



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, June 6, 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, June 6, 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: Kate Chartener, Abigail Flanagan, Katharine Mast, Melinda Shumway, Paul Ware
Commission Members Absent: None

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

Also Present: Sara Zarrelli, 269 Monument Street
David Wood, 226 Lexington Road
Ned Perry, 362 Bedford Street
Marcie Berkley, 41 Monument Street
Josh Hasenfus, 269 Monument Street
Cyrus Gibson, 88 Walden Street

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, and Mr. Nobile.

OTHER BUSINESS

Approval of Minutes

Documents:

1. *Minutes from 03/21/2019 Historic District Commission Meeting*

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

2. *Minutes from 4/4/2019 Historic District Commission Meeting*

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

3. *Minutes from 4/18/2019 Historic District Commission Meeting*

Ms. Glenn motioned to continue the minutes to review edits. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

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

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

5. *Minutes from 5/16/2019 Historic District Commission Site Visit*

Ms. Glenn motioned to continue the minutes to review edits. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

6. *Minutes from 5/16/2019 Historic District Commission Meeting*

Ms. Glenn motioned to continue the minutes to review edits. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

CONTINUED PUBLIC HEARINGS

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. Chair Nobile commented on the site visit that was held this morning and stated that he gave a final review of the construction drawings. Mr. Dermady asked for opinion from the Commission for the brick work being done to the exterior of the building and also discussed the 4 existing chimneys. He commented that they once served the function to heat the building but have not been in service for many years. Three of the chimneys go through the roof and one goes only into the attic. Mr. Dermady explained that the project involves removing the chimneys from the interior of the building to allow for more room in the offices and explained two strategies for saving them. Mr. Dermady gave examples of buildings where the chimneys are integral to the look and feel of the house but that the chimneys on this structure are not. Chair Nobile asked if there were comments from the site visit. Ms. Glenn asked about the pine trees and removal of a retaining wall that could affect the stability of the trees. She asked that landscaping and fencing around mechanical equipment in this area would come back before the Commission to ensure that it covers the equipment but isn't too tall. Ms. Glenn asked how they would add the periodic check as the project progresses. Chair Nobile suggested going to monthly construction meetings to review any potential changes. Ms. Flanagan thanked the applicant for bringing options for the chimney. She stated that she felt that the applicant had made a practical and historical argument as to why the chimneys are not integral to the structure and is not opposed to removing them for this project only. Ms. Mast agreed that she was ok with removing the chimneys. Ms. Chartener stated that she disagreed and felt that the chimneys should stay even as a wood box with brick veneer. Mr. King stated that he was ready to move forward.

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

Mr. Giddings moved to approve 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 with the condition that exterior brick selection and landscaping be reviewed by the Commission, periodic review of completed construction, and exterior lighting be limited to 3,000 kelvins. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: construction drawings

NEW PUBLIC HEARINGS

25 Barnes Hill Road – Barrett Farm Historic District, to repaint house

Chair Nobile opened the hearing and reviewed the application. Patrick McWhinney appeared for the hearing and presented the application to paint the house. He discussed a few options but ultimately

decided that they would like to change the color of the siding from yellow to white and the trim and shutters from green to black. Mr. Giddings asked why they were choosing that color. Mr. McWhinney stated that in they intend to reroof the house with cedar shingles in the next few years and that the white color would be the most versatile. Commission Members all agreed that white would be the best option. Ms. Flanagan commented that the door should not be painted with high gloss paint.

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

Mr. Giddings moved to approve the application of Patrick and Maeve McWhinney to repaint house at 25 Barnes Hill Road white with black shutters. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: existing photos

269 Monument Street – North Bridge/Monument Square Historic District, to install an in-ground propane tank

Chair Nobile opened the hearing and reviewed the application. Josh Hasenfus and Sara Zarelli appeared for the hearing and presented the application to install an underground propane tank to service the new heating system they installed over the winter. He presented the site plan showing where the tank would be located hidden by the existing lilac bushes that will be trimmed low to screen the tank fill location. Mr. Hasenfus stated that they are working to install the tank fill as low as possible and the existing regulator will stay as is. Ms. Glenn noted to the Commission that lilacs are notorious for not having low foliage which may not screen as well as they want.

Chair Nobile opened the hearing for public comment.

Ned Perry of 362 Bedford Street spoke against the installation of the tank in this location. He also discussed an application before the Zoning Board of Appeals that proposes to use a section of land that was previously a historic garden.

Mr. Hasenfus explained that the installation of a gas line from the street would be too costly because of the archeology requirements and because the amount of gas required would not be enough for the gas company to subsidize the installation. He also addressed the current Special Permit application and stated that they mapped out an area for overflow parking and are not creating a new parking lot. The Commission discussed the parking and Senior Planner Gill stated that temporary parking does not trigger a review by the Historic Districts Commission. Commission Members discussed the tank location in relation to the rear exit door and how it may look during reenactments. Mr. King stated that he felt that the Commission shouldn't hold up approval of this because of parking concerns. The Senior Planner stated again that the temporary parking is not under their purview. Mr. Giddings opined that the Old Manse is aware of their outlook and was confident that they would take their thoughts into consideration. Ms. Flanagan stated that she was in favor of approving the application as submitted. Ms. Glenn stated that she wanted to ensure that there are not any other locations for this tank. Mr. Hasenfus reviewed the regulations of where the tank could be located in proximity to the building and explained how they were more invasive than the proposed location.

Marcy Berkley of 41 Monument Street spoke in favor of the project and asked for clarification on the Commission's purview over the temporary parking area. Ms. Flanagan stated that they have no purview but if they were asked for an opinion could give one. Mr. King stated that he felt that they should move the application and talk about the parking and garden as a separate issue.

Mr. King moved to approve the application of The Trustees to install an in-ground propane tank at 269 Monument Street as submitted. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: site plan, photos

OTHER BUSINESS

20 Munroe Place – Paul Mahoney of Mahony Architects appeared for the meeting and discussed changes to their Certificate changing two bay windows to regular windows, removing a side door from the garage, connecting a walkway from the front door to the driveway, a change to a door style and material. Commission Members discussed the changes and agreed that they were appropriate. Ms. Glenn moved to approve the changes to the Certificate at 20 Munroe Place as submitted. Mr. King seconded the motion and all voted in favor.

Expanding the Historic Districts – The owners of 21 Thoreau Street, which borders the Main Street Historic District, has reached out asking to be added to the district. Ms. Gill stated that she spoke with the homeowner who wanted to be added and that their request will still require a 2/3rds Town meeting vote. Commission Members discussed sending a letter to other neighbors about being added to the district.

129 and 151 Main Street – Chair Nobile asked Commission Members to review progress plans that were submitted by the Library for discussion at the next meeting. Ms. Gill commented that the Library intends to submit official revisions before the next meeting. She also discussed Open Meeting Law with the Commission and asked that if approached outside of a meeting, to decline any discussion and refer any comments or questions to Town Staff.

Public Comment – Ned Perry of 362 Bedford Street asked to review the Old Manse site plan and discussed the Zoning Board of Appeals Special Permit application and stated that he was concerned that the spirit of the park would be disturbed. Commission Members had a general discussion on the preservation of historic sites. Chair Nobile stated that they could request a master plan from the Old Manse to see the direction in which they are headed. Mr. Perry stated that the Old Manse has gone through recent changes and may not have a current plan. The Commission agreed that the Senior Planner would reach out to the Old Manse and request a copy of the plan.

Myra Harrison of 100 Keyes Road spoke regarding larger institutional concerns on the oversight and responsibility and stewardship of the Old Manse.

Mr. King moved to adjourn. Ms. Chartener seconded the motion. The motion passed (5-0).

The meeting was adjourned at 8:20P.M.

The next Historic District Commission meeting is scheduled for Thursday, June 20, 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: 9/5/19

Luis D. Berrizbeitia, Secretary