

FALMOUTH HISTORICAL COMMISSION
Tuesday April 4, 2023 at 6pm
Select Board Meeting Room, Falmouth Town Hall

Present:

Ed Haddad, Co-Chair	Christian Valle, Co-Chair, Absent
Annie Dean	Mason Wilcox, Alternate, absent
Lee Drescher, Alternate	Melinda Tondera, Assistant Town Planner, Absent
Tamsen George	April Merriam, Recording Secretary
Joanna Reed	Jed Cornock, Town Planner

Public Comment: Public may comment on an issue that is not listed on the agenda: 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.L Chapter 40C:

23.226653 175 Palmer Ave LLC, 175 Palmer Ave – Sign Deadline: May 12, 2023

Mike McGowan of Locust Street Sign Co. was present. Application states: Install 1 double-sided standing sign on the corner of Palmer Ave and Lakeview Ave which is the former Christian Science Church building site. Location name: Falmouth Physical Therapy. Sign 38”x60” or 15.88sf. Constructed of cedar or cypress, background painted Paul Revere Blue (Pantone 302) with information in white, all semi-gloss. The natural element at the bottom of the sign is a brown wood base panel to be sealed and coated with wood preservative. Install individual letters on the façade over the door facing Palmer Ave for Falmouth Physical Therapy. Mr. McGowan: Renovations to the building are being done. The applicant was asked to return from a previous hearing for the standing sign. Color swatches were presented to the board.

Public Comment: None

Board Comment: The wood tone section element at the bottom of the sign didn’t seem to fit with the building, property area and appeared contemporary. The building has a classical look and the neighborhood has a similar look. The blue of the upper background fits. Board discussed changing coloring from brown to gray which would blend in with the surrounding buildings.

Motion: Annie Dean/Johanna Reed: Approve the standing sign and change the brown wood tone bottom section to a stained light weathered gray look on the standing sign. There are no posts, sign is ground level.

Vote: 4 affirmative audible votes and 1 abstention

23.225278 cont. Jean F. Clark, 711 W Falmouth Hwy –Construct duplex Deadline:04/07/23

Jared Chagnon, property project manager and Kevin Klauer of Ament Klauer, LLP were present. Application stated: Construct new duplex on existing property. Duplex will have 2 units with 2 bedrooms, 2 baths on 2 stories. Match existing building light yellow with white trim, gray shingles. Existing historic house ca1900.

Motion from 03/07/23 hearing: Continue application to the May meeting. Submit letter to extend deadline for 2 months.

Jared Chagnon: We have made many changes from the original plans submitted from the March 7, 2023 hearing. Revised renderings were shown via PowerPoint.

Change duplex look to a single-family look with contrasts different from existing historic house: Duplex is 20ft from large existing historic house. Add dormer and change 1 duplex front entrance to the side, rear footprint slightly changed with 1 side extended.

Non-conforming set-back for existing house. With a new building, can't take advantage of non-conforming set back. Duplex needs to be 35ft off 28A and pushing the duplex back, gets too close to the septic and parking. Move duplex back in line with the existing house and duplex can't be moved back due to location of septic system.

Duplex siding is all cedar stained semi-transparent gray shingles; white trim;

Windows: Andersen 400 Series DH without grilles and 4/4;

Front façade door: Andersen 6-pane with sidelights changed to meet with mid rail; submit specs; 2nd duplex door will be on the side. Front door will be a French door with steps and railing on the side and a landing with railing.

Driveway along the side and parking in rear.

Front facade decking: Change to full length square columns due to problems with downspouts on 1 side and a roof overhang. Can't be mimicked on the other side of the duplex.

Front façade lighting: Submit lighting fixtures at front door;

Rear lighting: Covered and down facing fixtures

Public Comment: None

Board Comments: Johanna reviewed March meeting info: Discussed if a new building is built adjacent to an older building, the goal is not to make the new building look like a barn that was always there but instead make the new building look contemporary. Talked about having new building being parallel to street, doesn't need to mimic the Greek revival style of the older house and instead have some modern details, not be the same color.

Windows: Andersen 400 Series windows needs grilles, not between the glass and keeping 4/4 and material list to be revised.

Siding: All cedar shingles

Front Door: Side light glass pieces are usually $\frac{3}{4}$ down to align with middle rail on the door.

Front downspout and corner boards: Changed and moved to other side of entry to not hide an architectural element.

Front façade exposed foundation: Attach vertical faux skirt to conceal foundation the full length on the front and then turn the corner.

Front facade decking: Change to full length square columns due to problems with downspouts on 1 side and a roof overhang. Can't be mimicked on the other side of the duplex.

Front façade lighting: Submit lighting fixtures at front door;

Hardscape: There is a rear parking lot and the front W. Falmouth Highway entrance remains on the right of the wall as existing.

Orientation of duplex: Entering property, on the left will be the entrance to one unit. The other unit has access in the parking lot between the existing house and duplex with a space between them. There will be a walkway from the parking lot to the front stairs on the unit adjacent to the existing house and there will be a walkway on the other side from the parking lot also. The main entrances will be off the kitchen in the rear of the duplex.

Rear of building lighting: Covered lighting down facing to light parking lot.

Front façade lighting: Submit lighting fixtures specs at front door

Window trim: Azek painted

Front façade shed dormers: Windows to be awning style.

HVAC: In rear out of public view

Trash/recycling receptacles: Existing receptacles at rear of house

Porch railings: Pressure treated wood painted white.

Mailboxes: Existing on West Falmouth Highway

Motion: Ed Haddad/Tamsen George: Continue application with submission of the revised plans and materials of all the changes discussed tonight from the applicant .

Vote: Affirmative, audible and unanimous

**23.225418 cont. Palmers Green LLC, 78 Main Street – After the fact approval for fence
Deadline: April 11, 2023**

Kevin Klauer: A letter was sent to change tonight's presentation to the May 2, 2023 and to extend the application deadline.

Board Comments: Fence is currently a white picket fence on the front façade facing the Falmouth Green. Not appropriate or approvable by the board.

Motion: Ed Haddad/Johanna Reed: Submit letter to extend application deadline 30 days and applicant will present during the May 2, 2023 hearing.

Vote: Unanimous, audible and affirmative.

Abutter letter from Alison Jessup of 701 W. Falmouth Hwy: Grateful for careful considering of the aesthetics to the proposed property. Current property is not being maintained in a manner consistent with the surrounding neighbors and the additional structure/tenants may be detrimental to overall feel of the area.

Mr. Chagnon has spoken with Ms. Jessup and spoken with the existing house tenants (rental property) about the current upkeep and conditions of the property.

**23.226357 Michael & Kristine Moore, 0 West Falmouth Hwy – Construct new single-family home
Deadline: May 5, 2023**

Beatrice Bunker, architect was present for the hearing for her daughter's proposed home.

Application states: Construct new single-family home.

Ms. Bunker: The house will be located on a very wooded site on the high point of the ridge on a hill above 28A. There is an existing stone wall seen on the site plan which will be preserved, and the house will be sited inward towards the east side so there will be lawn facing west. This will reduce the visual impact of the new house when driving along Rt 28A. An old farmhouse design with wraparound porch from East to West ties into a contemporary look. Roof pitch 12 to 12 pitches on main house. Architectural CertainTeed Landmark Series roof shingles in pewter wood color: two sides of the pitched roof area will have clapboard painted BM Yarmouth Blue and other two sides with natural white cedar shingles. Decking will be Meranti natural decking with milled PVC Intex railing with newel posts white and Intex balusters white. Windows: Pella, Lifestyle Series 2/2 SDL white with trim having a capital at the top and historic sub sill; Pella, Lifeline Series Lifespan Series doors white and Thermatru Fiber classic oak; wall sconces at terrace and doors, fixed; Stainless steel flue on east side of ridge not visible. South retaining wall with a walk-out and boulders will be used on the site to retain the land.

Public Comment: None

Board Comments: Front door faces east. Clapboards are painted Lifespan wood-based composite with preservatives and only used where the volume projects out past the gable roof. Painted Lifespan wood-based composite with preservatives sample presented to the board.

Motion: Johanna Reed/Annie Dean: Accept and approve the plans for the new house.

Vote: Unanimous, audible and affirmative.

23.226497 Michael Asaro, 0 Charles Ln - Construct new single-family home

Deadline: May 8, 2023

Mike Asaro, owner was present. Application states: Construct new modular single-family home.

Mr. Asaro: The house is located near Black Beach and they are working with the ConCom.

Materials: Cedar shingles stained CC gray on the front façade and the sides and rear of the house will be unstained natural cedar shingles. The trim is painted white Azek, Andersen 400 Series windows 2/2 DH with white trim. The roof shingles are Certaineed Landmark asphalt shingles. Garage doors changed from black on rendering to white with black hardware (change material list). The garage door style has not been selected. The elevation facing W. Falmouth Hyw is left and the front façade faces Charles Lane. The HD cuts through the center of the lot. Nothing will be cleared on the W. Falmouth Hyw side of the lot.

Public Comment: None

Board Comments: The house is minimally visible from W. Falmouth Hyw and the left elevation is the only visible part of the side. Azek needs to be painted per the FHC Guidelines. Garage dormers seem very narrow and look odd. Maybe it is the rendering. In the rendering, it looks like there is a porch over the front door and drawing shows no porch. Mr. Asaro stated there will be a covered porch with 3 columns and it is not clear on the drawing. Materials List: All Azek needs to be painted to look like wood. On the side is a boxed-out fireplace venting area.

Drawings and rendering do not show window trim. The trim and the cupola are additions to the plans. Lighting: Black onion lights on the front door and garage doors and need lighting specs submitted. Need garage specs. Front porch decking is gray Trex with white painted Azek risers with white columns. Andersen window grilles will be in front of the glass, not between the glass per FHC Guidelines. Mechanicals will be behind where the fireplace vent will be. The cupola will be built separately and attached. Walkway will be pavers and asphalt driveway.

Motion: Johanna Reed/Ed Haddad; Approve application as presented; submit specs to Planning Office: Garage door, front entrance and garage lighting. Azek (PVC) railings, step risers and trim will be painted to look like wood. Front façade dormers will be fully trimmed out.

Vote: Unanimous, affirmative and audible

Commission Discussion:

237 Old Main Rd – Possible site changes: Eric McLaughlin, developer was present. There have been approvals from ZBA, Planning Board, and this Commission. There are 5 significant trees in the back yard. On the SE corner, an older American chestnut, north is a grandfather's planted beech tree and part of the garage parking was going to impact the beech's root system. Further north is a fish pond with two 40-year-old juniper trees and garage impacts these trees and pond. There are 2 old Christmas tree aka spruce trees over 70f high. A torn placard was found Christmas Tree age 1 ½ years 1954. The corner of the garage is very close to the large spruce. These features are very important for this historic property and the garage's located may need to be relocated to the back of the property facing south with a design that is sympathetic to other historic garages. There is discussion about having 3 bays face W when you drive in and the 4th bay somewhat in the HD facing in another direction. None of the units will have a basement and the permitted 2-story garages will have upstairs storage area for each unit. Neighbors have provided positive feedback on the possible garage location change. The change help keep a lot of contiguous land open.

Board Comments: Chair Haddad stated the proposed carriage house design bays with salt box type roof and 2 storied looks good. Required are 8 parking spaces with 4 in the garage and 4 in

the front allows for a great reduction in asphalt paving. May have to adjust the septic system and drainage system. Garage can be slid to the left. Between the garage and the house, it looks like it will be mostly paved. Mr. McLaughlin stated there are 4 parking spaces in front of garage and one turn around for all 4. Johanna stated that 40ft is needed for a turn around area. An alternative solution is a 90-degree rotation for 3 garage bays facing Old Main Road which allows tenants to drive straight into the bay and the 4th bay to be connected to the building and set back out of the HD. The turn-around space would be 30ft wide instead of 40ft. An 8ft sloped concrete wall will be constructed with 2ft of stone on top with plantings. Two arborists advised Mr. McLaughlin to fertilize the old trees, remove dead wood and keep the trees maintained. The spruce tree is more tolerate of activity and the eastern side of the garage would be offset within 20ft of the huge spruce. The beech tree and the paving we had proposed with driveway access to garage and turn around parking are worrisome issues since Beech trees are root sensitive.

Chair Haddad: There is room and the “Christmas Tree” is problematic due to its age. Mr. McLaughlin is very interested in saving these 5 trees on this historic property. Chair Haddad: The proposed plan with the 4 bays up front will protect and preserve these trees is agreeable. Is there enough turn around room from a logistics point of view for cars to get in creating asphalt to the house? This is the concern. Moving one tree and changing the orientation of the 4 bays so that cars can drive right into the bay, results in reduction of asphalt. With this plan, ¾ of the trees are saved. Johanna stated Mr. McLaughlin is concerned about the “historicism” of these 5 trees to remain on the property. The Town views saving historic trees when they are along the streetscape; houses on private property with trees located towards the back of the property, the Town has no jurisdiction. Moving the garage forward and eliminating one of the trees are acceptable to the board. Mr. McLaughlin stated the 2nd proposal is to put 3 bays facing Old Main Road and the 4th bay closer to the house and set back attached to the building. This reduces asphalt. All bays are visible from Old Main Road. Chair Haddad stated if you made the decision to move 1 tree, this board would support you as you save the overall look of the property. The board would object to an overload of asphalt detracting this historic property. Trees can be replaced; the garage will survive for many years.

Mr. McLaughlin encouraged the board to take a walk around 237 Old Main Road.

Book of Falmouth: Chair Haddad stated there have been inquiries from townspeople with an interest in reviving this historic book. The book has been digitized per Mark Schmitt of the Historical Society, however, per Tamsen George the photographs are not clear and Meg Costello, works in the archives at Museum on the Green and would be able to offer insights from the archives. Another issue is determining an appropriate selling price. The board looked at this project 5-6 years ago and a printer was found from Chelsea who could scan and print for about \$100/copy and sell for \$150. Who is going to buy the book and is this a viable project? Chair Haddad stated the board hasn't done anything since receiving the initial letter asking the board to consider reprinting the book. There needs to be a coordinated meeting between Town Hall personnel, the FHC Board and the interested townspeople for this project moving forward. 8 Cousins Bookstore has an interest. Melinda will pull the recent letter from individuals listed who have an interest in discussion and include Michael Kasparian, Chamber of Commerce for the next meeting. The FHC will pursue this with Chair Haddad and Tamsen George overseeing the project. The text is the story and not necessarily the photographs. This preservation of this book is within the purview of the FHC.

Historic District Markers: Photographs were shown to the board of various historic markers with different shapes, materials and texts. There needs to be a more distinctive historic marker on

a pole that talks about historic downtown Falmouth at the 3 entrances to Falmouth: Sample text like **National Register Falmouth Historic District incorporated in 1712** for the tourists to learn about our historic Falmouth village. Need an urban looking plaque, telling a story, catching your attention, “Welcome to Falmouth”, easy to read and not cheap looking!! The other HDs markers on posts can be smaller, simpler, not as grandiose and with the ability to read the text while driving. Simple texts. Moving forward: 1. Choose a marker shape, get a price, then talk to DPW about installation; 2. Talk with Kiwi Sign Shop about a shape the board prefers and ask them for their ideas; 3. Determine material to be used for the plaque and pole, possibility a composite wood product; 4. Funding: Chair Haddad would need to put in a funding request to Town Hall and possibility to CPC.5. Be ready for moving forward by Fall, 2023.

Proposals reviewed administratively – letters of non-applicability issued:

3.226304 242 West Falmouth Hwy, Gary Shepherd – Replace siding on one gable end of house

23.226854 170 Old Main Rd, Amy Malone – Minisplit condenser

23.226839 157 Palmer Ave, Paul Raymer – Solar panels

23.227216 0 West Falmouth Hwy, Hawks Hill Association Inc – Sign

23.227414 492 Davisville Rd, George Leavitt – Replace garage roof

Minutes: February 7, 2023 and March 7, 2023

Motion: Approve minutes for February 7, 2023.

Vote: Unanimous, affirmative, audible

Motion: Approve minutes with corrections for March 7, 2023.

Vote: Unanimous, affirmative and audible

Next Meeting Date: May 2, 2023

Meeting Adjourned: 8:15pm

***Please note: Agenda items may be taken out order per affirmative vote by the Board.**