



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, February 21, 2019**  
**First Floor Conference Room, 141 Keyes Road**

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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 21, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

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

Associate Members Present: Melinda Shumway, Paul Ware, Kate Chartener

Commission Members Absent: Abigail Flanagan

Staff: Heather Gill, Senior Planner

Also Present: Jon Straggas, 22 Monument Square  
Lucinda Draine, 46 Wood Street  
Gary Pisano, 73 Monument Street  
Brian Creeley, 20 Munroe Place  
Don Kingman, Concord Academy  
Jane Hotchkiss, Select Board

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

**NEW PUBLIC HEARINGS**

**55 Church Street – Church Street Historic District, to extend front porch platform**

Mr. Nobile opened the hearing and reviewed the application. A representative from the facilities department presented the proposed project to the Commission. He explained that they would like to extend the platform due to safety concerns of those in wheelchairs. He explained that the material is non-skid and permeable due to the lack of covering overhead. There were no public comments on the application.

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

**73 Monument Street – North Bridge/Monument Square Historic District, to demolish existing detached garage and to construct an addition that includes a 2-car garage and covered porch**

Mr. Nobile opened the hearing and reviewed the application. John Battle and homeowner, Gary Pisano presented the proposed project to the Commission. Mr. Battle explained that they will be matching the existing details on the house, and that there will be no changes to the fundamental massing of the house. Mr. Battles stated that they are still working out the details for the garage, but he explained that it will not be a conventional garage door. He explained that a single door is disguised as the three bays, and that it will open like an airplane hangar. Mr. King asked about lighting. Mr. Battle stated that the proposed lighting will all be recessed. The Commission agreed that a site visit for this project would be necessary, and scheduled it for 8:00am on Thursday, March 7<sup>th</sup>. There were no public comments on the project. Mr. Nobile stated that a lighting plan would need to be submitted.

Mr. King moved to continue the application to the meeting on March 7, 2019. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**20 Munroe Place – North Bridge/Monument Square Historic District, to construct two bay windows on the first floor of left elevation and construct an addition over the garage on the right elevation, replace roofing, replace and alter windows and doors, replace garage door, replace exterior lighting, remove chimney, remove asphalt walkway, and install HVAC compressor**

Mr. Nobile opened the hearing and reviewed the application. Architect, Paul Mahoney and homeowner, Brian Creeley presented the proposed project to the Commission. Mr. Mahoney walked the Commission thru the floorplans and elevations changes. The Commission agreed that a site visit for this project would be necessary, and scheduled it for 8:30am on Thursday, March 7<sup>th</sup>. There were no public comments on the project.

Ms. Glenn moved to continue the application to the meeting on March 7, 2019. Mr. Berrizbeitia seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**97 Lowell Road – Main Street Historic District, to relocate and replace entrance doors**

The applicant submitted a request to withdraw this application.

Mr. Giddings moved to accept the withdrawal. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**18-26 Main Street – Main Street Historic District, to replace doors and windows**

Mr. Nobile opened the hearing and reviewed the application. Eve Isenberg, of InkStone Architects presented the proposed project to the Commission. Ms. Isenberg explained that they will be repairing two doors, replacing two doors, and replacing one window as part of this project. The replacement doors will be ¾” wider in order to meeting ADA requirements. Mr. Giddings asked why widen the doors if there is still a step to get into the building. Ms. Isenberg stated that the spirit is to make the building as accessible as possible. Ms. Isenberg explained that they have an application submitted with the MAAB for a variance, because the doors open onto the public sidewalk and there isn’t room for a ramp. The Commission reviewed the proposed hardware for the doors and discussed the mail slots on the existing doors. Ms. Isenberg stated that the doors will be painted to match the existing, and the lettering on the doors will be the same size, font and coloring as existing. There were no public comments on the project.

Mr. Giddings moved to approve the application as submitted. Mr. King seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

**186 Main Street – Main Street Historic District, to replace windows and install handrail**

Mr. Nobile opened the hearing and reviewed the application. Don Kingman, of Concord Academy presented the proposed project to the Commission. Mr. Kingman explained that they would like to remove the storm windows, and replace the 60 existing windows to match the replacement windows in the Haines House. Mr. Kingman stated that this will help with functionality of the windows, and that there will be no changes to the casings, trim or shutters. Ms. Glenn asked about the age of the windows. Mr. Kingman stated that they are not original, and that they are probably 60 years old with 30 year old storms. The Commission discussed the screens, and decided it would be best to match the screens on the Haines building. Mr. Kingman stated that they are also looking to install a handrail on the Haines House. He stated that there is about a 38” height difference, so a handrail is needed. Mr. Kingman stated that the railing will be similar to the railing installed at the Bradford house and the color will match that of the existing wrought iron fence. There were no public comments on the project.

Mr. King moved to approve the application as submitted. Ms. Glenn 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*

The Commission stated that they have not reviewed the revised minutes and asked that they are placed on the next meeting agenda.

2. *Minutes from 2/7/2019 Historic District Commission Meeting*

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

**Other**

525 Lexington Road Temporary Driveway – Norman from Wellan Construction presented the temporary driveway to the Commission. He explained that the temporary driveway is needed for construction vehicles and for the safety of those coming and going from the site during construction. He explained that they placed a binder coat down, so that the driveway is plow-able and there are no erosion issues. Norman stated that they plan to remove the temporary drive in July. Mr. Giddings motioned to approve the temporary driveway for a period of 6 months to be removed in August. Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

New Members – Mr. Nobile stated that he has had long discussions with two potential candidates.

Expanding the Historic Districts – Ms. Gill read an email into the record from the Hubbard Street residents, stating that they will not be placing a petition article in this year’s warrant. The residents did indicate in interest in moving forward with public outreach over the next year and asked for the Commission’s support.

Other Business – Mr. Berrizbeitia offered to do some research on the prices of homes in local historic districts and the effect of historic districts on property values. Ms. Hotchkiss stated that this should be done unofficially, on a volunteer basis, as not to trigger open meeting law requirements.

Ms. Glenn stated that the revised plans for 70 Monument Square were on the website, and urged the Commission to begin looking at them, as they are very detailed.

The new homeowner for 46 Wood Street, Lucinda Driane attended the meeting and asked questions about the application process.

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

**The meeting was adjourned at 8:16 P.M.**

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

Respectfully submitted by:  
Heather Gill  
Senior Planner

Minutes Approved on:           3/21/19          

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Luis D. Berrizbeitia, Secretary