

CONCORD HISTORICAL COMMISSION
Public Meeting Minutes
February 13, 2019, 7:00 P.M.
Second Floor Hearing Room, 141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's Office, Concord's Historical Commission held a public meeting in the Second Floor Meeting Room at 141 Keyes Road, Concord starting at 7:00 P.M.

Commission Members Present: Melissa Saalfield, Thomas Beardsley, Alan Bogosian, Rebecca Lemaitre, Robert Gross and Nancy Nelson arrived late.

Staff: Heather Gill, Senior Planner

Ms. Saalfield called the meeting to order at 7:00 P.M.

Demolition Review Public Hearing – 111 Ripley Hill Road

Ms. Saalfield summarized the process of the demolition review bylaw and Mr. Beardsley provided a brief summary of the house's history. Mr. Beardsley explained that the house's architectural style and detailing make it significant as a colonial revival structure. Mr. Beardsley summarized the neighborhood's history as the first significant post WWI development; and expressed the sense of place the neighborhood and house still represent. Mr. Beardsley briefly summarized the history of the land in which the neighborhood was constructed on, and the person for which the street Ripley Hill was named after.

Jim Kelly, the applicant, mentioned that some of the architectural details no longer exist on the house and his desire to match those details in the new house. Ms. Saalfield stated that she does not understand why the house needs to be torn down. Mr. Kelly stated that the house needs a lot of work and it would be too expensive to renovate. Mr. Kelly spoke about the changes to the other houses in the neighborhood.

Ms. Lemaitre asked how easy or difficult it would be to reverse some of the strange additions and alterations to the structure. Mr. Bogosian asked what the costs would be to renovate. Mr. Kelly indicated that he did not have those numbers. Ms. Saalfield reminded the Commission of the house on Hubbard Street that needed a lot of work, but the owner decided to renovate in the end. Ms. Saalfield stated that this house has not been changed that dramatically, and that it could be restored to its original form.

Timothy Rose, of 97 Bartlett Hill Road, stated that there are enough teardowns going on in town that don't have any historic significance, but that this house is architecturally important. Mr. Rose expressed concern that there is no control on what is going to be built, and urged the Commission to delay or slow down the demolition of this house. Mrs. Rose, of 97 Bartlett Hill Road stated that this is a charming house. Mr. Kelly stated that his architect is Elise Stone, and that they can build that charm into it.

Mr. Beardsley stated that context and sense of place is important, and expressed concerns that one house is going to be replaced by two. Mr. Beardsley proposed that the Commission delay the demolition. Ms. Lemaitre asked if there will definitely be another house on the second lot. Mr. Kelly stated that there would be.

Mr. Rose indicated that there are hydraulic issues in that area. Mr. Kelly stated that the stone foundation is problematic for this reason, and that they have a sump pump in the basement. Mr. Rose stated that the house has stood there a long time despite the water.

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Mr. Beardsley moved to find the house preferably preserved and delay the demolition for one year. Ms. Lemaitre seconded the motion and all others voted in favor. The motion passed (4-0).

Freedom's Way National Heritage – Hidden Treasures 2020

The Commission discussed the email inquiry staff received regarding the Freedom's Way Hidden Treasures 2020 program. Ms. Saalfield mentioned the Preservation Awards, which will be held in May. Ms. Lemaitre volunteered to come up with a program idea and submit it for the Commission.

Robert Gross and Nancy Nelson arrived.

Mr. Gross stated that he was thinking of an event with the Robbins House or a tour of all of the houses that Henry David Thoreau lived in. Ms. Lemaitre suggested a drop in craft for children at one of the sites, as a way to engage the next generation with young children. Ms. Lemaitre is going to work with Mr. Gross to work out the details.

2020 Preservation Awards Program Theme

Ms. Saalfield explained that she met with Ms. Eleni Glekas the day prior and spoke about the program and discussed how Ms. Glekas would give a 20 minute talk on a birds eye view of historic preservation. Ms. Lemaitre suggested reaching out to the high school to get a student photographer for the awards ceremony. Ms. Lemaitre volunteered to reach out. Ms. Nelson suggested contacted CCTV to get the awards ceremony videoed. Mr. Gross suggested having an article published in the paper prior to the ceremony announcing the winners and the date of the awards ceremony. The Commission discussed the \$1,500 budget and the items they need to pay for including the awards themselves, food, invitations, and programs. The Commission discussed the desire to invite all other town board members, and Ms. Gill stated that she can send an email to staff and ask that it is distributed to board members. The Commission reviewed Ms. Saalfield's proposed program schedule and had no additional comments. The Commission reviewed the categories for the awards and some of the past winners. The Commission discussed the advisory panel, which includes, Annette Bagley, Valerie Kinkaid, Alan Bogosian, Melissa Saalfield, and Geoffrey Taylor; and how the panel will make a recommendation to the Historical Commission in April.

AECOM Installation of CCTV Device

The Commission reviewed the letter and information about the AECOM CCTV installation at the Concord Rotary. The Commission discussed how there is a big difference between a 40 foot pole and a 60 foot pole. The Commission discussed locating the pole in a location that does not compromise the existing trees. The Commission asked staff to send an email response relating their concerns about the height of the pole and the preference for the 40 foot, and the need to locate the pole in a way to protect the health of the trees.

Establishing/Expanding Local Historic Districts

Ms. Gill summarized the background and desire of the Jennie Dugan neighborhood to become a local historic district. Ms. Gill stated that the HDC may need assistance researching the history of each of the properties on the street. Mr. Bogosian recommended looking into Peacock Farm and Moon Hill in Lexington, and checking their guidelines.

Discussion: Article 48

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Ms. Saalfield explained that the Commission was not consulted about this warrant article before it was submitted. Ms. Gill explained how nominating committees function and the Commission had a brief discussion about the article. Ms. Gill stated that there would be a Select Board Public Hearing on Monday, February 24th in which this would be discussed/presented. Ms. Gill suggested waiting until after the public hearing to discuss taking a position on the article.

Updates

Ms. Gill stated that the Commission received a demolition review application for a house at 23 Hill Street and it was determined to be not historically significant. Ms. Gill stated that the Commission received an emergency demolition application for a house at 188 Fairhaven Road, explained the process for that type of application, and informed the Commission that it was determined to be a hazard and the demolition was allowed.

Ms. Gill stated that the Commission received a letter from the AG's office stating that they found that the Commission did not violate the open meeting law and that the complaint is resolved.

Ms. Gill indicated that a pergola was constructed at the Wheeler Harrington House without permission of the Historical Commission and without a building permit. Ms. Gill stated that an enforcement letter has been sent to the tenants.

Minutes

The Commission discussed a few amendments to the December 12th minutes. Mr. Bogosian moved to approve the minutes as discussed and amended. Ms. Nelson seconded and all other voted in favor. The motion passed (5-0).

Public Comment

Susan Bates stated that she checked with the Town Manager re. the West Concord Depot, and was told that the MBTA has put out an RFP for new tenants.

Ms. Nelson moved to adjourn. Mr. Gross seconded the motion and all others voted in favor.

The meeting was adjourned at 8:53 P.M.

Minutes Approved: 9/10/2020

Respectfully submitted by:
Heather Gill
Senior Planner