



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, April 4, 2019
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, April 4, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Nea Glenn, Mark Giddings, Justin King, Peter Nobile, Luis Berrizbeitia

Associate Members Present: Abigail Flanagan, Melinda Shumway

Commission Members Absent: Kate Chartener, Paul Ware

Staff: Heather Gill, Senior Planner
Heather Carey, Administrative Assistant

Also Present: Jean Halloran, 100 Keyes Road, Unit #110
Jim White, 175 Sudbury Road
Lise Holdorf, 449 Barretts Mill Road
Melissa Maxwell, 449 Barretts Mill Road
Nancy Nelson, 1695 Lowell Road
BJ Dunn, Minute Man National Historical Park
Sara Zarrelli, 269 Monument Street
Josh Hasenfus, 269 Monument Street
Nancy Fresella-Lee, 140 Walden Street
Andrew Peddar, 252 Main Street
John Ferrell, 853 Strawberry Hill Road
Mary Ann Upton, Architect, designLAB
Lisa Giersbach, Landscape Architect, G2 Collaborative

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

CONTINUED PUBLIC HEARINGS

52A Barretts Mill Road, Barrett Farm Historic District, to install two gothic-style high tunnels

Chair Nobile opened the hearing and reviewed the application. Mr. Giddings recused himself from the hearing. Chair Nobile asked Ms. Flanagan if she would vote for this application. The applicants Lise Holdorf and Melissa Maxwell appeared for the hearing. Ms. Holdorf explained that they had received previous approval for two high tunnels last year one of which has been constructed and construction on another smaller one has started. She explained that they have received more funding and are looking to add two more high tunnels for crop rotation and to extend the growing season. Mr. King asked if they would need more of these tunnels in the future. Ms. Holdorf explained that they only need the three tunnels for a three year crop rotation.

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

Mr. Berrizbeitia moved to approve the application of Barretts Mill Farm to install two gothic-style high tunnels at 52A Barretts Mill Road as submitted. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Site Plan, Existing Conditions photo with proposed high tunnel rendering.

129 and 151 Main Street, Main Street Historic District, to demolish portions of the building, construct a single-story addition linking the Heywood-Benjamin House to the Concord Free Public Library, renovate existing buildings, and make numerous site improvements.

Chair Nobile opened the hearing and commented that the applicant requested a continuance to the April 18, 2019 meeting.

Mr. Giddings moved to continue the application of Johnson Roberts Associates, Inc., to demolish portions of the building, construct a single-story addition linking the Heywood-Benjamin House to the Concord Free Public Library, renovate existing buildings, and make numerous site improvements at 129 and 151 Main Street to the April 18, 2019 meeting. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

OTHER BUSINESS

Approval of Minutes

Documents:

1. Minutes from 3/7/2019 Historic District Commission Meeting

Mr. Giddings motioned to approve the minutes as amended. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

2. Minutes from 3/21/2019 Historic District Commission Meeting

Staff commented that the minutes had not yet been completed and will be ready for the next meeting.

Other

Mr. Berrizbeitia commented on documentation that he asked Staff to forward to Commission Members guidelines that he found on how to be as objective as possible when making decisions on proposed projects. He explained that these guidelines from the National Park Service address how to assess buildings, landscaping and sites for their historical relevance. He explained that these guidelines give objective checkpoints in making a determination including relationships to other buildings etc. Chair Nobile talked about looking at other historic guidelines in other communities and asked that Commission Members read over these documents for discussion at a future meeting.

NEW PUBLIC HEARINGS

100 Keyes Road, Unit 110, Main Street Historic District, to replace wood panel with glass window

Chair Nobile opened the hearing and reviewed the application. Jean McClung Halloran appeared for the hearing asking to replace an exterior wood panel in her condominium unit with a glass window panel. Mr. Giddings asked if Ms. Halloran knew why wood was used instead of glass. Ms. Halloran stated that the wood panels were original to the structure and were there before the building was converted to condos. Ms. Glenn asked if she had received approval from the condo association. Ms. Halloran stated that the condo association approved the window with the condition that the HDC also approved the window. Chair Nobile stated that adding another window panel would not significantly change the random nature of the windows and exterior appearance of the building.

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

Mr. Giddings moved to approve the application of Jean McClung Halloran to replace wood panel with glass window at 100 Keyes Road, Unit 110 as submitted. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing Conditions Photos

269 Monument Street, North Bridge/Monument Square Historic District, for a seasonal event tent

Chair Nobile opened the hearing and reviewed the application. Sara Zarrelli and Josh Hasenfus of The Trustees appeared for the hearing asking to construct a white 20' x 40' seasonal event tent to remain up through the summer and fall months. Mr. King stated that he felt that 6 months would be a reasonable amount of time for the temporary tent to be up. Chair Nobile asked if they ever expand the size of the tent for events. Ms. Zarrelli stated that the tent remains the same size all season but that they also put up 10' x 10' tents for daily use that are removed at the end of each day. Mr. King asked if this certificate would apply for multiple years or just this year. Mr. Giddings stated that he felt that the Certificate should only be granted for one year. Ms. Glenn asked if the location of the tent had been relocated closer to the fence in recent years. Ms. Zarrelli stated that in past years there were more weddings which would require the tents to be placed in different locations. Ms. Glenn recommended that the four crab apple trees listed on the submitted landscape plan are included as a condition for the screening of the tent.

Chair Nobile opened the hearing for public comment. BJ Dunn from the Minute Man National Historical Park stated that he was in favor of the tent but asked that the Old Manse coordinate events with them so that they can be assured that necessary parking is available for both parties.

Mr. Giddings moved to approve the application of The Trustees for a seasonal event tent at 269 Monument Street as submitted with the condition that 4 crab apples trees be planted for screening and that the tent can be erected for six months from April 10, 2019 through October 10, 2019. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Tree Removal, Planting, and Invasive Management Plan dated October 15, 2018, Street View Photographs

OTHER BUSINESS:

269 Monument Street – Josh Hasenfus of The Trustees stated that they met with the Commission recently and received approval for a natural gas line and stated that the price for natural gas has come into question. He explained that they are exploring the option of using an underground propane tank in its place. Chair Nobile stated that this change seemed reasonable but that they would need to submit a formal application. Mr. Hasenfus also explained that they intend to replace the roof on the Shay shed using wood shingles as is currently installed. Commission Members agreed that the roof replacement would be considered a replacement in kind and would not require an application.

252 Main Street, Main Street Historic District, to install HVAC unit and temporary parking

Chair Nobile opened the hearing and reviewed the application. Andrew Peddar appeared for the hearing and presented the application to install a temporary parking area and to install an additional HVAC unit. Mr. Peddar explained that crushed stone was added to a muddy area near the driveway so that cars wouldn't get stuck when parking and turning around during construction. Mr. Giddings asked for a time line as to when a permanent plan could be made. Mr. Peddar stated that July 1st would be an acceptable time frame. Ms. Glenn asked if the chipped stone was part of the approved construction plans. Mr. Peddar stated that the chipped stone was in place before they bought the house. Ms. Glenn stated that the original approval was for two HVAC units. Mr. Peddar stated that they are now requiring a third unit and that they plan to add screening to hide the three units.

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

Mr. Giddings moved to approve the application of Nashawtuc Architects to install an HVAC unit and temporary parking at 252 Main Street as submitted with the condition that evergreen shrubs are planted to obscure the HVAC units and the homeowner will submit an application for the driveway plan by July 2019. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Proposed Amendments to Approved Site Plan dated March 12, 2019, Prior Construction Conditions East/Side Elevation photo, Current Construction Conditions photo, Temporary Paving Parking/Turn Around photos

CONTINUED PUBLIC HEARINGS

Philadelphia Sign, 97 Lowell Road, Main Street Historic District, to install signage

Chair Nobile opened the hearing. Senior Planner Gill explained to the Commission that the applicant had requested a continuance to the April 18, 2019 meeting.

Mr. King moved to continue the application of Heather Dudko of Philadelphia Sign to install signage at 97 Lowell Road to the April 18, 2018 meeting. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

OTHER BUSINESS

Other

Concord Museum – Tom Putnam of the Concord Museum, Mary Ann Upton, Architect with designLAB, and Lisa Giersbach the landscape architect appeared for the hearing. Mr. Putnam stated that the museum takes the concerns of the Commission and neighbors seriously and that the Museum has already addressed some neighbor concerns about lighting. He stated that the Museum is also open to making further changes where possible. Ms. Upton explained that the approved plans were at a Design Development level and that many changes made during construction were required because of safety and building code compliance, energy performance concerns, and field design adjustments. Mr. Putnam stated that a robust landscaping plan had been created as part of the initial building plan but because construction took longer than expected, the final landscaping is not slated to be complete until this spring.

Ms. Giersbach presented some landscape drawings and explained the general landscaping along Lexington Road and commented that due to the presence of overhead wires they can only add 20-25 ft. trees along Lexington Road. She noted a gas meter that could be screened with more robust and taller plants. She also discussed the existing fence that was installed and the possibility of adding height to the fence. She explained that there are some slow growing vines on the fence currently and stated that a more aggressive vine could be added. She also proposed the option of cutting down the existing dogwood tree so that they could add a dense evergreen hedge although no other hedges are located on the museum property, but that this tree provides good screening now and would be good to save.

Chair Nobile clarified that the purpose of this discussion is to give direction on what should be addressed by the Muesum and that a formal application for any new changes will need to be submitted. Mr. Giddings thanked the applicant for the proposed screening options that were presented, but continued that he was very disappointed with the changes that were made to the design. Mr. Giddings felt that the Commission had taken a risk by approving something out of out of the ordinary but that what was built was not what the Commission was expecting. Ms. Upton stated that she was unsure of how any substantive changes could practically be done at this point and felt the changes that were made to date have met spirit of the intent of the approved design. Mr. Berrizbeitia stated that the Commission had clearly conveyed the importance of place that this structure occupies along Lexington Road, and that this sense of place was ignored by the resulting design of the building and landscape. He continued that he

thinks there needs to be a remediation plan that will make changes to bring the design into a cohesive sense of place and to tell a better story was about what was lost.

Ms. Glenn stated that the commission did approve the overall mass of the building and that it is not realistic to expect that any significant changes will occur to the building at this time. She commented that the landscape architects worked very hard to create attractive and natural landscaping along Lexington Road using native plant material and particularly liked the orchard. Ms. Glenn summarized her thoughts on the landscape plans stating that she was in favor of keeping the dogwood tree, adding a lattice topper to the fence, and adding climbing hydrangea. She stated that she was not in favor of using arbor vitae to screen mechanical equipment because those plantings are not in keeping with the natural looking landscape that has been created on the remainder of the property. Ms. Glenn also stated that she wouldn't want to see a wall of ivy and that the screening should be evergreen.

Ms. Flanagan stated that she appreciated the ideas that the Museum presented and asked if they could see other options to mitigate some of the other issues at a future meeting. She agreed with most of Ms. Glenn's comments on the landscaping including keeping the dogwood tree in place but thought that the topper on the fence would be too fussy and would not allow the fence to recede into the background.

Mr. King encouraged the Museum to return with more options that address the enforcement letter concerns. Ms. Shumway asked if any of the other changes would be addressed at this meeting, and Ms. Upton stated that while there are other items that may be addressed she believes these concerns have been addressed in her response memorandum.

Mr. King asked if the Commission could go through the entire list of concerns and confirm which items the Museum thinks they are not going to be able to address. While reviewing the list, Ms. Upton stated that exterior light fixture locations could be changed but that the Museum didn't feel the change in appearance warranted the expense. She stated that dimensions of stone features on chimney couldn't be changed because of the inside placement of the fireplace hearth, the height of the windows were modified to align with the bay of the longer windows and to simplify the appearance, and that the glazing pattern was changed based upon function and to allow for the installation of window shades. Ms. Upton commented that the changes to the glazing style was presented and discussed with the Commission during an on-site mock-up. She also explained that the trim around the dormer windows was modified to allow for the installation of code-required insulation. Ms. Upton stated that modifications to the columns on the side elevation only affect the outside of the building. The vent pipes and louvres could also be modified to have a less metallic finish but that any sort of shielding would likely be more invasive than the vents themselves. Mr. Berrizbeitia confirmed that a small change in color to an architectural item can make all the difference. Ms. Flanagan asked what would be needed for next steps. Mr. King stated that he would like to see more ideas about changes that can be made and stated that the presentation tonight does not appear to address all that can be done. Chair Nobile stated that design is subjective but that changes could likely be undertaken that would be agreeable to everyone. He asked the applicant to provide a more comprehensive response to each of these groupings of issues. Mr. Giddings asked if the Rasmussen Educational Center sign on Lexington Road had been approved and asked if had not been approved, that the museum submit an application for that sign.

Chair Nobile opened the hearing for public comment.

Anna Stevens of 71 Hubbard Street spoke regarding excessive exterior lighting, the exterior paint color of the building and the parking and parking lot entrance on Lexington Road.

Chair Nobile stated that they will work to collect comments from the Commission in response to the letter from the Museum. Ms. Glenn asked if it could be determined what was approved for the lighting.

Documents used during discussion: Landscape plans, draft letter from Museum.

Middlesex Bank - 64 Main Street – Staff commented that the applicant had not yet submitted additional materials for approval.

Mr. Giddings moved to adjourn. Mr. Berrizbeitia seconded the motion. The motion passed (5-0).

The meeting was adjourned at 8:58 P.M.

The next Historic District Commission meeting is scheduled for Thursday, April 18, 2019 at 7:00pm.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 6/6/19

Luis D. Berrizbeitia, Secretary