



HISTORIC DISTRICTS COMMISSION

Public Meeting Minutes

Thursday, July 7, 2022

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 via Zoom on Thursday, July 7, 2022, at 7:00 P.M.

Commission Members Present: Luis Berrizbeitia, Abigail Flanagan, Peter Nobile
Associate Members Present: Katherine Mast, Henry Moss
Commission Members Absent: Kate Chartener, Paul Ware, Melinda Shumway, Dennis Fiori
Staff: Heather Carey, Administrative Assistant
Hayleigh Walker, Administrative Assistant
Marcia Rasmussen, Director of Planning and Land Management

Chair, Luis Berrizbeitia called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Flanagan, Mr. Moss, Mr. Nobile and Ms. Mast

CONTINUED PUBLIC HEARINGS

52 Main Street - Main Street Historic District, to remove, replace, and install new lighting

Mr. Nobile made a motion to continue the application to the August 18th meeting as requested. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

48 Monument Square - North Bridge/Monument Square Historic District, to construct new patio and brick terrace with associated landscaping and to construct new covered decks, new door, and new lighting

Mr. Nobile made a motion to continue the application to the August 18th meeting as requested. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

NEW PUBLIC HEARINGS

32 Lowell Road - North Bridge/Monument Square Historic District, to replace windows

Chair Berrizbeitia opened the hearing and requested an overview of the application.

Steve Dana of Renewal by Andersen appeared for the hearing on behalf of Jaime Morin and gave an overview of the project. They are looking to replace 10 windows in the rear the property, facing the backyard. The replacement will include first and second floor windows.

Chair Berrizbeitia asked if the windows they are interested in replacing are visible from the public way. Mr. Dana confirmed they were not. The vegetation and the garage block the view of the windows, making them impossible to view from the public way.

Neither Mr. Nobile or Ms. Mast had any objections to the proposed work.

Mr. Moss asked what material was being used for these windows. Mr. Dana confirmed it was Fibrex. Mr. Moss stated he had no objection to the proposed work.

Ms. Flanagan asked Ms. Carey and Ms. Walker if the determination was made upon receipt of the application that these windows were visible from the public way. Ms. Carey stated the application was flagged somewhere during the application process as it was thought that that applicant was replacing all the windows on the property. It was not made clear based on the documents received that these windows were not visible from the public way. Ms. Flanagan stated she just wanted to be sure there was no conflicting determination. Ms. Flanagan asked Ms. Carey what the procedure would be in this instance. Ms. Carey stated that since this was a replacement in kind not viewable from a public way, the Commission would not need to vote on this matter.

Chair Berrizbeitia confirmed that no vote would take place and that the applicant was free to proceed with the installation.

Documents used at public hearing: Photos, Google Maps

12 Bow Street - North Bridge/Monument Square Historic District, to install fencing

The Chair opened the hearing and reviewed the application.

Kim Ahern appeared for the hearing on behalf of the property owners Kim and Matt McManus and gave an overview of the project. She explained that the property owners just recently purchased this home and have large dogs which precipitated the idea to add some additional fencing. They are proposing to install two segments of board and lattice fencing which would be painted to match the color of the house.

Chair Berrizbeitia asked if the height of the proposed fencing would be the same height as the three gates shown on the plans. Ms. Ahern confirmed it would be 6 feet tall to match the neighboring fences that surround the property. Two gates would be placed on one side of the house and one placed in the back towards the rear of the garage.

Ms. Flanagan requested clarification on the layout of the fencing on the property so that she could determine what the applicant needs to have approved. She asked if it is just the two segments of board and lattice that need approval or is it for the 6-foot fence that surrounds the whole property. Ms. Ahern stated that they intend to install two segments that run parallel to the street as well as a segment that would replace the existing chain link fence. Ms. Flanagan asked for confirmation on the fencing material and colors. Ms. Ahern confirmed that the material to be used was cedar. She stated that the fencing that faces the street would be painted the color of the house while the sections in the rear would be painted a dark green. Ms. Flanagan stated she had no objection to the proposed installation but would like specificity in what is being built prior to a vote being made. They could always approve the fencing now and the property owners could still decide whether or not to build it. Ms. Flanagan asked Ms. Carey and Ms. Walker if the rear fencing was mentioned in the application. Ms. Carey stated that the application just says to "install fencing." Ms. Flanagan asked what was behind the decision for there to be two different colored fences. Ms. Ahern stated that the intent of the dark green fencing was to make it blend in with the proposed landscaping. Ms. Flanagan stated it was a bit of an odd decision but one she would not object strongly to.

Mr. Nobile stated he had no objection to the installation. The green fencing would be in shadow most of the time. While he would prefer that the entire fence be green, he concluded that the design was tasteful.

Ms. Mast stated that there was similar fencing on surrounding properties. She agreed with Mr. Nobile that an all-green fence would be a nice contrast but ultimately, she had no issues with color change.

Chair Berrizbeitia and Mr. Moss stated they had no objections to the proposed installation.

Chair Berrizbeitia opened the hearing for public comments and there were none.

Mr. Nobile moved to approve the application of Kim Ahern to install fencing at 12 Bow Street as presented. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: Site plan, photos

126 Lowell Road - Main St and North Bridge/Monument Square Historic Districts, to replace signage

Chair Berrizbeitia opened the hearing and requested an overview of the application. Ann Durso the applicant did not attend the hearing and was therefore not able to present. The Commission agreed to review the application materials in order to make a determination.

Chair Berrizbeitia asked where the existing freestanding sign for Concord Lumber was located. Mr. Nobile confirmed that it was located on Lowell Rd. Chair Berrizbeitia noted the proposed changes including color and lettering. He was unsure if they could proceed without the applicants input but clarified that he wanted to hear the opinions of his fellow Commissioners prior to deciding.

Ms. Flanagan stated that she had no objection to the proposed changes provided that the size of the sign remains consistent and there is no additional lighting proposed. It is a branding change that is in keeping with HDC guidelines.

Mr. Nobile stated he would miss the old logo, but he had no objection to the proposed changes.

Ms. Mast spoke in favor of the new design.

Mr. Moss stated that the proposed logo on the freestanding sign looks better than the previous one. While was not as happy about the proposed signage on the building, he stated that it does not affect any historic resources in the area either in terms of the site itself or the perception of neighbors.

Chair Berrizbeitia opened the hearing for public comments and there were none.

Mr. Nobile moved to approve the application of Anne Durso to replace signage at 126 Lowell Road as presented. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: photos and material spec sheets.

169 Main Street - Main Street Historic District to install storm doors

Chair Berrizbeitia opened the hearing and requested an overview of the application

Belinda and David Dapice appeared for the hearing and stated that they would like to install two storm doors on the front and side entrances of their home. They are proposing wooden storm doors which will be painted black as that is the color of the existing main doors.

Chair Berrizbeitia asked what materials will be used for the doors. Mr. Dapice stated that the doors purchased from Vintage Doors will be African Mahogany painted black.

Mr. Moss asked if the horizontal element below the doorknob aligns with the separation in the original door. Mr. Dapice stated that they overlap but he could not confirm if they were identical. Mr. Moss stated that it was not a requirement, but he was curious if they did. He concluded that the proposed installation is exemplary.

Ms. Flanagan stated that storm doors are a modern invention that can be used in the Historic District to preserve original features. It is a good compromise that provides warmth and energy savings.

Ms. Mast and Mr. Nobile spoke in favor of the proposed installation.

Chair Berrizbeitia opened the hearing for public comments and there were none.

Mr. Nobile moved to approve the application of Belinda and David Dapice to install storm doors at 169 Main Street as presented. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: photos and material spec sheet

53 Cambridge Turnpike - American Mile Historic District to install signage

Chair Berrizbeitia opened the hearing and requested an overview of the application.

Bob Ripley, the Director of Finance for the Concord Museum, appeared for the hearing and gave an overview of the project. He stated that they are installing wayfinding signage inside the museum and would like to add the proposed small sign to the right of the main door. Mr. Ripley noted that what they are proposing is much nicer than previous signage that was previously taped to the interior door window. As the museum days change throughout the seasons, they will be able to change out the inserts. Mr. Ripley stated that the sign will be approximately 12" x 17" with a protective plastic covering.

Mr. Nobile stated he thought the design was fine. However he noted on the spelling of the word "thru" on the sign which he believed was a colloquial spelling of the word. He asked if that was intentional. Mr. Ripley stated the fabricator of the sign provided that spelling as an option.

Ms. Mast, Mr. Moss and Ms. Flanagan also questioned the spelling but had no objections to the proposed design.

Chair Berrizbeitia opened the hearing for public comments and there were none.

Mr. Nobile moved to approve the application of Bob Ripley to install signage at 53 Cambridge Turnpike as presented. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used at public hearing: photos and material spec sheet

OTHER BUSINESS

Discussion: Go Out Doors Art Installations

Ms. Carey introduced the proposed art installation project, anticipating the arrival of the applicant Nicole Harris. Ms. Carey noted that this same installation received administrative approval last year and the applicant is looking to get that same approval again. The previous installation included three doors which were placed in three locations in Concord.

Chair Berrizbeitia asked how long the display lasts. Mr. Nobile recalled that it was a seasonal installation. Chair Berrizbeitia stated that he did not anticipate any issues, but he wanted to hear the opinions of his fellow Commissioners.

Ms. Flanagan asked if multiple doors were included in the installation. Ms. Carey confirmed that there were. Ms. Flanagan stated she had no objection to the installation; however she would like to see the full list of installation locations and end dates.

Mr. Nobile stated that it was nice to have more public art. He had no objection to the proposed installations.

Ms. Mast agreed with Mr. Nobile's comments.

Mr. Moss reiterated the comments of Ms. Flanagan. It would be nice to have a list of locations and end dates for this installation. Chair Berrizbeitia stated he had no objection to the proposed installation, but he too wanted a complete list of the proposed locations and the dates of removal.

Nicole Harris appeared for the hearing on behalf of the Umbrella Arts Center and stated that it was her understanding that only two doors would be installed in the Main Street Historic District. Dig Safe would be notified prior to the placement of the doors and the installation would conclude at the end of October or early November. Ms. Flanagan asked her if one of the doors was located on the lawn in front of the store Fritz and Gigis. Ms. Harris confirmed that was one proposed location, but she was not aware that that door had already been installed. One door, she explained, would also be placed on the property of the Trinitarian Congregational Church and two others would be placed near the Concord Market parking lot. Ms. Flanagan confirmed that the doors were all located in the Main Street Historic District and visible from the public way. She reiterated the Commission's desire for a complete list of the installation locations and dates of removal, to be submitted to Ms. Carey and Ms. Walker for review as to what is in the Historic District and what is not.

Mr. Nobile moved to approve the Go Out Doors Art Installation on the condition that a full list of the installation locations and end dates be submitted and approved administratively by the Planning Division staff. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

Discussion: Main St. and Walden St. Shared Streets & Spaces Project

Erin Stevens, the Public Information and Communications Manager for the town of Concord and staff member for the Transportation Advisory Committee, appeared before the Commission and gave a brief overview of the project which requires coordination with the towns Planning and Engineering departments as well. The Shared Streets and Spaces Grant Program began during the pandemic for the purposes of encouraging individuals to go outside and creating more pedestrian friendly areas. The focus of the grant was improving public spaces and economic development. However, the focus this year is speed management and Concord received funding in the amount of \$200,000.00 for the proposed installation of stamped pavement at the intersection of Main Street and Walden Street. The desired purpose of this stamped pavement surface is to reduce speeding in the area, allow for safer pedestrian crossing and preserve the historic aesthetic of Concord. The pavement can be stamped to appear either like cobblestones or brick. Ms. Stevens stated that she was interested in getting the opinion of the HDC prior to moving forward with any specific design. They want to ensure that the project is in keeping with the historic aesthetic of the Main Street Historic District. One of the proposed changes would be to install bump outs at corners to create a larger sidewalk. This would improve visibility for vehicles and pedestrians as they move through the intersection. Ms. Stevens introduced other features including planters, yellow road markings to help guide vehicles through the intersection safely and street trees and plantings to assist with storm water management and preserve the historic feel of the area.

Ms. Flanagan stated that the project held a great deal of potential and emphasized the importance of the engineering element, particularly when it came to the proposed trees. In terms of materials, she mentioned the recently reconstructed intersections in Nantucket where stamped brick and cobblestone was used in concert in place of stamped concrete. She said the HDC is sensitive to the idea that there needs to be improvements when it comes to traffic and pedestrian safety but they have been troubled by the introduction of modern materials such as rumble strips. She stated that having historic references for proposed materials is ideal for this project. She was interested in what the engineering studies would reveal when it comes to ADA compliance. With regard to the planters, she noted that they should err on the side of caution as she does not want the intersection to resemble Disneyland. She also had a lot of concern with regard to the red stamped concrete as she felt it would make the intersection too visible and in conflict with the historic structures in the area.

Mr. Moss spoke in favor of the preliminary concept. He gave a brief overview on the history of the intersection and the trolleys which were a common form of transportation in Concord. He noted the possibility of finding granite stones under the existing asphalt. He liked the idea of the bump outs when it comes to pedestrian safety. He noted that the project could face a great deal of opposition should any parking spaces be removed. He recommended that Ms. Stevens inquire with Engineering on the matter of removing pavement at a fire hydrant. Depending on the piping, a tree could be planted there. He was not in favor of modern imitations of historic materials. He suggested the idea of painting diagonal lines in the

roadway which encourages pedestrians to walk diagonally. The lines would emphasize the intersection and reduce the likelihood of major reconstruction to install new surfaces in the future.

Ms. Mast was in agreement with many of the comments made by Mr. Moss and Ms. Flanagan. She stated that she would love to have the opportunity to see the stamped cobblestone in person but is skeptical about how it may translate within this particular area of town. She liked the ideas of extended curbing but agreed with Ms. Flanagan on the planters. They would be more fitting in states like South Carolina but might not translate as well in New England. She appreciated the proposals open and pedestrian-friendly approach to dealing with congestion but noted that more thought and development is needed.

Mr. Nobile appreciated that something was being done with the intersection. He liked the scheme that includes tip downs at the ADA curves without building the sidewalk out. He noted that the width of Main St in Concord should be carefully preserved and that the idea of the traffic striping and signage was brilliant. He was concerned about public safety and controlling speeding in the area. He looks forward to the engineering study and requested that Ms. Stevens proceed with caution aesthetically.

Chair Berrizbeitia stated that this was a very exciting project with a lot of potential however it poses a huge challenge. It's very easy to create a proposal that is competent from a traffic and human flow perspective, but the proposed materials fail to capture that historic look. He thought stamped materials looked artificial and ugly. He would prefer that most of the effort be concentrated on making the intersection a true historic reference that looked either rediscovered or preserved. Overall, he thinks it's a great project that will change the starkness and the functionality of the intersection which is in conflict with the rest of Concord. He looks forward to the rest of the project.

Ms. Stevens thanked the commission and noted that they had already ruled out the red stamped concrete option since the material fades to pink with age and the red paint has the potential to introduce microplastics into the water facilities. They favor the look of grey cobblestone. She also mentioned that the engineers were concerned about using bricks as there is a lack of longevity when it comes to the products that are currently available. Ms. Stevens stated that the stamped concrete is surprisingly convincing.

Discussion: HVAC System Installation at First Parish Church

Joshua Bath of Nashawtuc Architects, Inc. appeared before the Commission and gave a brief overview of the project which is part of First Parish's "Greening the Campus" initiative. One of the options proposed by the mechanical engineer was to place the HVAC system on the flat portion of the rear roof of the building. Mr. Bath clarified that he is seeking the comments of the Commission members regarding the screening options they have designed. They want to be sensitive to the overall look of the building itself whilst still achieving the goal of relocating the HVAC system which is 5 ft 8 inches tall. The proposed screening viewable to Main Street would only be seen during the winter months. The screening is set far enough in the rear of the building where it is not able to be seen from either side of Lexington Road. There are three different screening options available in terms of materials, though the placement and exposure will remain the same for all. The first screening option includes 1" x 6" AZEK or wood screening spaced at 1.5 inches. The second option includes 3" clapboard siding which can include corner posts or be continuous with three intermediate posts on the back of the enclosure. Lastly, the third option includes 1"x3" PVC boards which would be sympathetic to the other materials.

Mr. Moss agreed that the recessive screening needs to be done. After looking at the elevations he realized how squat the elements in the rear of the church are. He stated that he liked the horizontal elements of first option as they complement existing features and make the enclosure appear taller. Mr. Moss wondered if the top of the equipment would be viewable from the park if the enclosure was made lower. Additionally, he commented that moving the posts to the interior of the screening using clapboard is worth investigation as the frequency of posts could make the installation more noticeable. He noted that maintaining a certain percentage of open area in the fenced enclosure might be an issue with clapboard.

Mr. Nobile stated that the proposed schemes were excellent. He suggested the possibility of installing a diagonal pattern (similar to glass comes in the upper cupola lites) around the HVAC system so as to

minimize adjacency issues with surrounding clapboard areas. However, he did note that in general the installation will be difficult to see unless you are viewing the rear of the building from a distance. He stated that as the designer, Mr. Bath should determine what looks best in this instance.

Ms. Flanagan would like to see a rendering that includes the proposed HVAC equipment when the formal application is submitted to determine whether the proposed installation will be visible from Main Street and Walden Street. The fence has to be high enough to screen the equipment but not so high that it becomes this massive additional structure. Like Mr. Moss, she felt the even spacing of the vertical elements shown in first option was the most appropriate. While Mr. Bath is headed in the right direction, she noted that she would not approve of PVC. She encouraged Mr. Bath to move in the direction that provides the most amount of screening in the least obtrusive way possible.

Ms. Mast inquired what alternative locations were considered for this installation. Mr. Bath stated that they had considered placing the HVAC system between the two chimneys, but they were concerned about the noise and vibrations above the sanctuary. It was agreed that the HVAC system would be moved to a place of unused real estate with height so as to reduce noise for the surrounding neighbors. Ms. Mast agreed that the more subtle and integrated the installation is more appropriate. She requested more information on materials and would prefer not to see PVC used.

Chair Berrizbeitia echoed the comments of the architects regarding the visual aspects of the structure. Aligning the pattern of the existing structures with the ones being proposed is ideal. He agreed with Ms. Mast and Ms. Flanagan that PVC should not be used.

Mr. Moss also noted that PVC is on the Living Building Challenge Red List due to the use of chlorides associated with its manufacture which would be inconsistent with the church's greening initiative. Mr. Bath agreed with Mr. Moss and stated they would not be using PVC.

Certificate Amendment: 155 Monument Street

Mark Brennan of Boynton Brennan Builders LLC appeared before the Commission and discussed the reason behind the amendment. The plans they had submitting to the Building Department were not the same as the ones previously approved. The window shown under the porch on the east elevation was not originally centered. Additionally, the new door overhang shown on the west elevation was not on the approved plan though Mr. Brennan stated it was no longer needed. The only change desired is to center the window on the east elevation.

Chair Berrizbeitia asked for clarification about the differences in what was approved and what was submitted. Mr. Brennan stated that there was a new basement window on the south side of the house that was not on the approved plans. However, that is no longer being installed. The second issue was the window located on the eastern elevation that now needs to be centered. Lastly, there was the issue of the new door overhang which is also not longer needed. Mr. Brennan reiterated that the only change desired is to center the window on the east elevation.

Ms. Flanagan, Mr. Nobile, Ms. Mast and Mr. Moss stated that they had no objection to the change.

Mr. Nobile moved to amend Certificate # 22-24 to center the bank of three windows located under the porch on the east side elevation of 155 Monument Street. Ms. Flanagan seconded the motion. The motion passed (5-0) by a roll call vote.

The meeting was adjourned at 8:44 p.m.

The next Historic District Commission meeting is scheduled for Thursday, August 4, 2022

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

Respectfully submitted by:

Hayleigh Walker
Administrative Assistant

Minutes Approved on: 8/18/22