



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting NOTES**  
**Thursday, November 7, 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, November 7, 2019 at 7:00 P.M. at 141 Keyes Road, Concord, Massachusetts.

Commission Members Present: Mark Giddings  
Associate Members Present: Kate Chartener, Abigail Flanagan, Katharine Mast, Melinda Shumway, Paul Ware  
Commission Members Absent: Luis Berrizbeitia, Nea Glenn, Justin King, Peter Nobile

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

Also Present: Andrew Boardman, 110 Hillcrest  
Dan Consoletti, for 58 Monument Sq  
Cate Oranchek, for 64 Main St  
Paul Kirchner, for 394 Monument St  
Andy Puopolo, for 64 Main St  
Lewis Kean, 394 Monument St  
Jan Turnquist, for 399 Lexington Rd  
Jay Powers, for 399 Lexington Rd

Mark Giddings called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Giddings, Ms. Chartener, Ms. Flanagan, Ms. Shumway, Mr. Ware, and Ms. Mast for 53 Cambridge Tpke

**CONTINUED PUBLIC HEARINGS**

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

Ms. Chartener recused herself from the Public Hearing. Mr. Giddings opened the hearing and reviewed the application. Billy Crosby of Crosby Design appeared for the hearing and explained how the temporary lighting was installed on each sign. Ms. Flanagan stated that she preferred the downlight but that either was agreeable to her. Ms. Mast stated that she preferred the downlight also. Mr. Ware asked what the museum preferred. Robert Laverdure, Director of Finance and Administration at the Concord Museum stated that either light was agreeable to the Museum. Ms. Shumway stated that she thought that downlight was more appropriate on one of the signs but the Commission agreed that both signs should be consistent.

Mr. Giddings opened the hearing for public comment and there was none.

The Commission further discussed the lighting and agreed that they preferred the down lighting. Ms. Gill explained that they are only voting on the lighting at this meeting and that the remainder of the changes should be continued to the December 5, 2019 meeting as requested by the Museum.

Mr. Ware moved to approve sign down lighting under the application of Thomas J. Putnam, Concord Museum to amend a Certificate of Appropriateness at 53 Cambridge Turnpike and to continue the remaining items to the December 5, 2019 meeting. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: none

### **NEW PUBLIC HEARINGS**

#### **64 Main Street – Main Street Historic District, to install bollard and chain fencing**

Mr. Giddings opened the hearing and reviewed the application. Andrew Boardman, Attorney representing Middlesex Bank spoke regarding their process for making the renovations to this building in the HDC and working with the visitor center. Catherine Oranchak, architect for the project appeared for the hearing and explained the landscaping, hardscaping, and lighting that were previously approved. She discussed the need for the barrier to save plantings from being trampled and to alleviate safety concerns. Ms. Oranchak gave an overview of barriers that are in use in the surrounding area but felt that those were either not sufficient enough for safety or out of scale for the intended purpose. Ms. Shumway stated that the plantings are much more attractive than grass and appreciated their intention to protect them. Ms. Chartener asked about other plantings and stated that the bollards look temporary but felt that the scale of the fence was appropriate. Mr. Ware stated that he felt that there was previous opposition to the fence from other Commission Members but that he was in favor of it. Ms. Mast agreed that she felt that it was within scale. Ms. Chartener stated that she would prefer the fence not be installed but that she was mindful that the Bank has been a good downtown neighbor and couldn't think of another alternative to protect the plantings. Ms. Flanagan stated that she was not in favor of the bollards and didn't think that the plantings would be protected as they are currently planted. She commented that they would not have been approved had they been given the opportunity and proposed a low shrubbery could be an effective deterrent from getting trampled. Mr. Giddings commented that there is no precedent for this barrier and doesn't think it is in keeping with the neighborhood. Mr. Boardman commented that the barrier is effective in keeping people out. Mr. Ware stated that this property is very different than other places like the library because of high traffic between parking lots. Ms. Flanagan stated her concern for this being a highly visible location. Ms. Chartener stated that she was concerned with setting precedent and that she preferred the steel rod and painted rope because it seems to disappear into its surroundings. Ms. Chartener thought that the planting will grow up and conceal the fencing.

Mr. Giddings opened the hearing for public comment and there was none.

Mr. Ware moved to approve the application of Middlesex Savings Bank to install bollard and chain fencing subject to the condition that plantings throughout the length of the fencing that are maintained and that the structures/post have footings sufficient to maintain them in good vertical condition at 64 Main Street. Ms. Shumway seconded the motion. Mr. Giddings, Ms. Chartener, and Ms. Flanagan opposed. The Applicant asked to continue the public hearing to the next meeting.

Mr. Ware motioned to continue the application of Middlesex Savings Bank to install bollard and chain fencing at 64 Main Street to the November 21, 2019 meeting. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Proposed Site Plan dated May 3, 2019, Site Details dated May 3, 2019, and Memo dated August 5, 2019

### **CONTINUED PUBLIC HEARINGS**

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

Mr. Giddings opened the hearing and reviewed the application. Andy Puopolo of East Coast Sign Company appeared for the hearing and presented the updated sign plans using a high density foam with "v" carved letters that will give the appearance of a carved wood sign. Commission Members discussed the wall sign at the front of the building and asked whether that would be carved to match the blade sign. The Commission agreed that they would want both signs to match.

Mr. Giddings opened the hearing for public comment and there was none.

Mr. Ware moved to approve the application of American Signcrafters to install signage as amended at 75 Main Street with the stipulation that vinyl signs are approved as submitted, and the condition that the rear sign, blade sign, and wall sign over the front door be constructed from wood or HDU material as depicted in the revised plans with “v” carved letters. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Revised Sign Specifications received November 6, 2019

### **NEW PUBLIC HEARINGS**

#### **29 Lexington Road – American Mile Historic District, to repaint house**

Mr. Giddings opened the hearing and reviewed the application. Zur Attias appeared for the hearing and discussed the history of the house and explained that he wanted to paint the house white and keep the trim and windows white and paint the doors black. Ms. Flanagan asked what paint finish would be used on the doors and Mr. Attias confirmed that a matte paint would be used to give a vintage appearance.

Mr. Giddings opened the hearing for public comment and there was none.

Mr. Ware moved to approve the application of Zur Attias to repaint the house at 29 Lexington Road as submitted with the condition that the paint finish on the doors would not be high gloss. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing photos, paint samples

#### **41 Wood Street – Main Street Historic District, to replace garage doors and install lighting**

Mr. Giddings opened the hearing and reviewed the application. Robert Drew from Battle Associates appeared for the hearing and presented the application to replace the garage doors from swinging doors to slightly larger overhead doors. He explained that they will need to expand and realign the existing door opening to allow for enough space to park cars inside the garage. He explained that they intend to keep the existing window but may need to replace it depending on what they find when they do the work. He also commented that they are proposing to install a light fixture on the right side of the garage. Mr. Giddings commented that the lighting should not be greater than 60 watts incandescent. Mr. Drew confirmed that the doors will be square but the openings will match the existing rounded. Mr. Giddings commented that in the event that the window needs to be replaced that a cut sheet for the window should be submitted for the file.

Mr. Giddings opened the hearing for public comment and there was none.

Mr. Ware moved to approve the application of Samantha Power to replace garage doors and install lighting at 41 Wood Street as submitted with the condition that the doors are made of wood, lighting up to 60 watts, and that if needed, the window is replaced with a wood Marvin window. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: application materials

#### **58 Monument Square – North Bridge/Monument Square Historic District, to remove vent and replace roof**

Mr. Giddings opened the hearing and reviewed the application. Alec Wade with the Masonic Corporation appeared for the hearing. He explained that the original roof was comprised of wood shakes and at some point was shingled over with slate leaving the wood shakes underneath. The existing roof has been repaired over the years but is leaking and needs to be replaced. They are proposing to remove the existing

roofing materials, make repairs and install new architectural shingles in a slate gray color that would be consistent with other buildings surrounding their building. Mr. Wade explained that they have submitted an application for CPA funds to replace the roof with asphalt. Mr. Ware asked if they had priced out cedar wood shakes as a replacement. Mr. Wade commented that they had not explored other roofing materials. Ms. Flanagan stated that the Commission understands the cost of the repairs but would like to have a full understanding of the options. She reasoned that the roof of this building is more visible than others because of its location on the square. Mr. Giddings stated that there are other materials with the look of slate that may be more affordable. Commission Members asked if the applicant could research other replacement options and present them at the next meeting.

Mr. Giddings opened the hearing for public comment.

Dan Consoletti with the Masonic Corporation asked for clarification on what is expected.

Ms. Wade also explained that they are looking to remove the mushroom vent. Commission Members agreed that the removal of the vent would be acceptable. Commission Members also discussed the removal of an existing chimney. Mr. Consoletti confirmed that the chimney was recently repointed and would not be removed.

Mr. Ware moved to continue the application of Alexander Wade to remove vent and replace roof at 58 Monument Square to the November 21, 2019 meeting. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing photos, asphalt shingle spec sheet

### **252-262 Main Street – Main Street Historic District, to install easy grid pavers**

Mr. Giddings opened the hearing and reviewed the application. Daryl Peddar appeared for the hearing and presented the proposed plan to install easy pavers in the grass turnaround area. Commission Members discussed the dimensions of the proposed turnaround area. Ms. Peddar commented that since submitting the application, they have reduced the size of the area to include a total of 3 cars. Ms. Flanagan stated concerns for maintenance of the pavers and maintaining the grass in that area. Ms. Shumway stated that she has never seen these pavers. Ms. Mast stated that it is the softest solution to address the issue they have with mud. Mr. Giddings stated that it is the easiest solution but didn't think this was the best solution for the high visibility on Main Street. Commission Members reviewed a previous informal discussion about the pavers with the Commission leaning in favor of their use. Ms. Flanagan stated that she was cautious of approving an untested material in a highly visible location. Senior Planner Gill presented the streetscape using Google street views to get a better understanding of the visibility of the parking area. Commission discussed the use of the parking area and how it could be screened.

Mr. Giddings opened the hearing for public comment.

Dutch Leonard of 267 Main Street spoke in favor of the application.

Mr. Ware moved to approve the application of Daryl Peddar to install easy grid pavers at 252-262 Main Street with the condition that a revised site plan showing the approximate parking area of 30 ft. x 48 ft. be submitted to the file, that evergreen screening to the left of the driveway is installed by spring of 2020 and that the grass is maintained. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Site Plan, Existing photos

### **394 Monument Street – North Bridge/Monument Square Historic District, to construct a stone wall**

Mr. Giddings opened the hearing and reviewed the application. Lewis Kean, the applicant, and Paul Kirchner, Engineer from Stamki and McNary appeared for the hearing. Mr. Kean explained that he is

proposing to construct a low border wall constructed of antique granite cobblestones and rusticated blue stone top which will surround an existing stone patio within a Floodplain Conservancy District. Mr. Kirchner discussed the 100 year floodplain. Commission Members agreed that they did not have any issues with the proposed project as submitted.

Mr. Giddings opened the hearing for public comment and there was none.

Ms. Ware moved to approve the application of Lewis Kean to construct a stone wall at 394 Monument Street as submitted. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

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

**15 Monument Street – North Bridge/Monument Square Historic District, to replace roofing and gutters, install snow guards, new windows, storm windows, construct ADA-compliant entrance, install lighting, and to update various hardscaping**

Mr. Giddings opened the hearing, reviewed the application and explained that because of the extensive changes proposed, that the Commission will want to conduct a site visit to review the property before making a decision on the application. The applicant, Patrick McWhinney appeared for the hearing and presented the project starting with historical photos of the building and its history. He explained that changes would be made including the replacement of asphalt shingles sections of roofing to match the main building, installation of copper gutters, snow cones above doors, custom built storm windows, and the addition of new windows on the back and east sides. Mr. Giddings asked for a sample of the storm windows. Mr. McWhinney gave an overview of the possible entrance scenarios depending on what is needed for ADA compliance. Because of the large differences between what might be required for compliance, the Commission recommended reaching out to the building commissioner to determine what is needed before moving forward with a plan. Mr. McWhinney further explained proposed lighting changes, replacement of brick paving at the front of the building with grass, replacement of a granite walkway with larger pavers, and the replacement of a metal post protecting windows with a hand hewn granite pier. Mr. Giddings commented that the applicant needs to decide how they will proceed with ADA compliance. The Commission agreed they would like to conduct a site visit and scheduled it for November 21, 2019 at 8:00 am.

Mr. Giddings opened the hearing for public comment and there was none.

Mr. Ware moved to continue the application of Patrick McWhinney to replace roofing and gutters, install snow guards, new windows, storm windows, construct ADA-compliant entrance, install lighting, and to update various hardscaping at 15 Monument Street to the November 21, 2019 meeting. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Existing photos, historic photos, proposed changes

**399 Lexington Road – American Mile Historic District, to replace existing and construct new ADA-compliant pathways**

Mr. Giddings opened the hearing and reviewed the application. Jan Turnquist with the Orchard House appeared for the hearing gave an overview of previous meetings and discussions that took place with the Architectural Access Board and separately with the HDC. She gave an overview of the proposed pathways that were designed with the intent of replicating some of the meandering paths that existed on the orchard property in the past. Ms. Turnquist explained that they were advised to do preparation work until they got to the purview point of the HDC and that in doing some initial grading, found that the elevations on the plans were not correct. She presented an amended plan showing the updated paths. Mr. Ware asked what their role was in this application. Mr. Giddings confirmed that it is considered hardscaping. Ms. Gill interjected that there is also a platform to consider. Ms. Turnquist explained that they are also proposing to add a platform to the rear of the school building at ground level which is not

visible from Lexington Road. Mr. Ware asked for clarification on what is considered hardscaping. Ms. Turnquist explained that the paths will be paved with asphalt with embedded to look like a stone dust path. Mr. Ware asked if the pathway is visible from Lexington Road. The Commission reviewed which portions would be changing and visible from Lexington Road. Ms. Shumway commented that she has observed grading on the property and asked for clarification on what was being done. Ms. Turnquist gave an overview of changes that were made to the proposed pathways. Mr. Giddings asked if the regrading had already started. Ms. Turnquist confirmed that it had. Ms. Gill questioned changes to the front steps and Ms. Turnquist commented that they are proposing to replace the stairs with reclaimed granite. Mr. Giddings asked if the paving has been completed. Ms. Turnquist confirmed that the paths had been paved but that the stone finish will need to be added at a later time. Mr. Giddings asked where the application stood with the AAB and Ms. Turnquist confirmed that the current plan had been approved by them. Ms. Shumway asked about trees that had been removed from the property and Ms. Turnquist confirmed that they had been removed to allow for the planting of apple trees to recreate the orchard. Commission Members discussed the application and how to move forward with the work that had been done without approval.

Mr. Giddings opened the hearing for public comment.

Chris Toomey of 380 Lexington Road spoke regarding a history of violations at the Orchard House, asked for the written approval from the AAB, and asked that the Commission conduct a site visit. He questioned whether an archaeology study had been done on the property and whether a new parking area on Alcott Road had been approved. He also pointed out retaining wall behind the school that has been installed that can be seen from Lexington Road.

Ms. Flanagan asked if they were proposing lighting. Ms. Turnquist confirmed that they are not proposing to add any lighting at this time. Ms. Shumway asked to conduct a site visit and wondered why landscaping and plantings hadn't been added to the site plan. Ms. Flanagan commented that most applications of this extent include a landscape plan showing the sizes and types of trees other vegetation and where they will be located. She continued that she appreciates the need for accessibility but was surprised and disappointed with the progress of the work that had been done without an approval from the HDC. Mr. Giddings asked the applicant to stop work on the property and asked that a formal letter be sent requesting the work be stopped. Mr. Ware agreed that he was also disappointed that this work had been done prior to approval. The Commission scheduled a site visit for November 21, 2019 at 8:45am.

Mr. Ware moved to continue the application of Jan Turnquist to replace existing and construct new ADA-compliant pathways at 399 Lexington Road to the November 21, 2019 meeting. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

Documents used during public hearing: Site Plan

## **OTHER BUSINESS**

### **Other**

CPC Applicant 70 Monument Square – Ms. Gill commented that the Holy Family Parish is looking for a letter of support for their CPC application to replace the roof. Mr. Ware moved to approve a letter of support in favor of the CPC application. Ms. Flanagan seconded the motion and ALL VOTED IN FAVOR. The motion passed (5-0).

### **Approval of Minutes**

*Documents:*

1. *Minutes from 10/3/2019 Historic District Commission Meeting*

The Commission had not yet had time to review the minutes and continued them to the November 21<sup>st</sup> meeting.

2. *Minutes from 10/17/2019 Historic District Commission Meeting*

The Commission had not yet had time to review the minutes and continued them to the November 21<sup>st</sup> meeting.

616 Lowell Road – Senior Planner Gill explained that she had received photos of the house at 616 Lowell Road from the previous owner that confirmed plastic shutters had been installed on the house for many years.

129 and 151 Main Street – Senior Planner Gill notified the Commission that an appeal had been filed on the Library project and noted that a copy of the appeal could be requested from the Town Clerk. She advised the Commission not to discuss to appeal with other Commission Members or the public and that any questions or requests for information should be directed to staff.

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

**The meeting was adjourned at 9:47 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, November 21, 2019 at 7:00pm.

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

Respectfully submitted by:  
Heather Carey  
Administrative Assistant

Minutes Approved on: 11/21/19

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Luis D. Berrizbeitia, Secretary