



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, September 19, 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, September 19, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

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

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

Commission Members Absent: Justin King, Paul Ware, Kate Chartener

Staff: Heather Gill, Senior Planner

Also Present: Mary Ahn, 585 Lexington Road
Jason Joseph, 585 Lexington Road
Joshua Bath, Nashawtuc Architects

Chairperson, Peter Nobile was running late, so Luis Berrizbeitia called the meeting to order at 7:12 P.M. Voting Members for the meeting were Ms. Glenn, Mr. Giddings, Mr. Berrizbeitia, Ms. Flanagan and Ms. Mast.

OTHER BUSINESS

Approval of Minutes

Documents:

1. *Minutes from 9/5/2019 Historic District Commission Site Visit*

Mr. Giddings moved to approve the minutes from September 5, 2019 as drafted. Ms. Glenn seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (5-0).

NEW PUBLIC HEARINGS

25 Main Street – Main Street Historic District, to replace roofing

Ms. Gill presented the application to the Commission. The Applicant is requesting a Certificate of Appropriateness to replace the existing 3-tab asphalt shingle roof with a Certain Teed architectural shingle roof in the pewter wood color. The applicant has indicated that it is a slight color change in the shingle (hence the application). Ms. Gill showed the Commission photos of the existing roof, and the proposed roof. There were no public comments on this application.

Ms. Glenn moved to approve the application as submitted. Ms. Flanagan seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

88 Monument Street – North Bridge/Monument Square Historic District, to install chimney caps

Ms. Gill presented the application to the Commission. The Applicant is requesting a Certificate of Appropriateness to install three pre-patina copper chimney caps on the structure, as previously discussed. The applicant has agreed to the bronze color patina on the caps. The house and chimneys are not visible

from Monument Street, but are somewhat visible from within Sleepy Hollow Cemetery. There were no public comments on this application.

Ms. Glenn moved to approve the application as submitted. Ms. Flanagan seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

24 Lowell Road – North Bridge/Monument Square Historic District, to resurface driveway and install shutters

Jennifer Lozada, homeowner, presented the proposed project to the Commission. Ms. Lozada explained that they would like to resurface their driveway with chip stone to match their neighbor's. She explained that the cobblestones dividing the two driveways would remain, and that they would not be doing a cobblestone apron. Ms. Lozada explained that she would like to install shutters on the right side of the house to match the existing shutters on the house. The Commission discussed the proportions of the shutters to the windows. There were no public comments on this application.

Mr. Giddings moved to approve the application as submitted. Ms. Glenn seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

Mr. Nobile arrived to the meeting at 7:30pm.

585 Lexington Road – American Mile Historic District, to construct an outbuilding

Joshua Bath, project architect, along with homeowners Mary Ahn and Jason Joseph, presented the proposed project to the Commission. The Applicant is requesting a Certificate of Appropriateness to construct an outbuilding that will be used as a home office. The Commission reviewed the proposed site plan and elevations. Mr. Bath stated that they are proposing to use the existing foundation, and that the ridge height of the structure is lower than the house. Mr. Bath stated that they will keep some of the existing foundation exposed in the design, and that there would be about eight inches of exposed concrete foundation in the front, which could be parged. Mr. Bath stated that the cupola will not be illuminated and is not open to any spaces below. The Commission discussed the previous application for a garage in this location that was withdrawn by the former owner, and discussed the process for approving the construction of the original house. Mr. Bath stated that they have worked to reduce the massing of the outbuilding by changing the orientation of the roof framing. Ms. Flanagan stated that the structure does not yet read as a smaller subservient outbuilding, and that it is too "gingerbread" like. Mr. Nobile stated that if the cupola, dormers, and shed addition were removed or modified, the structure would sit back better in the landscape. Mr. Nobile stated that he would like to see the architecture become quieter and more subservient to the main house. Ms. Glenn stated that while there was historically an outbuilding in this location, the height of it was much lower, and there was also a smaller main house and no other garage on the property. The Commission asked the applicant to modify the proposal based on tonight's comments and present those ideas at a future meeting. There were no public comments on the application.

Mr. Giddings moved to continue the public hearing for the application for 585 Lexington Road to the meeting on October 3, 2019. Ms. Glenn seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

OTHER BUSINESS

Other:

Ms. Gill provided the Commission with an update on 215 Lexington Road. Ms. Park had let Ms. Gill know that they are still working on the landscaping around the pool fence. She indicated that they had increased the plantings, added mulch, and will be adding additional plantings this fall or spring.

Ms. Gill stated that Ryan Orr had contacted her to ask about removing the shrubs between the visitor's center and Bank of America. Mr. Orr indicated that they have received multiple complaints about the

shrubs scratching cars and blocking the view when pulling out of the bank. Ms. Gill explained that landscaping changes do not require HDC approval, but she would let the Commission know that the work was going to be done.

The Commission asked Ms. Gill to draft another enforcement letter for 616 Lowell Road.

Mr. Berrizbeitia stated that he attended the chair's breakfast and provided a summary and updates on the HDC.

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

The meeting was adjourned at 8:15 P.M.

The next Historic District Commission meeting is scheduled for Thursday, October 3, 2019 at 7:00pm.

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: _____

Luis D. Berrizbeitia, Secretary