

TOWN OF HARWICH
COMMUNITY PRESERVATION COMMITTEE

Approved 1.12.17

HARWICH Community Preservation Committee

December 1, 2016, Harwich Town Hall, Griffin Meeting Room

Present: Chair Bob MacCready, Vice Chair Kathy Green, Daniel Tworek, Walter Diggs, Jim Atkinson, David Nixon, and Cindi Maule

Absent: Robert Bradley and Selectmen Liaison Michael MacAskill

Vacant: Housing Committee representative

- Meeting called to order by Chair Bob MacCready at 6:03 PM.
- Guests were welcomed.
- A motion was made by David Nixon and seconded to approve the November 10, 2016 CPC Meeting minutes.

VOTE: Yes 6; No 0; Abstain 1. Motion approved the minutes.

New Business

Presentations of CPA Applications:

HP14 Chase Library-Restoration of chimney and replacement of panflash, submitted by Chase Library, Chase Library President Judy Dolaher, project manager.

Carol Dickerson presenter:

The \$5,100 project will restore the chimney, replacing the chimney to the roof line and replacing the panflash. Their present contractor, Steve Kady from last year's CPA funded project says the chimney area shows signs of leaking, left unchecked will lead to further damage. The bricks are beyond repair. The bricks need to be removed to the roof. The photographs show the present condition. Mr. Kady is the higher bidder, but the library considers him the more credible contractor. Mr. Kady was the only guy to go on the roof to inspect the situation. He has been very thorough and is rated very highly with the Better Business Bureau. He has been in business since 1979 in North Falmouth. He is most responsible, with an eye towards preservation.

Committee questions:

- What is the estimated age of the chimney? Over 100 years?

It is thought to be original, the building dates to 1911. It will be rebuilt historically correct.

- Was the deterioration of the chimney due to lack of maintenance or age?

Age.

- Is it usable?

No. It will not be useable.

- Will the work be following the federal historical guidelines of preservation?

The work done to the chimney so far has been with historical guidelines of preservation. This will also.

- Is last year's project completed?

Yes. The library is very pleased. There are no reserved funds left.

- Age of the roof?

It is old, but O.K.. The library is saving money to replace the asphalt shingles.

- The stainless steel cap on the roof?

It is not historic, but it maybe.

- Can the chimney be restored instead of replaced?

The library did not ask that. The job would have to be done in the building. There is a cap on it. There is a lot of work to be done between the distance of the roof line and the fireplace. The contractor said he would have to replace the deteriorated brick.

- Historical contractors need to meet Federal guidelines. This is not seen in his (Kady) proposal.

His work on the chimney firebox did follow the guidelines. He reused original brick along with his private supply of old brick. He seems to specialize in that. The library will check with him on the details.

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#HP13 To electronically preserve an inventory of the Harwich Historical Society's artifacts including newly acquired Crowell Barn artifacts. Submitted by the Harwich Historical Society, Harwich Historical Society Director Janet Cassidy, project manager. New handouts revising the request.

Janet Cassidy presenter:

Harwich Historical Society (HHS) needs to revise the originally submitted request to \$3,994 for three new computers (\$830 each) instead of the refurbished computers. The computers they need to replace are ten years old (average), running unsupported Windows XP. The HHS needs to upgrade their operating programs and the current computers can't do that. The HHS's software categorizes and digitally stores their artifacts collections. The digital photos of their collections are for reference and display. Photo copies are always used for displays. They don't feel they can live without computers. The three computers they want to replace don't work together (aren't networked). New artifacts in the museum are entered onto one computer, but it can't be accessed by the other computers, which is very limiting. They can't update their operating PastPerfect program, and they can't put more data on the program now.

Committee questions:

- Public Assess?

No, the public don't use the computers, but when questions are asked, they are used to answer them. There is a search action on the program. When research questions are asked about families, etc., the responses can be brought up and seen on them. The library hopes to put their photo collection online, but they can't do that now.

- Has the CPC funded computers?

A scanner was funded before. That scanner is O.K., but the HHS needs a new printer.

- So this project is for new computers?

Yes.

- How does this fit the CPA guidelines of acquisition, preservation, rehabilitation, restoration, or creation?

A way of letting the public share. It is not enough to just have an artifact. A digital photo or to take a photograph of an artifact and to print out a copy of that artifact is a way of sharing. When something comes into the museum, we record it and then take care of it and allow others to share it. The computer is part of our process.

- What kind of other work is used on these computers?

The original application was based on refurbished computers, but our PastPerfect program won't work on them. Emails and the treasurer use other separate computers.

- Why are you not asking for a laser printer?

We were trying to be conservative.

- How were the existing computers acquired?

No idea.

- The CPA guidelines focus is to a direct use as a historical resource. In the past projects of digitizing used for public access have been approved. Resource and access - this committee will have to look how we can connect the dots.

#HP 8 West Harwich National Register District Submission, submitted by the Harwich Historic District and Historical Commission (HDHC), Sally Urbano project manager. New handouts.

Sally Urbano presenter:

This is an on-going project that began two years ago, in part funded by the CPC. It is an historic branding of Captain's Row in West Harwich, from the Dennis town line to the Herring River. A consultant is needed to complete the work needed to submit the application to the National Register of Historic Places. This is an honor. There is no governing board. There are tax rehabilitation options, and grant options for town owned and private owned buildings. This designation would bring in history loving tourists to town, increased economic development, promote preservation, and be a template for others to follow.

Committee questions:

- Impact on the current homeowners with the new designation?

No.

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- If they are under the new historic designation, how would that affect them with say their windows?

No impact. This is a national historic honor, that hasn't restrictions. The town historic regulations impact the property owners.

- Have you chatted with the homeowners?

Yes. It is a very active group, with email chains, two Facebook pages, and a drone video of the area.

- What do you mean "honorary"?

The Mass Historic Commission would review our application, if they like it, we would receive the designation.

- Aside from honorary, it is a stepping stone towards grants, etc.?

Yes, highlighting this area. That is our goal with preserving it.

- How would this affect the area?

As a preservation tool.

- This assists the homeowners in getting grants?

Yes, the homeowners can apply for tax rehabilitation credits. And this assists in getting grants. Also affordable housing can be in historic areas. There are some other things like if they allow for viewing the home. It does provide for small compensation for allowing walking by the home.

- The district?

The list of homes included will be written up with why the house is important and with what materials. Home owners can opt out.

- How does this meet CPA guidelines?

It does. We should begin with something to promote preservation.

Public Input:

Duncan Berry - spoke to the project: He has worked on the application. They had applied with 24 buildings when the Mass Historical Commission agent viewed the area; he saw 20% more that should be included, raising the number to 38. This would put the area on the automatic fast track. Each house would have a plaque and the owners would be entitled to have a tax benefit and credit to fix and maintain their homes with a direct access to preservation of historical asset.

- If you don't formally register?

Lou Urbano - This is the carrot to improve and maintain their historic properties. In combination to town work to improve the road, it brings historical charm back. This is a process - historical designation. The first step was to list all the historic homes in Harwich. This is the second step.

- The purpose of the ACT is to accomplish something. Not to disagree on the project, but how does this accomplish something?

Lou Urbano: Google it. CPC has paid for this in other towns. The ultimate goal is to preserve the buildings.

When someone buys one of these buildings, having a plaque on it, access to things to improve it, this will help instead of tearing it down. If they want to tear down a building that is over 100 years old, they have to come to the HDHC, and the most we can do is put a delay on it; can't preserve it at the cost of the homeowner. This will help.

Ralph Diamond - We haven't had a cohesive effort, this would provide that. It would raise conscious in that area. The village and the town as a whole will benefit. This is a foundation to build from.

- Is this supported by the selectmen?

Some do and some don't.

- Should this application have been submitted without the selectmen's support?

But don't all projects go before the selectmen?

- Yes. But after our review and before Town Meeting. I credit you for the work here, but some type of town official support is needed.

But the Harwich HDHC is putting it forward.

- There is another town historic (inventory) project still to be finished. Do we have that information?

We have the maps, bibliographies, histories, and how it is important to the town. More forms are needed to be filled out.

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- The historic inventory included an additional group of houses, but will that take another \$15,000 to fill out that information?

You have to go through the process. Sally did submit that with what we have. The gentleman from Mass Historic Commission said this is more important, the second phase of more detailed report work.

- Could the inventory work be used for the second phase?

The inventory could use more work. Miranda that that might cost \$25,000. A second consultant quoted the \$15,000. Increased work includes two or three of the homes are from the 1800's and two are on another street. In 1992 it was proposed that with area be designated as historic. It was conceived in 1974. This is a long process.

- It would be a good efficiencies of HDHC monitor her and direct her rather than going with a new consultant?

Lou Urbano – in discussing with the Mass Historic, their letter said unless we get a professional to do this; this is going to be hard. You have to meet their guidelines. Additional detailed work is needed. Sally will work with Mass Historic. Duncan Berry – did work with the Harwich Historical Society and used their computers. He wanted to go on record that the computers are a great way to preserve those historical documents.

#HP 7 Historic Restoration of the fence rails in the Evergreen Cemetery, submitted by Harwich Cemetery Department, Harwich Cemetery Commission Director Robbin Kelley, project manager.

Robbin Kelley presenter: The Evergreen cemetery was founded in 1807. The rail fence has deteriorated and is in really bad, dangerous condition. Replacement rails are needed.

- How bad is it?

It is metal now; originally ropes, then chains. Most of the cemeteries in Massachusetts have gone to this type of rail in the early 1900's, though not galvanized.

- Life expectancy?

There is one in front of South Harwich; it has lasted a long time.

- How is this a preservation over a maintenance project?

Maintenance is when you can replace a broken rail, say by snow damage. We want to bring this fence back to what it should be. If you look at other cemeteries, you want it to be that type of fence.

- Why not chain?

We think that wouldn't hold up and be extraordinarily expense.

- Have these pipes gotten designated as a historic resource?

They did replace pipes in Boston.

- The fence itself dates back to the 1800's. If you are trying to preserve it, then why wouldn't you start there?
You would need to meet the Federal historic guidelines.

Unknown. Those concerns would have to go back to historic preservation.

Open discussion with the public on #R2 Hinckley's Pond Restoration.

Stan Selkow – he was not at the project presentation and wanted to address a couple things.

1) To talk about the perception of it being a public pond. It is a town beach. The town's beach stickers show it as a public pond. They don't show six other town ponds. Massachusetts recognizes it as a public pond. It is greater than 10 acres. And under hunting and fishing, they list it as public.

2) Where it meets preservation (project). It is a damned up herring run. It feeds other waters. The cranberry bogs and drinking waters are affected by it. The cranberry bogs are irrigated. The water has signs of bacterium. Two types of dangerous bacteria have been detected. The water runs off the pond to where there is fishing. People can become sicken from this. It is also part of the Monomoy Lens drinking water system. In 1988 Brazilians were sicken and died from this problem.

- Where is the algae bloom?

There are several types of bloom. There is a bacterium present when the water loses oxygen. This summer had some blooms and historically it has some.

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Lou Urbano – said he was 100% in favor of cleaning up all ponds. He wants a plan though to do this. He questioned the technique. He is concerned with it not being a part of the capital plan. And it is a 10-year process. Two years ago he offered a natural way to consistently keep it in check, but they (the town) didn't take it up.

Stan Selkow answered - Hinckley's Pond has the most need. Why treat with alum? In 2012 they looked at what keeps from growing phosphorus. It is released when the water is non-aerobic and has summer heat. Aluminum binds really well with phosphorus. The water on the bottom would need to churn. Maybe they could put solar panels on the pond to do that. But the FAA recognizes it as a landing strip, so they cannot put up panels. This is an expensive process of application and testing. We treated Long Pond with Brewster with alum. It is still in good shape.

Mr. Urbano - suggested Mr. Todd's water treatment plant project in Naples, Florida as an alternative. At 25 years old it is still going strong. He would still want a plan for all the ponds. In future years we will need to treat other waters. It's a reoccurring cost. How will the CPC deal with it? And chemicals are an issue. He will send Mr. Selkow some information.

- We want the town input. We need to see how is this committee fits this into the guidelines. Are there additional regulations on the property owners, anything on the upstream property owners to prevent their industry problems? It is in the capital plan now, but they need to get it done. The guidelines - the ACT is almost entirely about land, not water. What is being done about contributing factors? And this is part of the waste water plan. CPA funds are to go towards capital improvements. How does this fits?

Stan Selkow - Once the alum binds with the phosphorus, it is done. In the 2012 report it was established a large majority of the phosphorus was from the bogs. They couldn't detect what type of fertilization was used to create it. It is hard to know what is in the fertilizer formulas.

- We want to see the septic systems addressed.

S.S. - Yes. Brewster is considering a new plan.

- We aren't Brewster. We want to actively push pond residents to clean up their septics and not to use fertilization. There are concerns that the town saw that Eastham used CPA funds for this and they didn't pursue other active options.

S.S. - The 2012 report said this was the situation and gave this recommendation.

- What happens to the pond's bottom?

S.S. - The treatment becomes an inert state. It can't be dredged.

- The ACT is concerned with the land. And the pond bottom is that connection. The CPC isn't in the waste water business. The town should be concerned with that and water drinking issues. Look at the Muddy Creek project.

S.S. – Looking to the preservation of Harwich of two of its most iconic things: 1) herring run and 2) cranberry bogs.

There is a concern with it getting out that we are irrigating the cranberry bogs with this water. This water also runs over the dam. There are eagles nesting in here.

Old Business

- Update on financials:

The State has allocated 23% of tax surcharge to Harwich. The average town disbursements were about 30%, though some towns did received 100%; no idea why. Chair MacCready updated CPC spreadsheets.

Harwich Historical Society's Janet Cassidy requested permission to change the material for the plaque at the cannon installment. The previous project overran the estimated costs because of the lack of planned volunteer labor. To stay in budget they would like to substitute granite for brass. Jim Atkinson said he was concerned that they overran their expenses and didn't come to us to let us know. He said he was concerned that they weren't going to do what was approved. Ms. Cassidy explained with the loss of the volunteers they decided to do the work before the winter weather hit. The situation was discussed. The committee could decide to allow a change in a component on the application or the project stops before a plaque is installed.

- A motion was made by David Nixon and seconded to amend the declaration to go to granite.

VOTE: Yes 7; No 0; Abstain 0. Motion approved the change.

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South Harwich Meeting House's Judy Ford questioned how to get their submitted bills/invoices paid faster. She has had difficulty getting her submitted bills paid by the town; many of her contractors are upset. Chair MacCready said it was all on him and apologized. They are trying to get funds applied from unspent warrant articles, but there really isn't a way to get this process streamlined.

Harwich Cemetery Commission Administrator Robbin Kelley returned to tell the committee that she did see that Dennis did their CPC cemetery fence project, noting c.1853. It was questioned if they had historical designation and was the work under the federal guidelines? She will provide more information to this committee.

It was suggested that next year's CPC Application should ask how the project meets the ACT's requirements, list them, and state that the work must comply with the federal historical guidelines. Vice Chair Kathy Green made a note of this.

Other

o November Payroll for Board Secretary:

A motion was made by Dave Nixon and seconded to pay the Board Secretary for 4 hours.

VOTE: Yes 7; No 0; Abstain 0. Motion passed unanimously.

Chair MacCready has not received any other information from presented applications. In theory this committee uses the deadline as the cut-off date for any new application requests. It was discussed if this committee didn't receive any answers to their questions during the presentations, the lack of that information might work against the vote of support. If no additional information is received, that non-compliance could mean the application could be returned to the submitter, because it was incomplete and shouldn't be voted on. An application can be resubmitted the next year, as this has happened.

Adjournment 8:22 PM.