



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, October 3, 2019
First Floor Conference Room, 141 Keyes Road

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, October 3, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Peter Nobile, Justin King, Luis Berrizbeitia
Associate Members Present: Abigail Flanagan, Katherine Mast, Melinda Shumway, Paul Ware, Kate Chartener
Commission Members Absent: Mark Giddings, Nea Glenn
Staff: Heather Gill, Senior Planner

Also Present: Mary Ahn, 585 Lexington Road
Jason Joseph, 585 Lexington Road
Joshua Bath, Nashawtuc Architects
Monika and Chris Park, 215 Lexington Road
Irmingard Doane, 242 Lexington Road
Sara Zarrelli, 269 Monument Street
Frances Walker, 201 Lexington Road
Jane Hotchkiss, Select Board
Tom Putnam, Concord Museum
Billy Crosby, Concord Museum
Thomas Wales, Design Lab Architects
Lisa Giersbach, G2Collaborative

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

CONTINUED PUBLIC HEARINGS

585 Lexington Road – American Mile Historic District, construct an outbuilding

Joshua Bath, project architect, along with homeowners Mary Ahn and Jason Joseph, presented the revised project plans to the Commission. The Applicant is requesting a Certificate of Appropriateness to construct an outbuilding that will be used as a home office. Mr. Bath explained that they modified the color, removed the cupola, made changes to the doors, and removed the white eave and rake. The Commission discussed the revised plans. Mr. Nobile stated that he thought the revisions were great. Ms. Flanagan stated that the plans are an improvement, but has concerns about the exposed concrete foundation. Mr. Bath said that they can parge the foundation to make it blend in better. The Commission reviewed the exterior lighting. The Commission discussed the need for a site visit to view the height of the structure. There were no public comments on the application.

Mr. Ware moved to continue the public hearing for the application for 585 Lexington Road to the meeting on October 17, 2019 with a site visit that morning at 8:00am. Mr. King seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

NEW PUBLIC HEARINGS

75 Main Street – Main Street Historic District, to install signage

John Farrell from American Signcrafters presented the proposed signage project to the Commission. Mr. Farrell explained that they would like to replace the existing blade sign with an aluminum blade sign that reflects the company's new branding; replace the pin-mounted letters above the door with aluminum pin-mounted letters; and other signs on the property with new aluminum signs. Mr. Ware asked if there were any other aluminum signs on Main Street. Mr. Farrell stated that Coldwell Banker and Lacoste Gallery have aluminum signs. Mr. Farrell stated that the current signs are wood, and explained that this is a company-wide re-branding. The Commission discussed the wheelchair signs that are to remain. The Commission discussed the size of the standing sign at the rear of the building. Mr. King stated that while the re-branding may work for the website, the look and proposed material of the signs are too commercial for Concord. Ms. Flanagan stated that she does not like to see any increase in the size of signs. Mr. Nobile suggested reducing the size of the signs, using a dark background, and a wood material for the signs. Mr. King asked him to bring an aluminum sign to the next meeting so the Commission may see the material and proposed colors in person. Ms. Flanagan summarized the Commission's concerns on the material, the colors and the sizes. The Commission explained that the total area of the sign should not be larger than the total area of the existing sign. Billy Crosby offered his help to Mr. Farrell.

Mr. Berrizbeitia moved to continue the public hearing for the application for 75 Main Street to the meeting on October 17, 2019. Mr. Ware seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

269 Monument Street – North Bridge/Monument Square Historic District, to install signage

Sara Zarrelli, of the Trustees of Reservations presented the proposed project to the Commission. Ms. Zarrelli explained that they are planning to replace the existing signs, and add three new signs – all with a new color palate. She explained that the signs will be made of a dibond material, and she provided the Commission with a sample sign. Ms. Flanagan asked if there were any way to make the signs less shiny, and explained that in her experience the sun reflects off of them and makes it difficult to read. The Commission agreed that the re-design and the new color scheme is an improvement, and that a low luster finish would be preferable. There were no public comments on this application.

Mr. Ware moved to approve the application as submitted with the condition that the signs are made with the same luster as submitted or a lower luster finish. Mr. Berrizbeitia seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

53 Cambridge Turnpike – American Mile Historic District, to amend a Certificate of Appropriateness

Kate Chartner recused herself and left the room.

Tom Putnam, of the Concord Museum explained the process thus far and how the Museum has come to the HDC twice for informal discussions, which lead to this application. Lisa Giersbach, of G2Collaborative, presented the proposed options for the fence around the mechanical equipment. She explained that the cherry tree is not doing well, and they are proposing to replace the tree, and add climbing hydrangea. The Commission reviewed the landscape site plan, and discussed the new shrubs to block the condenser and the other mechanical equipment. Ms. Flanagan asked how much further the mechanical equipment extends past the fence. Ms. Giersbach stated that it is about a foot higher than the fence. Mr. Ware stated that a taller fence would be better than seeing the top of the equipment. Mr. Berrizbeitia agreed with Mr. Ware. The Commission discussed why the cherry tree is failing, which is likely due to the digging and installation of the mechanical equipment. Ms. Flanagan suggested adding more landscaping to block the fence. The Commission discussed ways to dampen the sound coming from the equipment.

Monika and Chris Park, of 215 Lexington Road, stated that while Lexington Road is a busy street, in addition to the roadwork construction noise, they can still hear the condenser from their property across the street. Mr. Park suggested constructing a brick wall around the mechanical equipment to match the

building and dampen the sound. Another abutter (name and address not stated) stated that the fence should, at minimum, be as tall as the equipment. Mr. Nobile suggested speaking with the mechanical engineer to find out ways to modulate the fan speeds on the equipment to reduce sounds. Mr. Ware suggested digging a well and setting the equipment below ground level.

Billy Crosby, presented the proposed sign lighting. He explained that they will be in internal sign light on the Cambridge Turnpike sign, that is simply a soft glow. Mr. Crosby explained that they need the wash lights on the signs to make them readable in the evening hours. The Commission discussed the proposed lights and asked if they could come from the top and aim down at the sign, so that they are dark sky compliant. Mr. Nobile stated that he would like the lights to all have a cone shield, to keep them dark sky compliant. Mr. Berrizbeitia stated that he would like to see the proposed lights, and a mock up of overhead lights during an evening site visit. The Commission agreed and asked that mock ups are installed for them to view prior to their next meeting.

Mr. Putnam presented the snow guards on the roof, and explained that they were installed because of a safety issue with snow and ice falling from the roof. Mr. Putnam explained that the fire department cited them for access issues due to this concern, and so the museum acted immediately.

The Commission discussed the proposed vent pipe options, which included; painted to match roof, add sleeve painted to match roof, box out to match siding, and leave as is. Mr. Ware asked if the pipes could be any shorter. Thomas Wales, of Design Lab Architects stated that they could not be shorter.

Mr. King stated that he had an issue with the Commission approving any proposed changes without first reviewing the responses to the enforcement letter, and discussing what the Museum needs to do to be in compliance. The Commission reviewed formal response letter. Mr. Putnam explained that the changes made in the field were thought to be in the spirit of the approved design. Ms. Shumway spoke about how the Commission needs to discuss the practical and realistic changes that can be made to better the project. Mr. Ware stated that the Commission should have been able to approve these substantive changes, however, he doesn't think it's realistic that they tear the building down. Mr. Ware stated that the Commission needs to be practical and fair. Mr. Ware stated that he hopes it is clear that the Commission does not believe this was done out of malice. Mr. Nobile stated that there are some process issues, and the Commission has learned a hard lesson.

Mr. Park, of 215 Lexington Road, complimented Mr. Putnam and his team for being good neighbors, and being responsive. Mr. Park stated that the roofing material and angle of the roof were discussed originally, and wondered if the roof vents and the snow guards had been proposed originally, if they would have been approved. Mr. Park spoke about creating a better visitor-friendly and pedestrian-friendly area in front of the museum. Ms. Park, of 215 Lexington Road, stated that the vents are not an issue to them as is.

Mr. King asked what kind of compromise the Commission can make with the Museum. Mr. Nobile stated that the Commission needs to come up with a proposal for the Museum to review, so that they actually have something to respond to.

Ms. Flanagan moved to continue the application to the meeting on October 17th, and asked that the Commission is notified when the mock lighting is installed. Mr. Berrizbeitia seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion was approved (5-0).

OTHER BUSINESS

Approval of Minutes

The Commission had not yet reviewed the draft minutes, and asked that they be placed on the next meeting agenda.

Discussion 269 Monument Street

Sara Zarrelli, of the Trustees of Reservations, explained that they would like to add additional lighting to driveway and parking lot. She explained that the existing lighting is not adequate for winter and evening programming and presents a health/safety risk for staff during the winter months. Ms. Zarrelli stated that they would also like to add a removable barrier to the driveway to prevent vehicle traffic past the parking lot. She explained that they had significant problems with vehicles parking in the driveway, blocking the fire lane, and at least one vehicle has backed into new tree plantings. She stated that they are temporarily using a sandwich board sign and are looking to create a more permanent and thoughtful solution. The Commission discussed these requests with Ms. Zarrelli and stated that she would need to submit an application for these changes, and that the landscape lighting plan should be professionally designed.

Discussion: 252/262 Main Street

Daryl Peddar, of 252 Main Street stated that they would like to submit an application to install grass pavers in order to create a turn around area and additional parking. The Commission liked the idea of the grass pavers, and encouraged Mr. Peddar to submit a formal application.

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

The meeting was adjourned at 8:15 P.M.

The next Historic District Commission meeting is scheduled for Thursday, October 17, 2019 at 7:00pm.

Respectfully submitted by:
Heather Gill
Senior Planner

Minutes Approved on: 11/21/19

Luis D. Berrizbeitia, Secretary