

FALMOUTH HISTORICAL COMMISSION:
February 4, 2020 Civil Defense Room, Town Hall at 6:00 PM

Present:

Ed Haddad, Chair
Annie Dean
Kara Foley, absent

Christian Valle
Corey Pacheco, Assistant Town Planner
Lee Drescher, Alternate, absent
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

Certificate of Appropriateness Decision (Public Hearing is closed.) No decision for a

Certificate of Appropriateness will be voted upon at this public meeting.

Certificate of Appropriateness Public Hearing: (comments from the public will be heard)

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 applications for a Certificate of Appropriateness were submitted before the agenda deadline on January 13, 2020

Commission Discussion ((Public comment may be allowed per an affirmative vote of the Commission.)

Tom Renshaw Admiral Hats street light presentation: The Admiral Hat light fixture installation started back in the 1950s. In 1988 there was an attempt to convert all town streetlights from incandescent to high pressure sodium. The HDC was able to convince Town Meeting to exempt the historic districts from the conversion. Currently LED bulbs are used in the vintage fixtures to make them energy efficient. The issue is to preserve the Admiral Hat light fixtures in the historic district and recognize the Admiral Hat fixtures as an historic asset for the vintage street look. The Town owns the Admiral Hat lights. Mr. Renshaw would like the FHC to support and recognize the Admiral Hat fixtures in the historic district as an historic asset.

Chair Haddad suggested the FHC complete Form Bs on the 180 HD lights with a cc to DPW to maintain and repair. The Form Bs will be keyed into the State inventory stating that the Admiral Hat is an historic asset of the Town. Write a letter to Julian Suso, Town Manager and Peter Johnson-Staub detailing this initiative.

Motion: Christian Valle/Annie Dean: Draft and send letter of support to the Town to recognize the Admiral Hat light fixtures as an historic asset in the 7 historic districts with DPW required maintenance and repair.

Vote: Unanimous

Chair Haddad stated he will write a letter to Bill Hough of the Enterprise suggesting the Enterprise alert the public to this issue. Nat Ross will contact the West Falmouth Village Association letting this organization be aware that Admiral Hat fixtures are an historical asset in their West Falmouth village.

Preliminary application review for 160 Palmer Avenue: Dan Solien, homeowner and Steve Nutter, general contractor were present. The structure is opposite Katherine Lee Bates Road on Palmer Ave and adjacent to the bus lane to the Depot and Steamship Authority parking area. Primary renovations will be done on the interior. The main house has two additions and the front façade will remain as existing. All windows will be replaced with Marvin 5 glass Integrity

window replacements and window trim detail will match existing in P5 and painted. Plans are to demo short addition and replace with a screened-in porch. A bulkhead will be added on the bus lane side towards the back. The door on the side is very short so a standard size door will be added with a 2-3 roof pitch. Skylights will be added and Chair Haddad stated that the Guidelines do not allow skylights.

Chair Haddad and the board requested from Mr. Solien the submission of the following:
Application with specs on materials and an updated architectural plan.

Steamship Authority new terminal design: Lian Davis and Chris Iwerks, BIA Studio architects were present. The current plans are in the conceptual stage. Changes: One storied terminal building, changed from a 2-storied building facing the harbor, housing the ticket office, waiting room, public, staff and family rest rooms, elevated terrace, small break room, utility and mechanical rooms and two Steamship Authority offices. It is now 800sf larger with solar arrays on the terminal roof and bus berth canopies. The terminal building will have a granite façade modeling the historic Candle House in WH with steel and cedar timbers for the structure. There will be a new two storied granite facade utility building replacing an existing building with the addition of a new wing facing the water with garage bays Mr. Davis stated that the design is driven by sustainability and resiliency with hopeful net zero energy. The solar arrays shown on the plan tonight will power up ½ of the terminal building per year. The utility building has tree interference and will be studied for solar arrays installation. Behind the utility building is a residential area and residents have objected to blocked views with two storied structures. More greenery will be added such as trees on the property line facing WH to soften the look of the Steamship terminal campus. Mr. Davis stated the next step is finalizing the design towards bidding the project in 2021. Chair Haddad said that the key to success will be the design and materials and it could be a beautiful piece of art in the sea of asphalt complementing the artsy village of Woods Hole. The board commended the Steamship Authority team for its dramatic changes in accommodating the ideas and issues raised by the Woods Hole and Falmouth communities.

Letter of Support to MHC for MPPF funds for Edward Marks Building restoration: Chair Haddad stated that the Poor House Advisory Committee was advised by MHC to apply for a grant under their MPPF program rather than the Survey Grant program as it is a precursor to a construction project last month to complement the CPC grant. Chair Haddad will write the letter of support from the Historical Commission to MHC for the MPPF Round 26 Application for preservation of this historic building.

Motion: Christian Valle/Ed Haddad: Draft and send letter of support to MHC for the MPPF funding for the Edward Marks/Poor House preservation project.

Vote: Unanimous

Transportation Management Committee appointee: Chair Haddad stated the BOS has resurrected the Transportation Management Committee and is seeking applicants including one from the FHC. Chair Haddad will contact Kara Foley to see if she is available to serve as the FHC member.

Update: Historic District Markers: Tabled

Update: Woods Hole historic district Water Street expansion: Chair Haddad stated that the WH Business Association is meeting next Monday at 2pm in the Woods Hole Library. Chair Haddad will attend and speak regarding why additional Water Street buildings are proposed to be

added to the district and many businesses are already in the HD. Several proposed buildings are historic with late 1800s dates with the historic Candle House further down on Water Street. The Candle House does not have its own address currently since it is included in a much larger property going to MLB Street and around the corner. There would be no protection for these historic buildings if they are not included in the WH HD. The current Water St. streetscape is iconic for the Woods Hole identity. Expanding the HD on Water Street protects and preserves the streetscape as you enter Woods Hole after the bridge from the Community Hall and Fire Station to the Candle House. It is negotiable since not all the buildings are historic.

Correspondence: Correspondence received January 8-February 4, 2020.

MPPF Workshop: Chair Haddad attended the workshop: January 28th in Boston for small non-profits.

Tom Bott and Chris Skelly (MHC) letters: There are preservation planning workshops being scheduled. Chair Haddad has identified which workshops have value for this board and residents: Intro to Historic Preservation, Intro to DD Bylaw, Administering DD bylaw, Establishing Local HD; Administering local HD, Intro to architectural preservation district et al. This board has done a Preservation Plan, Design Guidelines, DD bylaw is different from the state. Falmouth residents would benefit from Intro to benefits of historic preservation. This board would benefit from architectural preservation district intro: Similar to HD without the regulations. If a neighborhood has a unique character of houses, the residents can form an APD giving them control over changes in their district. When workshops are held, surrounding towns can be invited along with other commissions like Planning Board, Building Committee. Chair Haddad replied to Mr. Bott.

Approval of Minutes: FHC Meeting January 7, 2020

Motion: Ed Haddad/Christian Valle: Approve January 7, 2020 minutes, adding Frank Duffy's letter read in its entirety and attach to the minutes.

Vote: Unanimous

Proposals reviewed administratively—letters of non-applicability issued:

- 19.87 91 Palmer Avenue Cindy Moor Replace roof
- 20.01 100 Palmer Avenue W. Clark Trust Replace window
- 20.02 9 Little Harbor Rd. Wallace Stark Replace roof
- 20.03 160 Palmer Avenue Daniel Solien TR Replace window/remove chimney
- 20.05 130 Old Main Rd Gnarly LLC Install storm windows
- 20.06 5 Cottage Lane David Bryson Replace windows
- 20.07 409 W. Falmouth Hwy Shaun Geary Replace windows
- 20.08 48 Quissett Harbor Rd Salt Pond Bird Sanctuaries Repair granite revetment

Next Meeting Date: March 3, 2020 Regulatory meeting and Chair Haddad will be absent with Vice Chair Christian Valle presiding.

Chair Haddad adjourned the meeting at 7:47pm

***Please note: Agenda items may be taken out of order, by affirmative vote of FHC.**