



# HISTORIC DISTRICTS COMMISSION

## Public Meeting Minutes

### Thursday, January 5, 2023

### Virtual Public Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a virtual public meeting via Zoom on Thursday, January 5, 2023, at 7:00 P.M.

Commission Members Present: Luis Berrizbeitia, Melinda Shumway,  
Associate Members Present: Henry Moss, Dennis Fiori, Kate Chartener, Katharine Mast,  
Members Absent: Paul Ware, Walter Clay, William Huyett, Timothy Whitney  
Staff: Ann Clifford, Senior Planner  
Hayleigh Walker-Kurland, Administrative Assistant

Chair Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were acting Chair Berrizbeitia, Katherine Mast, Kate Chartener, Dennis Fiori, Henry Moss and Melinda Shumway.

#### **NEW PUBLIC HEARINGS**

**58 Monument Square - North Bridge/Monument SQ Historic District** to install a stone bench in the front lawn.

Maynard Forbes appeared for the hearing on behalf of the Concord Masonic Corporation that would like to install a granite bench in the front lawn of 58 Monument Square beside the existing flagpole within 36" of the municipal sidewalk and facing the bus stop. Mr. Forbes explained that the bench could serve as a place of respite for those waiting for the bus. The proposed bench would be approximately 5ft long and 15 inches in height with a width of 18 inches. It would be placed on a cement base and engraved with the words "Corinthian Lodge 1797" in Latin font.

Chair Berrizbeitia requested that the Applicant provide a more detailed diagram of the proposed bench for administrative approval.

Ms. Chartener asked if the bench will have a base of bricks as shown in the picture the applicant provided and Mr. Forbes explained that the bench would have a concrete base. She then asked if the bench was meant to serve as a monument or simply be a place to sit. Mr. Forbes stated that the bench would be both a sitting area and an acknowledgment of the Lodge's history as it was founded in 1797 by Paul Revere.

Mr. Fiori and Ms. Mast had no issues with proposed bench.

Mr. Moss noted that the sidewalk in this area is new, and he felt that the concrete base was a good option.

Ms. Shumway suggested installing a plaque beside the bench that outlines Paul Revere's involvement in the founding of the Lodge. She felt that it would be an important historic reference for pedestrians and visitors to the Town. Mr. Forbes noted that information on the Lodge and its connection to Paul Revere is readily available to any visitors to the Lodge. Ms. Shumway noted that the Lodge is open to visitors a limited number of times throughout the year and having this plaque might generate more interest.

Chair Berrizbeitia agreed that the bench presents an educational opportunity. He reiterated that the Applicant must provide a detailed diagram that includes any revisions to the project. He asked Mr. Forbes if the Lodge would be open to installing a plaque near the bench. Mr. Forbes felt that a plaque installed on the Lodge itself by the doorway or a different inscription on the bench would be preferable to adding a separate structure on the lawn.

Chair Berrizbeitia opened the hearing for public comments and there were none.

The Commission discussed whether the application should be continued to the next meeting.

Ms. Chartener moved to continue the application of the Concord Masonic Corporation, North Bridge/Monument SQ Historic District, to install a stone bench in the front lawn at 58 Monument Square to the meeting of January 26<sup>th</sup> 2023. Ms. Shumway seconded the motion. Chair Berrizbeitia, yes; Kate Chartener, yes; Katherine Mast, yes; Mr. Fiori, yes; Ms. Shumway, yes. The motion passed (5-0) by a roll call vote.

**229 Lexington Road - American Mile Historic District** to replace one window and French doors.

Lydia Gregoret appeared for the hearing and gave an overview of the proposed project. The sash of the existing window they would like to replace on the east side of the property is decayed. The proposed window will be made of wood with integrated light technology to match the other previously replaced windows. The existing French doors that they propose to replace are located on the west side of the property. Ms. Gregoret explained that the existing doors were made of poor-quality material and the grills are constantly falling out. They would like to replace them with something more modern, insulated, and operable. She also noted that everything will be painted to match the existing trim color.

Chair Berrizbeitia asked for Ms. Gregoret to provide the material specifications for the doors and window. Ms. Gregoret stated that she did not have the information available at that time. Chair Berrizbeitia noted that this information could be provided afterwards and approved administratively.

Mr. Fiori, Ms. Mast, Ms. Shumway, and Ms. Chartener stated they had no issues with the proposed work since the proposed upgrades are necessary.

Mr. Moss requested clarification on the proposed window. Ms. Gregoret reiterated that the proposed windows will be made of wood with integrated light technology.

Chair Berrizbeitia opened the hearing for public comments and there were none.

Ms. Chartener moved to approve the application of Lydia Gregoret and Charles Wilson, American Mile Historic District to replace one window and French doors at 229 Lexington Road on the condition that the applicant provide the material specifications. Ms. Mast seconded the motion. Chair Berrizbeitia, yes; Kate Chartener, yes; Katherine Mast, yes; Mr. Fiori, yes; Ms. Shumway, yes. The motion passed (5-0) by a roll call vote.

## **APPROVAL OF MINUTES**

Documents:

1. Minutes from 11/3/23, 11/22/2022 Historic District Commission Meeting

Ms. Chartener moved to approve the minutes of 11/3/23 and 11/22/2022. Ms. Mast seconded the motion. Chair Berrizbeitia, yes; Kate Chartener, yes; Katherine Mast, yes; Mr. Fiori, yes; Ms. Shumway, yes. The motion passed (5-0) by a roll call vote.

Chair Berrizbeitia requested that the Commission postpone the vote for HDC officers until the meeting of January 26<sup>th</sup> 2023. Ms. Chartener moved to postpone the selection of officers, namely Chair, Vice Chair and Secretary to the meeting of January 26<sup>th</sup> 2023. Ms. Mast seconded the motion. Chair Berrizbeitia, yes; Kate Chartener, yes; Katherine Mast, yes; Mr. Fiori, yes; Ms. Shumway, yes. The motion passed (5-0) by a roll call vote.

**The meeting was adjourned at 7:46 p.m.**

The next Historic District Commission meeting is scheduled for Thursday, January 26th, 2023. Documents used during the meeting are on file in the Planning Division Office.

Minutes Approved on: 4/6/23