



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, June 20, 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 20, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

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

Associate Members Present: Melinda Shumway, Abigail Flanagan, Katherine Mast

Commission Members Absent: Paul Ware, Kate Chartener

Staff: Heather Gill, Senior Planner

Also Present:

- Richard D'Augusta, 510 Lexington Road
- A Bordman, Monument Street
- Sally Sanford, 25 Academy Lane
- Thomas Smith, 25 Academy Lane
- Ed Nardi, 29 Academy Lane
- Diane Proctor, 57 Sudbury Road
- Sandy Smith, 25 Academy Lane
- Kerry Cronin, CFPL
- Nancy Nelson, 1695 Lowell Road
- Richard and Claire Greene, 38 Sorrel Road
- Jennifer and Michael Smith, 363 Main Street
- Paul O'Rourke, 124 Hubbard Street
- Beverly Gauthier, 35 Hubbard Street
- Bob Treitman, 43 Middle Street
- Belinda Dapice, 169 Main Street
- Ned Perry, 362 Bedford Street
- Not Legible, 61 Brook Trail
- Jenn Munn, 6 Bridge Court
- John Boynton, 72 Chestnut
- Cyrus Gibson, 88 Walden Street
- Jack and Di Clymer, 13 River Street
- Anne Izra-Leggat, 39 Cottage Street
- Rick Briggs, 253 Elm Street
- Christina Coriera, 135 Paradise Lane
- Sherry Litwack, CFPL
- Jeff Adams, CFPL
- Kim Ahearn, CFPL
- Michael Bellefeuille, CFPL
- Stew Roberts, CFPL
- Susan Amarillo, 284 Heath's Bridge Road
- Stephen Bader, 7 River Street

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

Mr. Nobile moved the continued public hearings to after the new public hearings.

OTHER BUSINESS

Approval of Minutes

Documents:

1. Minutes from 4/18/2019 and 5/16/2019 Historic District Commission Meeting

Mr. Giddings moved to approve the minutes from April 18th and May 16th as amended. Ms. Glenn seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

Discussion: 387 Sudbury Road – Certificate Extension

Ms. Gill stated that the owner of 387 Sudbury Road has requested a six month extension on her COA, and plans to return in the fall with some possible amendments. Mr. Giddings moved to grant a six month extension for the COA for 387 Sudbury Road. Ms. Glenn seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

Discussion: 295 Barretts Mill Road – Certificate Amendment

Ms. Gill presented the amendments to the project at 295 Barretts Mill Road, including not constructing the proposed dormer, changes to the existing bay window, and the replacement of a window with a larger window. Mr. Giddings moved to approve the amendments. Ms. Glenn seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

Discussion: Amendments to Guidelines – Ms. Flanagan stated that she is still working on this.

Expanding the Historic Districts – Mr. Nobile stated that a property owner on Thoreau Street wants to be added to the Historic District. The Commission discussed reaching out to those property owners that were in favor of the expansion, and possibly creating a new district, or single building historic districts. Ms. Gill stated that she will work on a letter to those property owners.

Other:

The Commission discussed the summer meeting schedule.

NEW PUBLIC HEARINGS

363 Main Street – Main Street Historic District, to repaint house and carriage house, and to replace gutters, bay window roof, and decking

Ms. Flanagan recused herself as an abutter.

Jennifer Smith, owner of 363 Main Street presented the proposed changes to the Commission. Ms. Smith stated that they would like to change the color of the house and the carriage house to “Nantucket Gray”, replaced the gutters, replace the metal roof on the bay window, and replace the decking in-kind. Mr. Giddings stated that they do not have to replace the gutters with wood gutters, and that a composite material gutter in the same profile can be used. Mr. Giddings stated that the Commission also approves copper gutters regularly. There were no public comments on this application.

Mr. Giddings moved to approve the application as submitted, with the condition that if the applicant decides to go with composite gutters the specs are submitted to staff for approval. Mr. King seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

510 Lexington Road – American Mile Historic District, to extend existing driveway.

Richard D'Augusta and his wife, owners of 510 Lexington Road, presented the proposed project to the Commission. Mr. D'Augusta stated that backing out into Lexington Road traffic is a safety concern, and explained that they would like to add a small area where they can turn around in order to be able to pull out of the driveway. Mr. King asked why the area needs to be paved. Mr. Augusta stated that they currently deal with a lot of mud. Mr. Berrizbeitia asked if another material, such as crushed gravel could be used. Mr. D'Augusta stated that a material like that would cause issues when plowing. Mr. Giddings stated that other materials would cost double, and that this is a small area. There were no public comments on the application.

Mr. Giddings moved to approve the application as submitted. Mr. Berrizbeitia seconded the motion. Mr. King was opposed. The motion was approved (4-1).

CONTINUED PUBLIC HEARINGS

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.

Sherry Litwack, President of the Concord Free Public Library Corporation spoke about the library's project, their goals, and this design process. Jeff Adams, Kim Ahearn, Stew Roberts and Michael Bellefeuille presented the revised plans to the Commission. Mr. Adams briefly reviewed the changes that have been made to the plans since this review process began, including:

- Relocating the condensers from the west side of the property;
- Lowering the eaves of the children's activity room;
- Added motorized shades;
- Revised landscaping to add more screening;
- Redesigned the link building, reduced glass by 24%;
- Redesigned corridor on house, reduced glass by 56%;
- Redesigned south façade (rear), reduced glass by 18%;
- Redesigned the children's activity room;
- Redesigned the children's office; and
- Eliminated all of the stone cladding

Mr. Roberts presented the revised link building design, and showed the previous iterations to compare how the design has evolved. Mr. Roberts showed the Commission the nighttime renderings and explained why they have chosen this color scheme. Mr. Roberts also reviewed the changes to the rear of the building, including reducing the glass, eliminating the stone cladding, and lowering the ridge height of the children's activity room. Ms. Ahearn reviewed the changes to the landscaping, including, the elimination of the seed garden, more evergreen plantings, a note on the plans indicating the same type of fence to be used, and added evergreen plantings along the front of the link building, which will reach six feet in height.

The Commission discussed the redesigned link building, and were told by the architects that the columns on the colonnade will be wood. The Commission discussed the colors chosen for the link and the Heywood Benjamin House. Mr. King stated that he believes the colors chosen for the house are a mistake, and that this property needs to be looked at as a whole, not a standalone residential house. Mr. Berrizbeitia noted that the applicants seem to be stuck on the 1890's reference, but that he believes that the design does not reference the 1890s. The Commission discussed how the house is being adapted into a new building, and is no longer what it was historically. Ms. Flanagan stated that she is happy that they have eliminated the stone cladding, and that they have reduced the glass. Ms. Flanagan stated that she thinks the cornice on the colonnade seems too heavy and pronounced.

The Commission discussed the parking lot. Mr. Roberts stated that they are proposing to use a rusticated asphalt, as long as it meets ADA codes. The Commission discussed the parking relief issues, and the issues of handicapped accessibility. Mr. King stated that he is against the parking lot. Ms. Ahearn stated

that some parking lots use grass pavers, but she is not sure if those would meet ADA codes. Mr. King also expressed that the design was essentially similar to previous designs except for cosmetic changes and that he was under the impression that there would be a new design of the buildings. These comments were echoed by Mr. Berrizbeitia.

The Commission discussed the color of the link building. Ms. Glenn stated that she doesn't think that the link compliments the other structure, and that she doesn't like the skylight. Ms. Glenn also stated that she is not in favor of the current color scheme. Ms. Glenn stated that paint is a transitory element of a structure, and that this house is no longer a standalone building. Ms. Glenn stated that the colors of the whole project need to be harmonious. Mr. Roberts showed a rendering of the project with the link building in white, and a rendering of the project with both the link building and the house in white. The Commission discussed this color scheme.

The Commission discussed the skylight. Mr. Roberts stated that the trim is not red, as it appears in the rendering. The trim is actually an oil-rubbed bronze that does not translate in the rendering. Mr. Roberts explained that they cannot make the skylight any shallower. Mr. King questioned why they need a skylight there when the whole link building is glass.

The Commission discussed the proportions of the columns and the entablature. The Commission discussed the rear side of the link building. Ms. Glenn asked if the interior lights can be shaded. Ms. Glenn stated that the beauty of the glass windows is taken away when you can see the lines of the light fixtures. Mr. Roberts stated that they could look into that. Mr. Roberts stated that there will be a step light at the rear door, no lights in the garden, step lights at the new front entrances, a light under the front porch, and the bollard lights along the parking lot.

Mr. Nobile asked if there were any public comments on the application.

Sally Sanford, of 25 Academy Lane, gave a presentation showing some alternative designs, with changes to the windows and color scheme. Ms. Sanford explained her issues with the fenestration, and proposed an alternative fenestration for the hallway. Ms. Sanford explained her issues with the rear façade and materials, and presented alternative designs for the south and west facades.

Ed Nardi, of 29 Academy Lane, stated that he does not see a holistic approach to this project. Mr. Nardi stated that he has concerns about all of the windows at the rear of the building and the significant lack of privacy and light pollution.

Ned Perry, of 362 Bedford Street, stated that he likes Ms. Sanford's changes to the hallway, and suggested further changes to the windows on the link building. Mr. Perry suggested that the library van is parked at the Fowler Library, as the library has a parking lot there.

Susan Amarillo, of 284 Heath's Bridge Road, stated that she was surprised that this plan has gotten this far, and said that this project changes the character of the area. Ms. Amarillo stated that she is impressed with Ms. Sanford's designs.

Anne Irza Leggat, of 39 Cottage Street, stated that she is discouraged to hear all of these concerns about the design. She stated that she thinks the glass makes the building less obtrusive.

Diane Proctor, of 57 Sudbury Road, stated that she is interested in how the interior of the library is going to be experienced, and if the fenestration is changed, how that will impact light and user experience.

Belinda Dapice, of 169 Main Street, stated that she thinks the front of the house is becoming a symbolic façade. Ms. Dapice pointed out that there are no walkways to doors that face Main Street. Ms. Dapice also stated her concerns about the windows that face her property.

Stephen Bader, of 7 River Street, asked about the paint colors chosen. Mr. Roberts summarized the paint analysis.

Dennis Fiori, stated that he thinks the project is fabulous and that the changes being made are great. Mr. Fiori reminded the Commission that Concord has a history of always being on the cutting edge.

Beverly Gauthier, of 35 Hubbard Street, stated that this is a challenging project, and that the Library has been responsive, and has done an amazing job. Ms. Gauthier stated that she believes that the large windows are important.

Sally Sanford, of 25 Academy Lane, stated that when the house was historically ochre, that color may not have been chosen if the current brick building was next door. Ms. Sanford stated that it needs to be harmonious.

The Commissioners all shared wrap up comments summarizing the night's discussions.

Mr. Giddings moved to continue the public hearing to the meeting on July 18th. Mr. Berrizbeitia seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

OTHER BUSINESS

Other:

Mr. King presented the Emmy that the documentary Orchard House: Home of Little Women won for Outstanding Historical/Cultural Program/Special.

Public Comment:

Ned Perry stated that the Old Manse currently has an application in with the ZBA for a special permit for their events. The Commission discussed the desire to see the Old Manse's Master Plan. The Commission discussed attending other board meetings when there are properties or projects that are of interest to the HDC.

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

The meeting was adjourned at 9:50 P.M.

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

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 9/5/19

Luis D. Berrizbeitia, Secretary