

CONCORD HISTORICAL COMMISSION
Public Meeting Minutes
April 26, 2018, 7:00 P.M.
Second Floor Conference 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 Conference Room at 141 Keyes Road, Concord starting at 7:00 P.M.

Commission Members Present: Electa Tritsch, Diann Strausberg, Nancy Nelson, Andrew Koh, and Claire Gauthier
Associate Members Present: Robert Gross, Melissa Saalfield
Staff: Marcia Rasmussen, Director of Planning and Land Management

Chair Electa Tritsch called the meeting to order at 7:00 P.M.

Demolition of 64 Bedford Street

The Commission reviewed the demolition of the structure at 64 Bedford Street, which had been demolished without submitting for demolition review and without the proper permitting. The owners of the property, Greenscape Property & Building, LLC provided a three page report narrating the known history of the property and outlining how the building was unintentionally demolished prior to approval. Greenscape also provided the Commission with photographs of the structure prior to and during the demolition process. Chris Derosa and Jeff Cronin of Greenscape, explained that they had all the approvals from the ZBA for the additions and improvements to the structure.

John Battle of 52 Bedford Street stated that he had attended the ZBA hearing and that the Special Permit was conditioned on retaining the house. Mr. Battle stated that he was surprised by the sequence of events during the construction, and that people should not be rewarded for willfully neglecting the rules of the town. Mr. Battle stated that the Historical Commission and the town should take a firm stance on what can be constructed in place of the original structure.

David Mercaldi and Jane Mercaldi of 60 Bedford Street were also present at the meeting. 64 Bedford Street is a land locked lot, and shares a driveway with 60 Bedford Street.

Mr. Derosa stated that they did try to save the building, and explained that the rubble foundation was collapsing, so they wanted to build a new foundation under the structure. Mr. Derosa stated that the framers on the job were overzealous, and that new studs and all new framing was installed. The Commission asked how they were unaware of the requirements of demolition review, and inquired about the height of the new structure. Josh Naughton of Greenscape stated that there was a lack of communication with the framers and that the crew was unaware of the requirements for demolition review. Ms. Nelson questioned why this work was done without a demolition plan. Mr. Naughton stated that when the Special Permit was approved by the ZBA it was considered to be a renovation and not a demolition. Ms. Gauthier asked how a renovation project led to all of the framing being removed and replaced. Ms. Tritsch asked why the rubble foundation couldn't be stabilized. The Commission discussed the fact that there is nothing in the Demolition review Bylaw that outlines how to deal with structures that are demolished without demolition review by the Historical Commission. Ms. Gauthier questioned whether there are fines available for situations like this. Ms. Nelson stated that she agrees with Mr. Battle in that it is important that these processes are observed. Ms. Nelson further stated that the Special Permit was required because the project was increasing the nonconformity of the lot, and that in her opinion, a new construction house would need to conform to all zoning requirements. Ms. Tritsch commented on the documentation provided by Greenscape, and recommended improvements to the historical narrative. She stated that this should be in the form of a report, not

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a letter, and that the history of the house and its occupants, as well as the architectural history of the structure needs to be more detailed than what they submitted. Ms. Tritsch recommended using probate records to find out more about past occupants of the house. Ms. Tritsch also stated that “not surveyed” does not mean that there is no historic significance. Ms. Tritsch recommended the following changes to the Form B: present use read “demolished”, altered 1.5 story cape, add assessor records and acreage, as well as more documentation regarding the history of the structure.

Mr. Gross stated that Greenscape should carry out a further title search on the property, and that without the house, this will help to document how the town was built over time, how this area was filled in, and provide more details on this working class area of town. Mr. Koh recommended that Greenscape learn more about the neighborhood, and stated that this house did have a story to tell. Ms. Tritsch stated that it is a funky house, and that Greenscape needs to fill in the blanks. Ms. Tritsch also recommended that the Historical Commission not sign off on this without additional information, and that the Commission could authorize the chairperson along with staff to sign off on this once that is submitted. Ms. Gauthier motioned to accept Ms. Tritsch’s recommendation to require changes to the submitted documentation and to allow for Ms. Tritsch and Ms. Rasmussen to approve the revised documentation prior to the May 24th Historical Commission meeting. Ms. Strausberg seconded the motion and the motion carried 5 to 1.

2018 Preservation Awards Voting

The Commission, along with a panel of advisors consisting of Annette Bagley, Betsy Igleheart, and Valerie Kinkade reviewed the nominations submitted for the 2018 Preservation Awards. Ms. Nelson motioned that the Historical Commission accept the recommended slate for Preservation Awards. Ms. Gauthier seconded the motion and all others voted in favor. The commission drafted comments to accompany each award recipient as follows:

Award for Adaptive Reuse: Paine Barn, Middlesex School

CHC Comments: The Paine Barn’s evolution from agricultural building to the home of the Middlesex School Facilities and Operation team is an outstanding example of sensitively introducing a compatible new use into a historic building. Located in a prominent position on Lowell Road, the barn retains its original appearance and stands as a reminder of Concord’s rich agrarian heritage.

Owner: Middlesex School

Architect: Ben Nickerson

Contractor: B.W. Kennedy

Civil Engineer: Stantec Consulting Services

Construction Consultant: Commercial Construction Consulting

Award for Appropriate New Construction: 12 Bow Street

CHC Comments: Taking design cues from the previous building on the site, the new construction at 12 Bow Street nestles comfortably in with its neighbors, demonstrating both restraint and sensitivity to the streetscape

Architect: Ben Nickerson

Contractor: Boynton Brennan Builders

Award for Appropriate New Construction – Honorable Mention: 42 Pine Street

CHC Comments: The design team successfully blended the look of a village colonial to fit within the neighborhood with reference to the circa 1899 barn. Great care was taken to incorporate elements of the original barn.

Owner: EMS Development Corporation

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Architect: Ben Nickerson
Contractor: Teamwork Construction

Award for Proper Rehabilitation/Restoration: Friend Block

CHC Comments: The Friend Block rehabilitation project brings new vitality to this prominent Main Street commercial building. The attention to detail: true divided light windows; repairs to the existing light entry light; an understated new entrance that provides universal access to the first and second stories; and masonry cleaning with “the gentlest means possible” all contribute to the success of this project.

Owner: Linear Retail Properties
Architect: Harrison French & Associates
Contractor: International Builders

Award for Sensitive Addition/Alteration: Hawthorne Inn

CHC Comments: Making a residential presence for a business subject to various building codes and the inclusion of universal access are well incorporated in the Hawthorne Inn. The addition complements the original character of the building and the surrounding properties

Owners: Mark Vella and Toni Vincente
Architect: Elise Braceras Stone
Contractor: Classic CGP
Landscape Designer: Fisher Design Group

Award for Sensitive Addition/Alteration – Honorable Mention: 50 Monument Street

CHC Comments: This is a first-rate example of how the updating of a 19th century home for 21st century living can be achieved while keeping its historical integrity intact.

Architect: Elise Braceras Stone
Contractor: Fabio’s Construction

Award for Lifetime Achievement: Jayne Gordon

It is with great pleasure that the CHC award Jayne Gordon with the inaugural Lifetime Achievement Award. Jayne Gordon has been fostering historic preservation in Concord for decades. Her inspiration, expertise, and endless list of accomplishments are unsurpassed.

The 2018 Concord Preservation Awards Ceremony will be held on Monday, May 21, 5:30pm at Fowler Branch Library, 1322 Main Street, Concord.

Discussion: Archeology Report for McGrath Farm

The Commission requested to delay this discussion item until the May Historical Commission meeting.

Discussion: Town Meeting Follow Up

The Commission reviewed the outcomes of the 2018 Annual Town Meeting. The Commission discussed the passing of Articles 24, 26 and Article 27. The Commission discussed that the barn at 387 Sudbury Road has already been demolished, and that the fence that has been installed at the rear of the property has blocked the view of the town owned fields. The Commission discussed the passing of the Community Preservation Articles and the Historic Preservation projects that will be funded through that.

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The Commission further discussed the need to rethink the existing historic districts and identify the properties at risk, including 680 Barretts Mill Road.

Updates

The Commission discussed the membership and organization of the Commission for the coming year. Ms. Tritsch announced that Ms. Strausberg has agreed to take on the role of chairperson. Ms. Tritsch asked that each member begin thinking about projects and assignments that they would like to be the point person of, including the Wheeler Harrington House and Park, the Community Preservation Committee, and the Historic Street Sign program. She stated that they will be discussing this at the next meeting.

Minutes

Mr. Koh motioned to approve the minutes of the February 8, 2018 and the March 15, 2018 meetings as amended. Ms. Nelson seconded the motion and all others voted in favor.

The meeting was adjourned at 9:11 P.M.

Minutes Approved: 08/09/2018

Respectfully submitted by:
Heather Gill
Senior Planner