



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, February 7, 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, February 7, 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, Paul Ware, Kate Chartener

Commission Members Absent: None

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

Also Present: Dan Gordon, 525 Lexington Road
Patrick Taylor, 525 Lexington Road
Ruth Bennett, 525 Lexington Road
Anne-Ghilaine Marino, 366 Lexington Road
Josh Hasenfus, 269 Monument Street
Sara Zarelli, 269 Monument Street
Stephanie Marino, 287 Sudbury Road
Parashar Patel, 397 Sudbury Road

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, and Mr. Berrizbeitia.

NEW PUBLIC HEARINGS

525 Lexington Road – American Mile Historic District, to regrade and reconfigure front yard and to construct various hardscaping

Chair Nobile opened the hearing and reviewed the application. Dan Gordon, Landscape Architect and Patrick Taylor, an associate at the firm appeared for the hearing. Mr. Gordon stated that they had come before the Commission previously for changes to the drive way and are proposing landscape improvements to compliment the renovations overall. He explained that they are proposing changes to the grade, walkways, landscape wall, and some paving and gave an overview of the site plan. He stated that they are not proposing any changes to lower half of driveway but are looking to replace some trees that were lost from the tornado and regrade the front yard to reduce the extreme pitch. Ms. Gordon stated that they are proposing to increase the height of the garden wall that will match the scale of the house, and to add blue stone natural walkways, a natural stone garden wall, fieldstone boulder wall with meadows and natural lawn steps. Chair Nobile asked what portions of the project could be seen from a public way. Mr. Gordon stated that he didn't feel like any of the proposed changes would be viewable from a public way because of the steep pitch of the yard. Ms. Flanagan asked if any of the proposed lighting would be seen from a public way. Mr. Gordon stated that all of the fixtures would not go above a 20-watt incandescent equivalent, which is 220-240 lumens which is lower than what is specified in the Historic District Guidelines. He stated that only two of the lights would be up lighting and the remainder would be shielded. Mr. King stated that the plan shows 29 lights. Mr. Gordon stated that they do not plan to illuminate the house, only provide safety lighting for pathways. Mr. Giddings asked about the difference in grade from the street. Commission Members viewed the topographic map from the Town of Concord's GIS system to view the grading of the property. Mr. Gordon stated that the elevation changes about 50

feet above the street. Mr. Giddings stated that he was in favor of the project. MR. King asked whether there would be lighting in the lower section of the driveway and Mr. Gordon stated that there would not be any lighting.

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

Ms. Glenn moved to approve the application of Dan Gordon Landscape Architects to regrade and reconfigure front yard and to construct various hardscaping at 525 Lexington Road as submitted. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

269 Monument Street – North Bridge/Monument Square Historic District, to install roof vent, replace heating system, and install temporary propane tanks

Chair Nobile opened the hearing and reviewed the application. Josh Hasenfus, Superintendent for the Trustees, and Sara Zarelli, Site Manager at the Old Manse appeared for the hearing. Mr. Hasenfus explained that the Old Manse has been having heating issues for quite some time and they are looking to remove oil fired equipment out of the historic home and to install a heat pump system and supplemental gas burner in an accessory building. The heat pump will be housed in the current HVAC pit underground but they are proposing to add an additional roof vent to match an existing roof vent. Mr. Giddings asked about the temporary fuel tank listed on the application. Mr. Hasenfus stated that they will need to install a temporary above ground storage tank until the gas line can be installed and are willing to screen it as necessary. Mr. Nobile suggested that the temporary tank does not need to be disguised because it is only temporary. Mr. Berrizbeitia agreed. Ms. Flanagan asked about the timeline for the gas installation. Mr. Hasenfus stated that it was unknown how long it would take for the installation. Mr. Nobile suggested that they should come back in 6 months if the gas line has not been installed. Commission Members discussed the material and color of the proposed vent pipe and agreed that the pvc pipe should be painted black to match the existing pipe.

Chair Nobile opened the hearing for public comment. Nancy Fresella-Lee of 140 Walden Street spoke in favor of the project.

Ms. Glenn moved to approve the application of The Trustees to install roof vent, replace heating system, and install temporary propane tanks at 269 Monument Street with the condition that the vent pipe be painted black and that if the gas line has not been installed in 6 months that the applicant should come before the Commission again to discuss the temporary gas tank. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

387 Sudbury Road – Hubbardville Historic District, to regrade front yard, replace and reconfigure front walkway, relocate granite steps, construct fieldstone retaining wall, remove storm door, paint front door, replace pilasters and trim at front doorway, and to relocate and install new lighting

Chair Nobile opened the hearing and reviewed the application. Ann-Ghilaine Marino and her daughter Stephanie Marino appeared for the hearing. Ms. Marino explained that due to a misunderstanding the work listed in the application has already been done and she is coming before the Commission for approval of that work. She explained that the house was in great shape over all but that the foundation sill under the front entry way was damaged and needed to be replaced because it had sunk down about 4 inches over time. Ms. Marino also explained that because of the way the property had originally been built and graded, the front yard had eroded over time requiring the installation of two additional granite steps leading to the front entry way. She further explained that they regraded the front yard which included a low fieldstone retaining wall, replaced the existing walkway with brick and relocated the two granite steps for use in the new walkway. Changed to the house included removing the storm door and repainting the door black to match historic photos of the house. Mr. Nobile asked about the lanterns on either side of the front door. Ms. Marino stated that the light above the door was too small and did not illuminate the front of the house. Mr. Nobile stated that the original pilasters were fluted but the replacement ones are not. The Commission asked if narrow pilasters could be installed and for seeded glass to be installed in the lighting. Ms. Marino stated that lighting with only one candle might be more

appropriate and the Commission agreed. Ms. Glenn asked how the Commission felt about the lighting and the Commission discussed relocating them further out on the siding and setting them on lighting blocks meant for installation on siding. Ms. Marino asked about walkway lighting and Commission Members stated that any exterior changes must be brought before the Commission. Mr. Giddings asked if the installed lighting fixture need to be replaced. Mr. Nobile stated that the fixtures should have seeded glass and other Members agreed. Mr. Berrizbeitia stated that the lights are a defining feature. Ms. Chartener stated that the lighting is proportional to scale. Mr. Nobile asked about the two lower steps and Ms. Chartener stated that the original pathway really needed to be reconstructed. Mr. Giddings asked if the commission was in approval of the walkway, stairs, and retaining wall. The Commission confirmed that they wanted to see the pilasters restored to the original fluted design. Ms. Marino stated that in the future they would also like to regrade another portion of the property which would require another retaining wall and to construct a garage that existed previously on the property. Commission Members confirmed these additional items would require another application. Ms. Glenn commented that she was not in favor of the short retaining wall and thought that screening in front of the wall would minimize its appearance. Ms. Marino agreed that screening would be acceptable. Commission Members discussed the lighting and asked that the applicant come back for final approval of the lighting and that the work must be completed within 6 months.

Chair Nobile opened the hearing for public comment. Parashar Patel of 397 Sudbury Road spoke in favor of the project.

Ms. Glenn moved to approve the application of Anne-Ghilaine Marino to regrade front yard, replace and reconfigure front walkway, relocate granite steps, construct fieldstone retaining wall, remove storm door, paint front door, replace pilasters and trim at front doorway, and to relocate and install new lighting with the condition that the pilasters be restored to their original design, evergreen landscaping be installed to minimize the retaining wall, and lighting will be submitted for approval at 387 Sudbury Road. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

OTHER BUSINESS

Approval of Minutes

Documents:

1. *Minutes from 12/20/2018 Historic District Commission Meeting*

Chair Nobile stated that he had made some significant changes and would like the Commission to review the edits before approving.

2. *Minutes from 1/17/2019 Historic District Commission Meeting*

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

Other

18 River Street Temporary Propane Tank – Charlie Stone on behalf of Trinity Church appeared for the discussion and explained that they have had difficulty scheduling the gas installation with National Grid and that they have been given a vague time frame of later in the year. The church is hoping to allow the rector to move into the property when renovations are complete in May or June, likely before the gas connection is made which. Mr. Stone asked the Commission if the Church could install a temporary propane tank which would be very visible by River Street until the permanent gas line could be installed. Commission Members discussed the proposed temporary tank and Ms. Flanagan stated that the Commission would allow the tank for 6 months and asked that they reach out to the Commission if the gas lines have not been installed in that timeframe. Ms. Gill will draft a memo notating this approval for

the file. Ms. Glenn motioned to approve a temporary propane tank at 18 River Street for 6 months. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

82 Walden Street – The property owners had recently been before the Commission and received approval for the replacement of their front door to be painted red to match the existing color. After replacing the door and seeing it painted with white primer, the homeowner is now proposing to paint the door white. Commission Members discussed the request to paint the door white. Ms. Glenn motioned to approve the request to paint the door white with the condition that the paint finish is not high gloss and that the color matches the existing trim and shutters. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

60 Lang Street HVAC – Ms. Gill explained that the homeowner is renovating the basement and would like to add a new HVAC condenser where two units already exist. Commission discussed the proposed location and confirmed that proposal would require a formal application. The Commission asked that the applicant be notified that they will likely want to add screening as a condition due to its prominent location.

New Members – Mr. Nobile discussed with Members that he had made some phone calls and found two good candidates. He asked the Commission if he could meet with these candidates and come back with his recommendations at a future meeting. Commission Members agreed that would be a good process.

Amendments to Street Furniture and Signage Guidelines – Ms. Gill presented some draft guidelines that were found in Commission files and believed that that were never officially adopted. The Commission agreed that the guidelines were more drastic than they were looking for. Commission Members asked that the Senior Planner draft an informational letter that will be used to send to business owners for review at a future meeting.

Expanding the Historic Districts – Ms. Gill explained that the Hubbard Street residents are not going to put in a last minute petition article to expand the district but still want to move forward adding their block to the district.

Concord Museum – Mr. Nobile stated that he has an appointment to meet with Thomas Putnam, Executive Director of the Concord Museum, for a site walk and to go over the discrepancies between the approved plans and as-built plans. Ms. Gill, the Senior Planner will also attend the site walk and meeting.

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

The meeting was adjourned at 8:39P.M.

The next Historic District Commission meeting is scheduled for Thursday, February 21, 2019 at 7:00pm.

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 2/21/19

Luis D. Berrizbeitia, Secretary