



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, April 1, 2021
Virtual Public Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a virtual public meeting on Thursday, April 1, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 892 5477 5307 Meeting Password: 892 5477 5307

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway

Associate Members Present: Dennis Fiori, Abigail Flanagan, Katharine Mast

Commission Members Absent: Kate Chartener, Paul Ware

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

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

CONTINUED PUBLIC HEARINGS

449 Barretts Mill Rd – Barretts Farm Historic District, to install two storage sheds

Chair Nobile opened the hearing and reviewed the application. Lise Holdorf and Melissa Maxwell with Barrett's Mill Farm appeared for the hearing. Chair Nobile explained that the red barn on the property is going to be handed back to the farm at some point in the future but is currently used by the Town of Concord. He noted that the shed towards the back of the property can be seen from the river but that the shed at the front of the property is the biggest concern because it is close to the road and visible from the Colonel Barrett house. Chair Nobile also stated that Concord has a long agricultural tradition, and this is a living breathing farm and part of the Town's legacy which we love to support. He explained that farms by their very nature can be very odd in terms of the number of buildings and their placement which is usually chosen to optimize workflow. The Commission discussed the proposed changes to the proposed shed closest to the street which included barn doors and removing the shutters. Ms. Glenn questioned the height and Ms. Maxwell confirmed that the proposed height was 9 feet 3 inches. The Commission discussed alternative locations for this shed but agreed that this location would be most efficient for farm operations. Ms. Glenn stated that this is an agricultural site and that a shed is an appropriate outbuilding. She stated that she understood the concern of the national park but felt like this is more of a temporary structure. She also noted that plantings may draw more attention to it. Ms. Flanagan stated that she was not concerned with the back shed and that this is working farm and allowances need to be made. She stated that she was in favor of the barn door and removing the shutters which will help remove some of the visual clutter. Ms. Shumway asked about colors of the shed. Ms. Holdorf stated that they plan to paint it white and will paint the doors to match the existing. Ms. Mast spoke in favor of the project. Mr. Berrizbeitia noted that the National Park had raised some valid concerns about the view from the Colonel Barrett's house. Mr. Fiori questioned why the shed couldn't be placed up against the farm stand. Ms. Holdorf noted her concerns with the size of the shed in contrast to the farm stand and the distance from the washing station. The Commission discussed the red barn and agreed to send a letter to the Town noting the Commission's disapproval of added structures on the property and the need for the Town to find an alternative place to store the equipment and free up the barn for farm use. Mr. Fiori suggested reviewing the shed annually and the Commission agreed that it could be reviewed administratively on an annual basis.

Chair Nobile opened the hearing for public comment.

BJ Dunn, Minuteman National Park Superintendent spoke in favor of the way the plan was headed.

Mark Giddings of 474 Barretts Mill Road voiced his concerns of the material and placement of the shed.

Ms. Flanagan clarified that the material of the shed had been changed from vinyl to wood to allow for the barn doors.

Ms. Glenn moved to approve the application of Barretts Mill Farm to install one shed in the rear and one shed in the front of the yard for a period of 1 year to be reviewed under other business, to have the front shed staked out for review by the Chair and Staff, and the shed at the front of property will be made of wood with wood barn doors painted green to match the existing at 449 Barretts Mill Road Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing Photos, site plan, drawings.

NEW PUBLIC HEARINGS

255 Main Street – Main Street Historic District, to install temporary construction signage

Chair Nobile opened the hearing and reviewed the application. Allison Cutler from Adams + Beasley appeared for the hearing. She explained that they realized at the public hearing for another construction sign that they had already installed this but needed to get approval. She presented photos of the sign as it has been installed. Ms. Glenn stated that she prefers this large sign rather than 3 separate signs and was in favor of the placement of the sign. Ms. Flanagan stated that she didn't have any objections to this sign and noted that it will be removed when the project is over. She commented that they should add a date for when the sign needs to be removed that the Commission should look at adding construction signs to their guidelines. Ms. Shumway noted that she was in favor of the sign if it was removed promptly after construction. Mr. Berrizbeitia noted that the sign was well designed and agreed that it should not be up more than a year. Ms. Mast was in favor of the sign. Mr. Fiori noted that the sign was larger than he would like to see but it ok with the temporary sign.

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

Ms. Glenn moved to approve the application of Adams + Beasley Associates to install temporary construction signage for a period not to exceed 1 year at 255 Main Street. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos

110 Walden Street – Main Street Historic District, to remove existing metal fire escape and convert exit doors to windows

Chair Nobile opened the hearing and reviewed the application. Karl Packard, the architect for the project and Anita Tekle with Concord Home for the Aged appeared for the hearing. Mr. Packard explained that they had completed a historic structures report for the building and noted the fire escapes were no longer necessary because the building has 3 enclosed staircases and a sprinkler system. He commented that they are proposing to remove the fire escapes and replace the fire escape doors with custom made wood windows to match the profiles of the existing original windows. The Commission members agreed that this would be a great improvement and were in favor of the project.

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

Mr. Berrizbeitia moved to approve the application of Concord Home for the Aged to remove existing metal fire escape and convert exit doors to windows at 110 Walden Street as submitted. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos, elevations

155 Monument Street – North Bridge/Monument Square Historic District, for alterations to front entrance, construction of new porch, and replacement of windows and doors

Chair Nobile opened the hearing and reviewed the application. The homeowner Martha Collins-Gray appeared for the hearing. She explained that they are proposing to restore the exposed roof rafters and add a roof overhang with craftsman columns which will allow them to remove the gutter and downspout and stone steps with iron banister. Ms. Collins Gray commented that they are proposing to add new cedar shingles to the whole house with new paint and some of the windows will be replaced with Marvin clad true divided light windows. The new windows will match the painted wood trim and have a sill added to them to match what is on the south side of the house. New garage doors and a new roof are also proposed. Ms. Glenn asked if there were any photographs of the previous entrance that was removed. Ms. Collins Gray commented that she could not find any photos in her research. Ms. Glenn asked if they were proposing to make changes to the screen and columns on the left side of the door and commented that a site visit would be helpful because of so many changes to house. Ms. Flanagan asked for clarification of where the proposed lighting would be located. Ms. Collins Gray confirmed the new lighting would be placed between the garage doors. Ms. Flanagan commented that she didn't have any significant issues with the proposed changes but, because there were many, agreed that a site visit would be useful. Ms. Shumway also agreed that a site visit would be helpful. Mr. Berrizbeitia also was in favor but thought a site visit would be helpful. Ms. Mast commented that she appreciated that they are retaining the architectural integrity and arts and crafts details of the house and Mr. Fiori agreed. The Commission scheduled a site visit for April 15th at 8:00 am.

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

Ms. Glenn moved to continue the application of Martha Collins Gray for alterations to front entrance, construction of new porch, and replacement of windows and doors at 155 Monument Street to the April 15th meeting with a site visit at 8:00am that morning. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Site plan, elevations, existing photos

98 Monument Street – North Bridge/Monument Square Historic District, to demolish and reconstruct center section of home with small one-story addition, construct new shed dormer and new garage entry roof, and replace windows

Chair Nobile opened the hearing and reviewed the application. The owners Melanie and Adam Sureau appeared along with the architect, Marshall McLean. Mr. Sureau presented photos of the existing house. He gave an overview of the project explaining that there were many complexities to the house which made it a challenge to make the modifications to the existing house. He commented that they are proposing to remove the middle section of the house and reconstruct it increasing the height slightly. Mr. McLean presented the architectural plans and gave an overview of the project including the demolition and reconstruction of the center wing of the house, a small single story addition to the family room, replacing windows, a new rear dormer to the front wing of the house that will not be visible from the road, and adding a small roof over the barn entry door. He explained that they are proposing to remove and reinstall the existing lights and that one chimney may need to be rebuilt during demolition. Chair Nobile stated that the Commission will want to visit the site to review the changes. Ms. Glenn commented that a site visit is critical and was worried that the ridge height would impact the whole facade. She asked whether the front portion of the house had the original windows intact. The Sureau's commented that they were unsure of

how old the windows were. Ms. Flanagan commented that there may be some original wavy glass in the windows and suggested that those windows may need to be restored rather than replaced. She commented that this is a very prominent and important house and street and the Commission is going to need to be thoughtful and considerate because any changes that are made need to be appropriate for the house and be consistent with the organic changes that were made over time. Ms. Shumway, Mr. Berrizbeitia, and Ms. Mast agreed that they were looking forward to the site visit. Mr. Fiori agreed that they need to look closely at the windows and explained that you can do a lot of work to windows to make them almost as efficient as new windows. He also agreed a site visit is necessary. The Commission scheduled a site visit for April 15, 2021 at 8:30 am.

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

Ms. Glenn moved to continue the application of Adam and Melanie Sureau to demolish and reconstruct center section of home with small one-story addition, construct new shed dormer and new garage entry roof, and replace windows at 98 Monument Street to the April 15, 2021 meeting with an 8:15 am site visit. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos, floor plans, elevations, renderings

OTHER BUSINESS

Other

Discussion: 59 Walden Street – Andy Loverud met with the Commission and commented that they are looking to add a second story to the building at 59 Walden Street which was built in 1959. He explained that the Town of Concord had completed a study on making the building larger for various uses. He explained further that they are looking to slightly increase the height of the building but not increase the footprint. He presented several schemes for the exterior of the building that would be appropriate for a residential real estate office. Ms. Glenn noted that she was not opposed to the second story but was most concerned with the streetscape and how it compared to the immediate buildings on either side. Mr. Berrizbeitia commented that the proposed structure is more harmonious with the current streetscape. Ms. Flanagan noted that the context is important and that it's difficult to judge without looking at the streetscape and the massing. Ms. Shumway commented that the black windows look too modern in this historic neighborhood but that this design was more attractive than the existing building. Ms. Mast had concerns with second floor, but the massing will look more harmonious with the flanking structures. Mr. Fiori agreed that the existing building never fit the streetscape. Chair Nobile commented that the Commission doesn't have any strong objections to the proposal.

Expanding the Historic Districts – Senior Planner Gill explained that she submitted the warrant article for Town Meeting and will present it to the Historical Commission and ask for their support.

Approval of Minutes

Documents:

1. *Minutes from 11/19/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the November 19, 2020 meeting as submitted/amended. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

2. *Minutes from 2/18/2021 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the February 18, 2021 meeting as submitted/amended. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

3. *Minutes from 3/4/2020 Historic District Commission Meeting*

Mr. Berrizbeitia motioned to approve the minutes from the March 4, 2021 meeting as submitted/amended. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

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

The meeting was adjourned at 9:02 P.M.

The next Historic District Commission meeting is scheduled for Thursday, April 15, 2021.

Documents used during the meeting are on file in the Planning Division Office.

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 5/20/21

Nea Glenn, Secretary