

**FALMOUTH HISTORICAL COMMISSION:
August 6, 2019 Civil Defense Room, Town Hall at 6:00 PM**

Present:

Ed Haddad, Chair

Chris Warner

Annie Dean

Corey Pacheco, Assistant Town Planner

Kara Foley

Lee Drescher, Alternate

Christian Valle

April Merriam, Recording Secretary, absent

Agenda:

Chair Haddad called the meeting to order at 6:30.

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

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:

19.43 Nickerson RE Holding CO LLC 81 Locust Street New Projecting Sign

Deadline: September 13, 2019

Mike McGowan was present. Sign for Mid-Cape. Application states: Sign to be double-sided carved wood; painted semi-gloss red background with white letters. Will bring color sample to meeting. Oval sign 24"x42" or 5.3ft.

Falmouth Sign Permit: Wall sign: 24"x42" or 5.3ft oval and facing Locust Street.

Mr. McGowan: A new sign is being added to the property for Mid-Cape. Simple oval sign with carved mahogany and painted with red background and white lettering. Sign will be hung on a steel scroll bracket. This will be a projecting sign on the corner of the building. The Wood Lumber sign remains at this time and want both signs.

Public Comment: None

Board Comments: Sign is short of the sidewalk, 10ft up with a black bracket.

Motion: Annie Dean/Chris Warner: Approve sign application with projecting sign.

Vote: Unanimous

Chair Haddad to Mr. McGowan: Locust Sign Company did the sign for the Bus Depot building and it didn't come before this board. Mr. McGowan said this was a sign for EDIC. Chair Haddad said the building has a 99 year lease from the State and EDIC is leasing it to Peter Pan. The building is outside the district but the sign post is on Depot Street and the historic district ends at the bike path.

Commission Discussion

Edward Marks/Poor House Advisory Committee: Mr. Valle, committee member stated that a member of the Advisory Committee went before the BOS to get approval for the CPC application which was granted. The Committee is working on an RFP, written up by Corey, to submit to various historic preservation funding sources for a historic structure report. This report is an all inclusive look at the historic components of the building, architectural significance, what is original and not original to the building and what is needed for historic restoration. With the CPC funding of \$60,000, the RFP can be written and sent out.

Historic District Marker: Chair Haddad stated that the markers are in the DPW's purview and DPW offered to take control and ownership of this Way Finding Sign Project. No developments have taken place for 18 months. Discussion with Ray Jack will be handled by Chair Haddad. If DPW is not pursuing this project actively, then this board will look at next steps.

Woods Hole historic district Water Street expansion: Chair Haddad stated that the board has not received confirmation for a meeting with the WH Business Association. This will be the board's 1st step in how the board will move forward. There has not been an opportunity to talk with the WH business owners.

Update: Boundary Adjustment and scheduled public meetings: Chair Haddad was surprised at the input from the residents. There appeared to be mis-information with some valid points this board needs to discuss and address. During the BOS presentation last night, Chair Haddad heard from past historic district homeowners. Annie Dean commented that residents were articulating that the board can be arbitrary and as the board members change, sensibilities change and points of view change. Chair Haddad said that is in fact the reason for our Guidelines and in the past with no Guidelines, historic district residents didn't know what to expect until they arrived at a FHDC meeting. Christian Valle stated that this board is more perceptive, works hard with the applicant in a collaborative manner. Chair Haddad commented that the quality of any board is arbitrary as members go off and come on. Kara commented that the residents are having a hard time grasping the concept of the boundary vs set back issue.

Annie Dean proposed to the board that we need to improve our presentation due to confusion and how to address the resident's issues and concerns. An issue brought up tonight was why this board isn't telling us compelling reasons why this board wants to change from setbacks to property boundary lines. As a Town Meeting member for 20 years, there was an emotional tenor in the room tonight that will be amplified in a Town Meeting session. Identify parties who are in favor of our proposal and will speak out. We want a very strong presentation at Town Meeting for a positive vote on the warrant article. We heard the word fear. It was noted that there were only two board members present however additional board members arrived later on.

Chair Haddad recalled that at the July meeting with public comment and discussion, there were no objections. Historic district homeowners who came tonight seemed to have complicated properties with accessory buildings and had a very strong vested interest. Chair Haddad said a serious issue brought up tonight was concerning the large properties in North Falmouth on Old Main Road. Some Old Main Road properties are over 10 acres and with the property boundary proposal, if you can see a new house from Old Main Road in the rear of a large tract of land, what happens. Ed and Annie have houses in a Falmouth historic district.

Annie stated the compelling argument tonight was the set-back issue and visibility from the public way is too arbitrary. Chair Haddad added that landscaping is not included in the FHC's purview. Our current Guideline is a set-back designation from the public way. If the set-back is 100ft and there is a big hill in front of the house and not visible, this house is not in our purview. Anything not visible from the public way is not within the jurisdiction of this board's review.

Compelling reasons for the entire property adjustment proposal need to be articulated:

*Guidelines from 100 pages to 10 pages: Can board reduce the # of pages in Guidelines?

Public meeting on August 8th: Explain the purpose and purview of the FHC; clarify that the FHC is not the Planning Board or Zoning Board and these boards have a controlling interest in properties. There will be a quorum for this meeting: Ed, Lee and Chris.

August 14th: Ed, Annie and Christian

Suggestion: No side conversations between board members.

Issue of large acreage properties in North Falmouth: It's an emotional issue. The demolished 1700s historic house was in a disreputable state with termite infestation and based on an engineering report, the board agreed to demolition. Behind the demolished house is 10 acres bought by a developer. A road through the center of the property from Old Main Road to the rear of the acreage is created, and the acreage is subdivided with two houses with frontage on Old Main Road in the North Falmouth Historic District. This housing development affects the historic district character of Old Main Road. The West Falmouth condo complex is another example of changing the character of a historic district.

Adjustment page of slide show: Page needs to be more compelling with reasons for the property line adjustment. Ed and Annie will meet tomorrow to discuss.

West Falmouth Map: Several properties that did not show as being removed from the district but could be. Maps needs to be adjusted

Take the negatives we heard tonight and speak to them in future meetings.

Corey: The BOS needs to approve warrant before it goes to Town Meeting.

Annie: What residents spoke positively about the warrant proposal?

Christian: This board needs to be 100% transparent.

Ed: Negative attitudes and comments tonight the board can address with corrections about misinformation. The candor and public feedback was great.

Annie: If the warrant article does not go thru, this process has been the board's attempt to protect the historic districts of our town.

Christian: The board needs to be sensitive about listening to the public's issues. The board can decide to pursue the warrant article or not at this time.

Ed: The BOS make the ultimate decision for warrant articles.

Chris: The board is reaching out to the public, getting feedback which helps the board remain open minded, refining the mission. Valid points were raised and can be addressed by this board.

Ed: People commented during the public meeting who love living in the historic district, love how the area looks and feels which is exactly what this board works tirelessly and diligently to maintain and create. The preservation and protection of our Town is the mission of this board.

Update: Intern/Student edit List of Significant Buildings: Per Chair Haddad, Corey advised our intern, Charles Stevenson to make a field trip to Falmouth to look at the historic district houses and structures and not rely just on the maps. Corey has been in touch with him.

CPC Funding: Chair Haddad said the CPC Funding deadline date is August 7th for the next round of funding. For the last 3 years, this board has put in applications to fund both the Survey and the completion of the Form Bs and funds were received. There are approx 150 Form Bs not yet completed. In the past we have asked for \$30,000 to complete 100 Form Bs. The 1st three batches have not been reviewed by this board. The application with changed dates is very simple to complete with no other changes. Funds have been allocated for the Survey, completed by Eric Dray for the 3008 historic properties in Falmouth pre-1965. 399 of the 3008 properties did not have or had incomplete Form Bs. Completion the project is wise for reporting back to the BOS.

Correspondence: Correspondence received July 9, 2019 to August 6, 2019.

Approval of Minutes: FHC Meeting July 9, 2019—To be voted on September 3.

Discussion: Annie questioned the amount of printing that is being done for the board to receive information. Corey can load applications on the website and board members like the packets that have been put together recently. Having information on website is less work and a new tool. Others like the printed copies. Per Corey: All application materials will be on the website and Corey will print out as needed.

Proposals reviewed administratively—letters of non-applicability issued:

19.39 222 Main Street Kinchla LLC Replace siding and windows

19.40 112 Shore Street Edwin P Trip III Re-shingle roof

19.41 157 Locust Street Elizabeth Moakley Trustee Replace siding

19.42 350 Palmer Avenue Michael P Lewis Trustee Re-shingle roof

Next Public Hearing Meeting Dates to begin at 5pm:

August 08, 2019 Public Hearing at West Falmouth Library

August 14, 2019 Public Hearing at Ratcliffe Room Woods Hole Library

August 22, 2019 Public Hearing at Hermann Room Falmouth Library

September 3, 2019 Public Hearing at Civil Defense Room Town Hall

Meeting was adjourned at: 7:29pm time

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