

Bourne Historical Commission
30 Keene Street – P.O. Box 3131, Bourne, MA 02532
Regular Meeting
December 14, 2021

Chairman Carl Georgeson called the meeting to order at 10:00 a.m.

Members Present: Deborah M. Burgess, Jean Campbell, Blanche Cody, Carl Georgeson, Neil Langille,
Mary P. Reid, and Judith Riordan
Associate Members: Karl Spilhaus and Richard Kantor

Public: Kenneth Murphy, Town of Bourne, Inspector of Buildings, Owners of 380 Wings Neck Road, Pocasset,
Olga and Max Rivkin and their daughter, Nichole Rivkin

To accommodate Kenneth Murphy and Olga and Max Rivkin, discussion of the Demolition Delay Order placed on 380 Wings Neck Road, Pocasset, on August 24, 2021, was held at the beginning of the meeting.

Kenneth Murphy told the Commission that he has been working with the Rivkins to resolve the findings. The Rivkins have had a structural engineering report done on the property which shows the structure is not in salvageable condition. Members told Ken that the Commission had not received a structural engineering report with the packet of information received for this property.

Chairman Georgeson read the draft of a response to the Rivkins letter. Copies were given to Ken Murphy and the Rivkins. This letter was not voted on and had not been sent to the Rivkins.

Karl Spilhaus said the purpose of the Demolition Delay Order is to give parties a chance to address the options available to preserve the significant building.

Olga Rivkin said that they were not aware they could have appeared at the hearing. She said that they bought the property two years ago in October. They had no intention to keep the house. She reported that the Wings Neck Trust supports demolition and so do the neighbors.

The Commission told them that no neighbors nor anyone from the Wings Neck Trust appeared at the hearing. The Commission didn't have any of that support presented.

Max Rivkin said that the Wings Neck Trust can't, according to their bylaws, weigh in on what is built on the properties. The only thing they do control is the number of structures on a property. He stressed that the house is 75 years old and cannot be seen from any of the neighbors.

Jean Campbell said that the Commission is only concerned with the exterior of buildings. We do not have a say in the interior. Interiors can be gutted as long as the exterior remains substantially the same.

Olga Rivkin said that the roof, the foundation, lack of energy efficiency, all need to be addressed to make it structurally sound. Max added that there is lead paint throughout and there may be asbestos to be removed. For these reasons the family does not live in the house.

Deborah Burgess said that pictures of the damaged areas would be helpful. Blanche Cody added that the Commission is not obstructionist but we need to have information to make a fair decision.

With the information presented, the Commission couldn't render any decision at its hearing on August 24, 2021, except to issue a Demolition Delay Order.

It was decided to discuss the Demolition Delay Order placed on this property on August 24, 2021, at the January 11, 2022, meeting.

Olga, Max, and Nichole Rivkin left the meeting.

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Deborah Burgess asked Kenneth Murphy if the Commission, when presented with a similar problem during a hearing, should instead of issuing a Demolition Delay Order continue the hearing to a future date. This would avoid sending letters to town, county, and state boards informing them of the demolition delay. When a demolition delay is lifted, letters to that effect have to be sent to the same originally sent to. With a continuance, no letters are necessary. A Demolition Delay can always be enacted at a later date. Mr. Murphy agreed that that would be a good method for dealing with these problems.

Deborah Burgess asked about packets of Demolition Delay information not having all the material it should have. Kenneth Murphy said to email himself, Anne Gutterson, and Tracy Sullivan in Planning to get materials.

Chairman Georgeson gave a copy of a letter dealing with Emergency Demolitions to Kenneth Murphy. This letter was sent a year ago to several town boards and the Commission didn't get a reply from any of the boards. The letter had been sent to Mr. Murphy.

Mr. Murphy will be coming to the meeting on January 11, 2022, for the decision on 380 Wings Neck Road, Pocasset. At that meeting he will have a response to the Emergency Demolitions letter.

Return to the order of the Agenda.

Secretary's Report: November 9, 2021, was accepted as printed.

Unfinished Business

- * Local Historical Commission News –
 - * Soldiers' and Sailors' Monument State Restoration Nomination - Preservation Awards were on hold because of the pandemic. No further information at this time.
- * Demolition Delay Public Hearing Schedule – There are 2 properties for Demolition Delay for the December 28, 2021, meeting. The locations have not been received at this date.
- * 380 Wings Neck Road, Pocasset, placed on Demolition Delay on August 24, 2021, for the specified 1-year order – See above for discussion with Kenneth Murphy and the owners.
- * National Historic Register Plaques – Completion of installation of plaques for the Historical Center and Town Hall has been on hold due to the pandemic. Carl Georgeson will talk to Glenn Cannon, Assistant Town Administrator to see when the installations can be done.
- * Work Group Reports –
 - * Buzzards Bay Bank Pediment, Signage, and Main Street History – Judith Riordan reported that she met with Glenn Cannon, Acting Town Administrator. He told her she has to go before the Sign Review Committee and has a form to be filled out for them. It then goes to Planning and eventually to the Board of Selectmen. Glenn Cannon suggested she may be able to find a company on Cape which can do the signage. She also told Glenn Cannon about an idea the Commission has discussed about having signs along Main Street to tell the earlier history. He was enthusiastic about that.
 - * Demolition Delay Law Review – No report.
 - * Hoxie – Overseeing of Historical Restriction dated June 9, 2015 – The Town is looking to sell the property. The secretary did email Jennifer Doherty of the Massachusetts Historical Commission to make sure that the Historical Restriction stays with the property when sold. There was no reply from Ms. Doherty. Members suggested contacting Sarah Korjeff of the Cape Cod Commission. The secretary will do so. Once verified, the Chairman will notify Glenn Cannon, Interim Town Administrator, and the Selectmen.
 - * Historic Survey and National Register – Deborah Burgess reported that the Public Archeology Laboratory (PAL) has sent the survey for Rocky Point, Shore Road Red Brook Windmill, Perry/Brownson House on County Road. All been proofed and PAL has been notified that they are approved. Scraggy Neck survey has been forwarded to Karl Spilhaus for proofing. He will read and refer the survey to resident of Scraggy Neck to proof the history. Karl also proofed the Rocky Point survey. The application for the Pocasset Community Building has been proofed and approved for sending to the Massachusetts Historical Commission for review.
 - * Publishing – No report

- * Historical Center – Repair of stained glass windows in Reading Room and Main Entrance – Blanche Cody reported that she had read the Scope of Work and found it to be complete and satisfactory. There was a brief discussion about hiring someone to oversee the work. That is problematic. How do you find someone uniquely qualified in repair of historic stained glass? Since the windows have to be removed from the casings and taken to the contractor's location to do the necessary repairs, it would be hard to oversee that part of the operation. When the windows are reinstalled and the necessary storm windows are installed a closer examination of the work being done can be made. It was decided that Blanche Cody and others will be able to oversee the project.

New Business

- * Town Hall report – None at this time.
- * General Operating Concerns – Deborah Burgess read a letter from Jennifer Chisser of the Bourne Natural Resources Dept. She was writing to find out about conserving a Town of Bourne Seal flag which has been displayed along with an American Flag next to the 1918 turnkey clock. Several names were suggested for consultation about this. The secretary will send emails to Mary Sicchio and Judy McAllister.
- * Excused Absences: None
- * Next Demolition Delay meeting – December 28, 2021 – The Secretary asked those present, who would be unable to attend this meeting. Jean Campbell, Carl Georgeson, Neil Langille are all unable to attend. Mary Reid was uncertain if she could attend. That means 3 members – Deborah Burgess, Blanche Cody, and Judy Riordan – would be able to attend. To make a quorum, Associate Member Karl Spilhaus would serve.
- * Next regular meeting will be January 11, 2022.
- * Members were reminded to contact the Secretary if they have anything to be included on the next Agenda.

The meeting was adjourned at 11:25 a.m.

Deborah M. Burgess
Secretary/Treasurer
Attachments:
Agenda

