to be some reconciliation. The board agreed that the remaining original stones will not be split and the cap stones will be installed on the top of the wall.

**Resolution:** Mitigation will be original remaining stones to be used in their entirety, not split. There will be no fine and the work can proceed.

**Update on Poor House working group discussion from BOS meeting:** There will be the formation of the Poor House Working Group (PHWG) decided by the BOS similar to the Route 28 Working Group. The working group will put together a comprehensive plan for the Poor House restoration. Falmouth

Preservation Alliance made a plea that the Poor House needs to be restored. A FHC board member and FinCom member will be appointed as the 1<sup>st</sup> two members, and 3 other members will be chosen. The BOS will advertise for WG applicants and at the June 7<sup>th</sup> BOS meeting, the BOS will appoint the board. Chair Haddad wrote to the BOS: The FHC wants to insure the integrity of the building with the first restoration piece to be the exterior; the interior restoration would be based on usage as a 2<sup>nd</sup> phase. Funding needs to be approved. Chair Haddad stated that a place holder on our August meeting agenda is a starting place for exterior projects like windows or painting/repair in order to get the project moving forward.

**Update: Review RFP to have Intern/Student and edit CPC List of Significant Buildings:** Chair Haddad made a presentation to BOS 2 weeks ago and up to \$4000 was approved for intern payment. One application has been received from Charles Stevenson. Corey has put out 3 funding and procurement inquiries for consultants including Eric Dray and PAL who said it was underfunded and couldn't start till fall, 2019 and new applicant Charles Stevenson is available for an interview. Corey notified Denise Holman in HR and the interview would be with Ms. Holman, Corey and Chair Haddad or Vice Chair Goldman.

**Update: Application to MHC to revise historic district boundaries and scheduled public meetings:** Chair Haddad stated that Chris Skelley at MHC is questioning the application. Tom Bott, Town Planer was asked to call Mr. Skelley on behalf of the FHC inquiring about application issues and resolutions for the application to move forward.

Once the MHC application is approved, public hearings will to be scheduled to answering questions and concerns this summer. Two FHC members will attend the following public meetings: Woods Hole Community Association meeting is Thursday, July 18th, West Falmouth and North Falmouth villages associations meetings will meet together (Lee Drescher will contact for meeting date, Falmouth village business association meeting and Falmouth HD will be on the FHC July or August meeting agendas. Board members will find out summer association meeting dates and will ask to be put on their agendas. Corey questioned getting on the agendas with quorum issues and will contact Town Counsel to clarify issues. The public meetings' input will be recorded in order to let the BOS know public opinion and feedback.

**Public Meetings Timeline:** 2 FHC board members will present at village association summer meetings and have public meeting in July/August. Public meeting dates in July and August will be advertised in the Enterprise and a mailing to historic district residents for a short public discussion will be created. Inquire of Town Planner to add a blurb to the letter. BOS will be notified about public findings from the series of public meetings. Inquire if an application can then be written stating rationale for adjusting the historic district boundaries. In September, the warrant article can be written. Corey will inquire if FCTV (Jeff) will record a meeting and in addition, Chair Haddad could do a 20 minute presentation for a FCTV segment. June, July and August FHC meetings will have a short public meeting for this topic.

**Update: Application to MHC to expand Woods Hole historic district boundary:** Chair Haddad stated an MHC application has not been submitted due to the complications of creating new boundaries with FHC presenting justifications for the properties being added into HD. Eric Dray, consultant, was contacted with a price of \$5000 to complete the project which requires BOS approval. Process will be: Submission of MHC application for review for justification; schedule public meetings; attend BOS meeting with rationale for \$5000 consultant funding for MHC application narrative. There will be 12 properties and the narrative will explain why each of the 12 properties is historic and will be added to historic district. Per Chair Haddad said that some properties could be negotiated out of the like the 2 WHOI office buildings. MBL property is Candle House and WHOI property is one store front. After the WH drawbridge, on the left are the fire station and WH community house; on the right side is the Candle House. Chris Warner stated that there will be pushback from the WH businesses. Annie will speak to

Beth Colt who is a WH Business Association member and owns properties in the historic district. Per Chair Haddad, the storefronts and restaurants are the heartbeat of WH.

**Amend August, 2018 FHC meeting minutes:** Chair Haddad reviewed the Dome motion and vote discussion of August 7, 2018 minutes due to a mis-statement. Ms. Goldman presented to the board as Chair of WH Dome Project, a slide show presentation standing on the other side of the board's table. Ms. Goldman asked for 2 petitions for the FHC support: Letter to Preservation MA to designate the Dome as an endangered historic building; letter of support for CPC application for the Dome application for feasibility study to CPC. The board approved unanimously both petitions. Ms. Goldman stated she was not part of the vote for the motion presented by the board. Per Corey, Mrs. Goldman presented as a private citizen, not a FHC board member. The Vote will be changed to reflect that Ms. Goldman did not vote, therefore abstained.

Amended Motion Vote: Yes 3; Abstention 1 (Nicole Goldman) and the August 7, 2018 minutes will be amended and resent to Corey for updating the file.

**Preservation Restriction for Woods Hole Public Library, 581 Woods Hole Road:** Chair Haddad stated CPC funds were approved for the WH Public Library. This board holds the Preservation Restriction and each board member is required to sign off on the document in the Planning Office with Melinda notarizing the signatures.

**Correspondence:**

**Correspondence received April 2, 2019 to May 7, 2019**

**Approval of Minutes: FHC Meeting April 2, 2019**

Motion: Ed Haddad/Nicole Goldman: Approve and accept the FHC April 2, 2019 minutes.

Vote: Unanimous

**Approval of Minutes: FHC Meeting March 19, 2019**

Motion: Ed Haddad/Nicole Goldman: Approve and accept the FHC March 19, 2019 minutes.

Vote: Unanimous

**Proposals reviewed administratively—letters of non-applicability issued:**

<b><u>19.21</u></b>	<b><u>204 Old Main Road</u></b>	<b><u>Town of Falmouth</u></b>	<b><u>rear stairway replacement</u></b>
<b><u>19.22</u></b>	<b><u>611 W. Falmouth Hwy</u></b>	<b><u>William Traylor</u></b>	<b><u>repair/paint siding and stair</u></b>
<b><u>19.23</u></b>	<b><u>130 Old Main Road</u></b>	<b><u>Gnarly LLC</u></b>	<b><u>replace fence in kind</u></b>
<b><u>19.26</u></b>	<b><u>18 Siders Pond Road</u></b>	<b><u>Richard Caruso</u></b>	<b><u>replace siding in kind</u></b>

**Next Meeting Date: June 4, 2019 Regulatory meeting**

**Meeting adjourned at 8:42pm**

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