

HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



The Harvard Historical Commission is chartered "...to preserve and protect the historic assets of Harvard, its buildings, structures, places, sites, and surrounding settings of historical or architectural significance."

Those wishing to record any or all of the meeting must, prior to the meeting's start, alert the chair to such and the chair will announce the fact, in accordance with The Massachusetts Open Meeting Law.

Following are the **minutes** of two public hearings and a regular meeting of the Harvard Historical Commission, held at the Volunteers Room, in the Town Hall, on **Wednesday, December 4, 2019 at 7 pm**.

Submitted by George Triantaris, Secretary.

MEMBERS IN ATTENDANCE:

Pam Marston (Chair)
David Vannicola (Vice Chair)
George Triantaris (Secretary)
Steve Nigzus
Emanuel Lindo
Richard Cabelus

MEMBERS IN ABSENTIA: None

AUDIENCE: Ira Okene, Fred Hanna

TOPICS:

CALL TO ORDER:

7:01 pm

REVIEW/APPROVE MINUTES OF LAST TWO MEETINGS:

The minutes from the November 6, 2019 and November 18, 2019 meetings were approved by unanimous votes.

PUBLIC HEARINGS:

1. 24 Fairbank Street, Okene. New chimney, new windows, new door, new siding on existing family room addition

Public Hearing opened at 7:12

Presentation of application:

Fred Hanna presented on behalf of Ira Okene (Judy did not attend)

Fred stated that simulated true divided light Pella windows would be used for the project. The Okene's would like to change the design of the windows from 6 over 6 in the original plan to a custom 3 over 1 design. They feel this design will make it easier to see through the windows. There was much discussion about how these windows would work with the overall design of the house, with the existing much older colonial house, and the newer addition. Cottage (6 over 1) windows were discussed as well. Fred showed a design for the 9 light fiberglass door. There were questions about the mullions. Fred showed samples of bricks, one option is water struck which would be uniform in color and the other "rocky mountain" with gray mortar. Rocky mountain bricks vary slightly in color (which might reduce the visual impact of the large chimney). There was also discussion of the trim color which would match the existing windows ("poplar"). Existing color scheme to be replicated. Fred also talked about the back of the new enclosed space which will have a door and window consistent with the side window and door, placed in line with the existing window and door (although no drawing was prepared to show this facade).

Public comments in favor:

No member of the public appeared

Public comments against:

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No member of the public appeared

Public Participation closed at 7:34

Commissioners' Deliberation and Vote

Commissioners first considered the windows with several feeling the unique window design would not hold up over time and was too different from the colonial windows on the rest of the house, and that a more traditional window would be better suited to the house and the district (although there was a split of opinion about whether 6 over 6 or 6 over 1 (cottage style) would be better. It was decided by a vote of 4 (David, Steve, George and Manny) to 2 (Pam and Richard) to approve 6 over 6 windows. The suggested 9 light door was approved unanimously. The rocky mountain bricks were approved 4 (Pam, George, Richard and Manny) to 2 (Steve and Dave). Pam will prepare a certificate with these provisions.

Public Hearing Closed at 8:02

2. Revision of Exemptions listed in HHC Policies & Procedures document

Public Hearing opened at 8:29

Presentation of application:

George Triantaris

George framed a discussion regarding the exemptions currently listed in the HHC Policies & Procedures manual dated January 6, 2015 (version 3) on pages 35 and 36. Many of these exemptions are not desirable, and some contradict other provisions. It was proposed that this section be eliminated and replaced with a new section (2A) entitled "Exemptions from Review". Commissioners were asked to review the existing exemptions (on page 35 and 36) as well as the exemptions listed in the Bylaw (§ 48-6) and those suggested for consideration in Mass. Gen. Laws Chapter 40C Section 8 (a). Commissioners will come to the next meeting with a list of suggested exemptions to be reviewed and voted on at that time.

Public comments in favor:

No member of the public appeared

Public comments against:

No member of the public appeared

Public Participation closed at 8:33

Commissioners' Deliberation and Vote

The commissioners voted to continue the public hearing until the next meeting and to deliberate and vote at that time.

Public Hearing Closed at 8:35

NEW APPLICATIONS: None

NEW APPLICATIONS APPROVED: None

ON-GOING APPLICATIONS: None

NEW BUSINESS: None

ON-GOING BUSINESS:

1. Sidewalk project

Pam signed a letter to the Select Board drafted by George objecting to the process by which the plans for the Complete Streets project were developed without input from HHC and other commissions. The letter was sent before the town meeting on the 3rd. It was also signed on behalf of Park & Rec and by Ted Maxant. The Planning and Zoning boards did not sign the letter. The group also reviewed an email from John Martin regarding HHC jurisdiction over sidewalks and the response drafted by George. Pam reported that Alice Von Loesecke asked that

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members of the HHC attend a meeting regarding colors and other design elements of the now approved Complete Streets project. HHC members would provide advice only – there is no application. There was discussion about how to respond to this request and whether it was appropriate given that the Select Board did not solicit or allow input into the design of the project. It was decided that Richard and Pam would attend and that Richard would state that HHC members would provide advice but object to the process by which the plans were developed and the failure to seek input about the impact of the project on the town center.

2. Non-applicable applications

Discussion as to whether to create a working group to review potential non-applicable applications in order to ensure (1) a quick turn around on applications (Bylaw allows 14 days to determine if project is subject to review) and (2) that decisions are made consistently and in accordance with the Bylaw and HHC guidelines. By unanimous vote it was decided to create a “non-applicable application working group” for this purpose. The initial members will be Pam, Richard and Dave. Applications will be filed on the HHC website going forward.

3. Bromfield Wall

The Bromfield wall project continues to move forward. Manny met with other boards and committees including School Superintendent Linda Dwight. Requests were made to widen the crosswalk and broaden the corner at Pond Road. Pam to determine whether a new application would be required if the project is funded.

CORRESPONDENCE: None

REPORTS FROM COMMITTEES AND LIAISONS:

Monument Committee (DV)

Most recent meeting was postponed

CPC (EL)

Cemetery Commission

Demolition Delay Committee (GT)

Steve reported that according to the building inspector there is no provision in the building code that would protect a structure from being demolished through neglect. There are some minimal requirements to keep a building secure (for example by boarding up windows on the first floor) but these do not protect historic structures from neglect. George is attending a demolition delay conference on December 17 run by the Mass Historical Commission which may answer some questions and then will start to draft a power point presentation for the Select Board in preparation for bringing a new bylaw to town meeting.

PUBLIC COMMENTARY: None

EXECUTIVE SESSION: None

SET DATE FOR NEXT MEETING: January 8, 2020

MEETING ADJOURNED:

8:48 pm

DOCUMENTS:

Okene application

Letter sent to Select Board regarding Complete Streets Project

Email from Martin and response regarding jurisdiction of HHC over sidewalks

Draft language for exemption language