



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, February 20, 2020
First Floor Conference Room, 141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, February 20, 2020 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Paul Ware

Associate Members Present: Kate Chartener, Abigail Flanagan

Commission Members Absent: Katharine Mast, Melinda Shumway

Staff: Heather Carey, Administrative Assistant

Also Present: Margaret Greenough, 339 Main Street
Joel Johnson, 339 Main Street
Patrick Taylor, 525 Lexington Road
Donald Rand, for 28 Cambridge Turnpike
Abraham Rand, for 28 Cambridge Turnpike
Sarah Grimwood, 520 Lexington Road
Michael Kielty, 520 Lexington Road
Matt Andersen-Miller, 71 Jennie Dugan Road
Jane Hotchkiss, Select Board

Peter Nobile called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Ms. Glenn, Mr. Nobile, and Mr. Ware

NEW PUBLIC HEARINGS

28 Cambridge Turnpike – American Mile Historic District, to replace gutters

Chair Nobile opened the hearing and reviewed the application. Donald Rand of Rand's Carpenter Service appeared for the hearing. He explained that the owners are looking to replace the existing wood gutters on the barn because they have deteriorated over time. The gutters on the back of the barn had previously been replaced with galvanized metal and they are looking to replace the front wood gutters with the same material. The galvanized metal gutters do not require ongoing maintenance as wood gutters do. Mr. Berrizbeitia commented that the barn doesn't stand out in the streetscape and thought that galvanized metal gutters could be appropriate. Mr. Ware asked about the maintenance cost for wood gutters. Mr. Rand commented that the choice for metal gutters wasn't about cost but the continued maintenance. A Commissioner commented that a painted gutter would create as much maintenance as a wood gutter and thought that another material should be chosen. Ms. Glenn questioned whether they could use a composite as others have done in the past for other similar replacements. Mr. Rand commented that they had not considered other materials because the galvanized metal matched the replacement gutters in the back of the barn. Commission Members asked if they could provide a sample of other gutter options and come back to the next meeting.

Chair Nobile opened the hearing for public comment and there was none.

Ms. Glenn moved to continue the application of Donald Rand for the Ralph Waldo Emerson House to install gutters at 28 Cambridge Turnpike to the March 5, 2020 meeting. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: photos

399 Main Street – Main Street Historic District, to replace windows

Chair Nobile opened the hearing and reviewed the application. Margaret Greenough and Joel Johnson appeared for the hearing. Mr. Greenough gave an overview of projects completed since purchasing the house. He explained that they are proposing to replace a row of 3 casement windows with 2 double hung windows that will match the height of existing windows located on the left. Chair Nobile confirmed that the trim would match existing. Commission Members discussed the existing shutters and suggested removing the shutters but left the decision to the homeowner.

Chair Nobile opened the hearing for public comment and there was none.

Ms. Flanagan moved to approve the application of Margaret Greenough and Joel Johnson to replace windows at 399 Main Street. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: elevations, existing conditions photos

525 Lexington Road – American Mile Historic District, to remove utility poles and install underground electrical service including transformer and equipment, and to install landscape screening

Chair Nobile opened the hearing and reviewed the application. Norman Wellen of Wellen Construction appeared for the hearing. He explained that they needed to upgrade their electrical service and move the wires underground which has created the need for electrical equipment to be mounted on a wood panel by the street. He explained that they have installed temporary screening for the winter months. Ms. Glenn asked about the height of the panel and Mr. Wellen commented that it stands about 5 feet tall. Mr. Berrizbeitia commented that the panel is very visible from Lexington Road. Ms. Flanagan commented that she would like to see a condition that includes landscaping with ongoing maintenance to screen the panel entirely and maintained. Commission Members discussed landscape materials.

Chair Nobile opened the hearing for public comment.

Sarah Grimwood of 520 Lexington Road commented that she was happy to hear that landscaping would be added.

Mr. Ware moved to approve the application of Wellen Construction with the condition that screening of the electrical panel effectively in the owner's discretion that it is completely screened on all sides and is maintained. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: existing conditions photos

OTHER BUSINESS

Discussion: Expanding The Historic Districts – Jennie Dugan Road – Matt Andersen-Miller appeared for the discussion and explained that Lincoln had recently adopted a historic district that included 22 contemporary and deck style houses and his neighbors on Jennie Dugan Road are hoping to do the same. He presented photos of the houses in the neighborhood and a map which outlines which houses are deck houses. Commission Members discussed reaching out to Lincoln for more information. Mr. Ware commented that research on deck houses needs to be conducted to answer the question of why the Commission would want to protect these houses. Ms. Flanagan commented on updating the guidelines to include wording that would include these houses. Mr. Berrizbeitia explained that there are sections of the guidelines that explain the preservation goals for each district. He also stated that the houses in this neighborhood are expressions of that time period in Concord. Chair Nobile commented that the HDC should begin a general outreach/education effort to help the neighborhood and the Town better understand the importance and particular advantages of historic districts, as well as the more general purpose and intent of the HDC. Ms. Flanagan reiterated that the neighbors, Commission, and Town residents need to be educated on what historic district is and why it is important to include these houses. Ms. Chartener

agreed to take the lead with initial research. Mr. Ware suggested researching the history of deck houses on a national and local scale and researching out to the neighborhood for discussion. Ms. Chartener commented that she would reach out to a Historic District Member from Lincoln and to research where this may have been done in other parts of the state. The Commission discussed a future site visit to view the neighborhood.

2020 Preservation Award Nominations – Ms. Glenn suggested the Haines Hobson House at the Concord Academy and whether the Concord Academy could be nominated for the Life Achievement/Preservationist of the Year category. The Commission discussed other projects but didn't feel strongly that any should be awarded. Chair Nobile stated that he would reach out to Annette Bagley to see if this could work.

Discussion: Associate Members – The Commission discussed two open seats for Associate Members. The Chair commented on Dennis Fiori's desire to return to the Commission and whether that was feasible. Mr. Berrizbeitia voiced his overall concerns for a Commission Member to serve longer than one associate and full member term. Ms. Hotchkiss stated that she would verify the feasibility of a Member serving multiple terms. The Commission discussed finding another architect for the Commission. Ms. Chartener commented that she would reach out to a semi-retired architect in Town to see if there was any interest.

Discussion: Warrant Article #48 – Chair Nobile asked for a Member to attend the Public Hearing for this Warrant Article. Mr. Berrizbeitia commented that he didn't feel that the entity who nominates a member really make a difference. Ms. Flanagan commented that the process for which nominations are made may need to be changed as a whole. Ms. Flanagan volunteered to attend the Public Hearing and report back at the next meeting.

Approval of Minutes

Documents:

1. *Minutes from 1/2/2020 Historic District Commission Meeting*

Ms. Flanagan motioned to approve the minutes from the January 2, 2020 meeting as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. *Minutes from 2/6/2019 Historic District Commission Meeting*

Ms. Flanagan motioned to approve the minutes from the February 6, 2020 meeting as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Ms. Flanagan moved to adjourn. Ms. Glenn seconded the motion. The motion passed (5-0).

The meeting was adjourned at 8:30 P.M.

The next Historic District Commission meeting is scheduled for Thursday, March 5, 2020.

Documents used during the meeting are on file in the Planning Division Office.

Respectfully submitted by:
Heather Carey, Administrative Assistant

Minutes Approved on: 3/5/20

Nea Glenn, Secretary