

# 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** for the regular meeting of the Harvard Historical Commission, at Hildreth House, on Wednesday, **July 10, 2019** at 7pm. 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:

**AUDIENCE:** See below

## CALL TO ORDER:

**7:03**

## TOPICS:

### REVIEW/APPROVE MINUTES OF LAST MEETING:

Minutes of June 5 meeting as corrected unanimously approved.

### PUBLIC HEARING:

1. Park and Rec: patio at The General Store, 1 Still River Road

**Public Hearing opened by unanimous vote at 7:06**

#### Presentation of application:

**Bob O'Shea presented on behalf of the Parks and Recreation Commission**

Gave background of project and described the scope and proposed materials as outlined in the application. Pointed out uncertainty caused by the sidewalk project that will interface with this project. Spoke of the small area adjacent to the General Store that would be paved and agreement that materials would be consistent. Showed samples of the patio surface "blocks" (granite) and options for the sidewalk that will abut the parking area. Mentioned that "car stoppers" would be used so that cars would not drive onto the sidewalk.

#### Public comments in favor:

**Scott Hayward, 5 Elm Street**

Asked that the granite pillars that mark the access to the cemetery be moved back to their original location. Mentioned the importance of correct drainage for the project and concerns that the surface not be slippery.

**Pat Jennings, 11 Fairbank**

Asked about the number of benches in relation to the overall size of the patio.

**Ron Ostberg, Warren Avenue**

Praised the commissions working together to find a good solution.

# HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



Raised drainage issue and how to construct the base for the patio. Recommended that the sidewalk and the patio be the same color. There was discussion of using asphalt for the sidewalk instead of bricks.

## **Billy Salter, 3 Elm Street**

Questioned the cost of the materials and had suggestions for other vendors. Suggested real not fabricated bricks and granite edging. Raised drainage issue. Chair pointed out that drainage was not an issue for the HHC.

## **John Lee, Ayer Road**

Approved of project

## **Public comments against:**

## **Daniel Page, Fairbanks Street**

Concerned about potential noise from events that might be held on the patio. This issue was referred to Parks and Rec Commission.

## **Public Hearing closed by unanimous vote at 7:57**

## **Commissioners' Discussion and Vote**

The commissioners raised and considered a number of issues including whether it made sense to wait for more information regarding the sidewalk project, concerns that the materials be different colors to highlight different grade levels and reduce the possibility of pedestrians tripping, desire that the design be simple, review of colors and objective to tie into existing style and colors (e.g. Library), and proposal that the sidewalk be constructed of asphalt instead of brick. Three motions were passed:

1. The granite "blocks" that have been used in other projects and were shown at the meeting will be used for the patio ~ passed by unanimous vote.
2. The sidewalk will be constructed of Unilock Copthorne Elegance Bricks in Burgundy Red ~ passed by a vote of 4 in favor (George, Richard, Steve, Manny) and 2 against (David and Pam)
3. The Application for Certificate approved as described with the materials selected ~ passed by unanimous vote.

**NEW APPLICATIONS APPROVED:** None

**NEW APPLICATIONS:** None

**ON-GOING APPLICATIONS:** 5 Elm Street, Scott Hayward planned for Aug meeting

Pam noted that contrary to what had been thought, commissioners can vote at a public hearing on a matter even if they have not been present for prior discussion regarding the application (at prior meetings). However, a commissioner cannot vote when a public hearing continues over multiple meetings if he/she was not present for all the sessions.

**NEW BUSINESS:**

**ON-GOING BUSINESS:**

1. HHC handbook for commissioners (EL)

Handbooks distributed to commissioners - extra copies will be given to town clerk

2. Discussion of creating a survey of historical properties in town, not just districts, in order to prepare for

# HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



## Demolition delay (GT)

There was additional discussion concerning how towns determine whether a structure is “significant” under demolition delay bylaws. The first option is the one discussed for Harvard, namely all structures 50 years or older are potentially significant. HHC would then look to additional criteria (such as architectural importance or eligibility for National Register) to make a decision. Some towns (such as Concord) have determined in advance which structures are significant (the criteria for Concord includes structures built before 1941 and (1) listed on the National Register of Historic Places, (2) listed on the State Register of Historic Places or (3) included in Concord’s Survey of Historical and Architectural Resources. This survey is included on Concord’s website so homeowners can check to see if their property has been deemed to be significant. It was also pointed out that by identifying important structures in advance it may be possible to discourage a potential demolition before it starts. There was discussion about whether the HHC should ask the select board for funds to conduct such a survey as part of the process of proposing the bylaw. There was also discussion about building a case for a bylaw by assembling a list of structures that have been lost in Harvard. Perhaps the historic society could help with this. George will investigate outcomes from other towns including houses that have been both lost and saved through the demolition delay process. He will also try to learn which towns have conducted surveys and how much they have cost. This information will be considered at a future meeting.

## 3. Discussion about non applicability applications and how to approve them (GT)

Ongoing discussion regarding changing the process for verifying that a project is non-applicable. In some towns the chair or secretary sends the proposed project they consider to be non-applicable to commissioners. If any feel the project is applicable, the topic is added to the agenda for the next meeting. Salem in particular has followed this practice this for many years. Richard will reach out to the AG office to determine whether this might create an Open Meeting Law concern. George to forward relevant information.

**CORRESPONDENCE:** Report on Ceremonial landscapes presentation June 18, 2019 at the Library (PM)

## REPORTS FROM COMMITTEES AND LIAISONS:

**Monument Committee** (DV)

**CPC** (PM) no meeting in June

**Cemetery Commission**

**Demolition Delay Committee: (PM, GT)** (see on-going business above)

1. Discuss the Tilden House article
2. Discuss how to determine significance of old houses
3. Discuss presentation to select board re Demolition delay. Find pictures of old houses torn down, most recently, Vic Minich’s on Ayer Road.

**PUBLIC COMMENTARY** None

**EXECUTIVE SESSION** None

**SET DATE FOR NEXT MEETING:** August 7, 2019

**MEETING ADJOURNED:**

**8:57**

## DOCUMENTS:

Park and Rec application