



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, May 16, 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, May 16, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

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

Associate Members Present: Abigail Flanagan, Katharine Mast, Melinda Shumway, Paul Ware

Commission Members Absent: Kate Chartener

Staff: Heather Carey, Administrative Assistant

Also Present: Elise Stone, Elise Stone Architects
Robert Flaherty, Redmond Design Group
Anita Rogers, Nashawtuc Architects
Renata Gundermann, 401 Hanover Center Rd, Etna, NH
Norman Wellen, Wellen Construction
Martin Dermady, Dermady Architects
Gordon Roberts
Karl Packard, Red Hawk Studios Architects

Chairperson, Peter Nobile called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Mr. Giddings, Ms. Glenn, Mr. King, Mr. Nobile, and Mr. Ware for 383 Main Street.

CONTINUED PUBLIC HEARINGS

63 Wood Street – Main Street Historic District, to construct additions, alterations, and site improvements

Chair Nobile opened the hearing and reviewed the application. Elise Stone appeared for the hearing, presented the proposed elevations and gave a brief overview of the changes. She explained that the existing chimneys would remain but one would be relocated reusing the existing chimney top. Ms. Stone confirmed that they are proposing to extend the driveway to the new garage door entrance. Mr. Berrizbeitia asked if the applicant had considered installing three garage bay doors and Ms. Stone explained that the resulting interior space would be too constricted and that the applicant preferred the available space for storage of his woodshop materials. Ms. Flanagan stated that there are many flood lights already existing on the property and asked if they needed the additional garage door lights and landscape lighting. Ms. Stone confirmed that the lights over the doors are building code requirements but couldn't confirm how many path lights were being added to the property. She also explained that recessed lights would be installed in the ceiling of the porch but that no other lighting would be added to the house other than the garage lighting. Mr. King opined that there is minimal impact from the street. Ms. Flanagan stated that she would like to see specifications on the proposed lighting and the Commission agreed they would add this as a condition on the Certificate of Appropriateness. The Commission discussed the garage doors and agreed that they are not visible from the public way but asked that cut sheets are submitted for the file. Mr. Giddings commented that the proposed changes complement the existing house and asked what material would be used on the roof. Ms. Stone confirmed that they will use architectural shingles to match the existing roof and commented that they are not proposing to change the color of the house at this time.

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

Mr. Giddings moved to approve the application of Charlie and Charlotte Kline to construct additions, alterations, and site improvements as submitted with the condition that cut sheets for exterior wall lighting, landscape lighting, garage door, and final landscape plans will be submitted for the file. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Landscape Plans, Elevations

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 explained that the applicant has requested to continue the application without discussion to the June 20, 2019 meeting. It should be noted that this is the second request for a continuance without discussion, and that per HDC guidelines a third such request would be considered a withdrawal of the current application.

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 to the June 20, 2019 meeting. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

NEW PUBLIC HEARINGS

383 Lowell Road – Barrett Farm Historic District, to install fencing, stone wall, hardscaping, and other site improvements

Chair Nobile opened the hearing and reviewed the application. Ms. Glenn recused herself from the public hearing. Mr. Nobile asked Mr. Ware if he would participate in the vote for this application. Rob Flaherty of Redmond Design Group appeared for the hearing and presented the plans to install patios, fencing, and a farmer's wall. Mr. Giddings asked for more information on the proposed stone wall. Mr. Flaherty explained that the wall would be 24 inches high and be constructed from free stacked rocks to look like a farmer's wall. Commission Members discussed the proposed split rail fence and trellis fence. Mr. Flaherty stated that they may not install the trellis fence but that it would be left to weather naturally if they do decide to install it. Mr. King asked how long the fences would be. Mr. Flaherty confirmed that the farmer's wall would be approximately 115 ft. and the split rail fence would be approximately 320 ft. Commission Members stated that they preferred the lattice fence with a scalloped top shown in the proposed materials photos.

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

Mr. Giddings moved to approve the application of Redmond Design Group to install fencing, stone wall, hardscaping, and other site improvements at 383 Lowell Road as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: landscape plans, proposed materials photographs

295 Barretts Mill Road – Barrett Farm Historic District, to install new windows and replace existing windows

Chair Nobile opened the hearing and reviewed the application. Anita Rodgers with Nashawtuc Architects appeared for the hearing and presented the application. Ms. Rodgers gave an overview of the project to replace existing windows that are in disrepair, and add two 6 pane windows to add extra light to the interior of the house. She explained that many of the windows are non –functioning and that only one

window looks to be original and has wavy glass. Ms. Rodgers stated that they have decided against Marvin insert windows which were submitted with the application materials and are now looking to use Marvin Ultimate Double Hung Sash Tilt Windows that include 3/8" muntins and putty glaze. Mr. King asked about the east elevation windows and wondered why they are asymmetrical. Ms. Rogers stated that the windows are placed to accommodate interior stairs and felt that the placement fits the character of a house built in 1897. Mr. Berrizbeitia stated that this window is fairly typical of farm houses in this time. Ms. Flanagan stated that she thought the windows are charming, and Ms. Glenn agreed. Mr. Nobile stated that he would prefer the invisible screens and the Commission also agreed. Ms. Glenn asked if there were any changes to the house color etc. Ms. Rodgers confirmed that there would be no other changes at this time. Mr. Nobile asked that the applicant provide cut sheets on the new sashed windows.

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

Mr. Giddings moved to approve the application of Nashawtuc Architects to install new windows and replace existing windows at 295 Barretts Mill Road as submitted with the condition that the cut sheet for the window shall be provided for the file, the screens will be minimally visible, with the exception of the sky light which will not be installed. Mr. Berrizbeitia seconded the motion and the MOTION PASSED. The motion passed (4-1) with Mr. King voting in opposition.

Documents used during public hearing: Existing Elevations, Proposed East Elevation, Marvin Insert Window Specification Sheet

398 Main Street – Main Street Historic District, to replace fencing

Chair Nobile opened the hearing and reviewed the application. Ms. Flanagan gave an overview of the project to remove a stockade fence that is in disrepair and replace it with cedar board fence to match another section of fence along the Main Street side of the property. She confirmed that the fence will be left unfinished to fade with the weather and that the fence will appear lower because of the scalloped design on the top. Ms. Flanagan also stated that she had looked at lowering the height of fence but because of the grade of the property, a lower fence would no longer hide the five A/C condensers in the yard.

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

Ms. Glenn moved to approve the application of Abigail Flanagan to replace fencing at 398 Main Street as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing Conditions Photos

525 Lexington Road – American Mile Historic District, to replace roof, gutters, clapboard siding, and to repaint house

Chair Nobile opened the hearing and reviewed the application. Norman Wellen of Wellen Construction and Ruth Bennett of RBA Architecture appeared for the hearing. Mr. Wellen explained that the roof needs to be repaired in some sections and altered to add dormers so they are proposing to replace the entire roof and avoid patching in the replacement shingles. Mr. Wellen also stated that they are replacing the clapboard siding in conjunction with the windows that were previously approved. The Commission agreed that the roof and siding are replacement in kind. Mr. Wellen stated that the homeowners are also looking to repaint the house and change the color of the siding from yellow to white, with white trim, and black shutters. Mr. Giddings questioned the historical significance of the existing yellow paint. Mr. Wellen explained that the existing wood gutters are damaged and are too small to handle the capacity of water coming off the roof. He stated that they are proposing to add 6-inch half round copper gutters and 3-inch round copper downspouts.

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

Ms. Glenn moved to approve the application of Wellen Construction to replace roof, gutters, clapboard siding, and to repaint house at 525 Lexington Road as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Proposed Elevations, Existing Conditions Photos

70 Monument Square – North Bridge/Monument Square Historic District, for the approval of construction drawings to demolish select one and two-story additions from the main structure, to construct a new 4-story addition, to modify driveway and parking, and to make other site improvements

Chair Nobile opened the hearing and reviewed the application. Martin Dermady, architect for the project appeared for the hearing. He gave a brief overview of changes made to the schematic drawings that were approved back in February including the addition of a fence to hide the mechanical equipment, a new entrance and walkway on the north side of the building, and changes to the landscaping. Mr. Giddings asked if the front door could be made handicap accessible and Mr. Dermady said no, but explained that they are hoping that the side entrance will meet the requirements of the Architectural Access Board. Mr. Dermady explained that they are planning to replace all existing windows with new Marvin double hung windows and to remove and replace some roof tiles to match the existing. Some existing doors will be recycled to other areas of the building. The roof on the rear of the building will be covered in natural copper paneling left to weather over time and the two existing chimneys will be removed. Mr. Giddings asked about the trim between the 2nd and 3rd floors; Mr. Dermady confirmed that it will be made from a composite material and explained the profile. Commission Members discussed the removal of chimneys on the roof. Mr. Ware asked if the chimneys were original to the structure. Mr. Dermady guessed that they were built in the 1930's because of the brick veneer added to the exterior of them.

Mr. Giddings asked if they had thought about removing the brick siding and restoring the original clapboard. He stated that he thought another site visit would be a good idea to understand the proposed changes and asked to have the fence staked out. Ms. Flanagan asked if they were proposing landscape material in front of the fence and Mr. Dermady replied they are not at this time. Mr. Giddings commented that landscaping may help to mask the fence. Ms. Glenn asked about light fixture color temperatures and where the lights would be placed. Mr. Dermady confirmed that there will be three poles in the driveway selected to match the existing Town street lights. Mr. Giddings stated that the Commission prefers light color temperature to be below 3,000 degrees Kelvin. Mr. Dermady reviewed the recessed lighting in the soffits in the rear and the barn lamp being added to the new entrance. Ms. Glenn asked that a cut sheet on the barn light be provided. Chair Nobile asked that if any other changes were required that the applicant will please submit to the HDC for review and approval prior to fabrication or construction. Mr. Dermady explained that they are working on getting additional quotes on the replacement windows and based upon that information, the proposed manufacturer may change. He also commented that the heating system may change which would require more exterior mechanical equipment. Mr. Giddings asked that if the windows are changed to provide new window specs. Mr. Nobile stated that he didn't want to dismiss the Commission's concerns about removing the chimneys and asked for the reasoning behind the removal. Mr. Dermady explained that there were a few reasons but mainly that they didn't feel that the chimneys were integral to the design of the building. Ms. Flanagan stated that the design guidelines are specific to maintaining chimneys and felt that it should be researched. Chair Nobile asked if the structural engineer could be consulted to see if leaving the chimneys would be feasible. Mr. Berrizbeitia agreed that the chimneys should be looked at. Ms. Glenn asked if there were any other pipes or vents that the Commission should be aware of. Mr. Dermady pointed out the vent louvers on the addition and stated that they will be painted to match the material they are installed on.

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

Ms. Glenn moved to continue the application of Holy Family Parish for the approval of construction drawings to demolish select one and two-story additions from the main structure, to construct a new 4-story addition, to modify driveway and parking, and to make other site improvements at 70 Monument

Square as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0). A site visit was scheduled for 8:00 am on Thursday, June 6, 2019.

Documents used during public hearing: Plans and Elevations dated March 4, 2019

OTHER BUSINESS

Commission Members discussed adding a condition to the Certificate of Appropriateness for major construction projects that require the applicant to check in with Staff on whether there have been any substantial changes to the project.

Approval of Minutes

Documents:

1. *Minutes from 3/21/2019 Historic District Commission Meeting*

The Commission stated that they would like to review the changes that have been made and asked that they are placed on the next meeting agenda.

2. *Minutes from 5/2/2019 Historic District Commission Meeting*

The Commission stated that they would like to review the changes that have been made and asked that they are placed on the next meeting agenda.

Other

325 Main Street – Gordon Roberts owner and Karl Packard architect appeared for an informal discussion regarding possible changes to the home. Mr. Roberts gave a history on the home and explained the reasoning behind their proposed changes to the property. He explained that the house had been on the market and that they are looking the possibility of getting approval for possible renovations either to use to market the sale of the house or to complete the renovations before selling. Mr. Packard gave an overview of the proposed plans which include an addition to the rear of the existing house, moving and connecting the existing barn and shed to another part of the property and converting it to a second dwelling unit. Mr. King interjected to clarify that this project will require a formal application and Mr. Roberts commented that he understood the process. Mr. Giddings asked about the changes to square footage and the Commission discussed how they look at massing.

Guidelines for Administration – Chair Nobile reminded Commissioners to always remember proper decorum when talking with applicants about their projects. He suggested that in the future when a meeting will likely be contentious that the HDC may ask for a Select Board Member or other Town Staff to attend meeting to help keep down the temperature in the room. Mr. Berrizbeitia commented on a letter sent regarding the behavior of the Commission and thought that the Chair has the right to discuss any behavioral issues with individual Members. Chair Nobile stated that he wrote the letter to the entire Commission because complaints he has received were not directed at any one Member. Mr. King stated that there is a difference between maintaining the integrity of the Commission and also being clear with applicants with news they may not want to hear. Ms. Flanagan stated that tone is really important and that at times the Commission's tone has created unproductive discussion. Commission Members discussed the subjective and objective nature of decisions they are tasked with making. Mr. King noted a conversation he had with Ms. Flanagan about making changes to the way that Certificates are written to reference back to the specific sections of the Historic District Guidelines.

Amendments to Guidelines – Ms. Flanagan will give a presentation at a future meeting.

Expanding Historic Districts – Chair Nobile stated that they will be discussing at a future meeting the idea of creating neighborhood conservation districts.

Informal Discussions – Commission Members discussed the informal discussion process and questioned how they could be crystal clear so as to not give a false impression that a future application will be approved.

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

The meeting was adjourned at 9:36P.M.

The next Historic District Commission meeting is scheduled for Thursday, June 6, 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: 6/20/19

Luis D. Berrizbeitia, Secretary