

**CONCORD HISTORICAL COMMISSION**  
**Public Meeting Minutes**  
**November 8, 2018, 7:00 P.M.**  
**First Floor Hearing 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 First Floor Hearing Room at 141 Keyes Road, Concord starting at 7:00 P.M.

Commission Members Present: Diann Strausberg, Nancy Nelson, Claire Gauthier, and Robert Gross

Staff: Heather Gill, Senior Planner

Others: Richard Monaghan, 158 Hubbard Street  
Kurt Schwartz, 52 and 46 Hubbard Street  
Jeff Adams, 142 Farmers Cliff Road  
Dave and Ellen Matheson, 53 Hubbard Street  
Susanne Jarnryd, 61 Hubbard Street  
Caroline Crocks, 45 Hubbard Street  
Joanne Gibson, 88 Walden Street  
Richard and Beverly Gauthier, 35 Hubbard Street  
Louis Caldarella, 37 Hubbard Street  
Anna Stevens, 71 Hubbard Street  
Rob Carter, 150 Baker Ave Extension  
Soldedad Gertzenstein, 37 Stow Street  
Ann Long, 1 Sudbury Road  
Roger Barzun, 60 Hubbard Street  
Kathi Terwilliger, 172 Hubbard Street  
Alice, Kaufman, 1615 Lowell Road

Ms. Strausberg called the meeting to order at 7:05 P.M.

**Demolition Review Public Hearing – 46 Hubbard Street**

Ms. Strausberg summarized the demolition review bylaw and explained the public hearing process. Ms. Gill reviewed the historical significance of the property and summarized the site visit.

Kurt Schwartz, owner of 46 Hubbard Street, along with project builder, Jeff Adams, presented the proposed demolition application to the Commission. Mr. Schwartz explained that he renovated and lives next door at 52 Hubbard Street, and explained how he came to own the house at 46 Hubbard Street. Mr. Schwartz stated that he originally intended on renovating the house, but once they got into the house, they found it to be not economically viable due to the amount of work needed. Mr. Schwartz indicated that they would be willing to have a historic survey conducted on the property. Mr. Adams presented some of the challenges with the house, including a deteriorating foundation, water damaged flooring, no insulation, nonfunctional chimneys, unsafe wiring, illegal plumbing, nonfunctional bathroom, narrow hallways, steep and narrow staircase, 18” deep closets, outdated kitchen, and an outhouse. Mr. Adams stated that the interior of the house would need to be completely gutted in order to meet modern standards of living. Mr. Adams explained that a renovation would replace so much of the historic structure that it would basically be a new house anyways.

Ms. Gauthier asked if an engineer had looked at the structure. Mr. Adams stated that the house was well built, but that years of neglect have impacted the integrity of the structure. Ms. Gauthier asked if the brick foundation went all the way down. Mr. Adams stated that it is stone beneath the brick. Mr. Gross asked how many of these issues were apparent during the inspection prior to

**CONCORD HISTORICAL COMMISSION**  
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closing. Mr. Schwartz stated that they did not do an inspection. Mr. Schwartz explained that they bought the house knowing it would be a major renovation, however there wasn't enough time in the sealed bidding process to produce an estimate for the work needed. Ms. Strausberg stated that it appears that there has only been one demolition on this historic street. The audience stated that the demolition was a 1950's cape style house. Mr. Adams stated that no other houses on Hubbard Street have been in this bad of condition. Mr. Adams stated that due to the amount of renovations needed and the cost of those renovations, the builder would be required to bring the entire house up to modern day building codes.

Mr. Schwartz explained that this is not a quick flip project, and that the house needs to be gutted to bring it into a livable condition. Mr. Schwartz stated that the only bathroom in the house is located on the second floor, and you have to walk thru multiple bedrooms to access it. Ms. Nelson stated that others have done major renovations like this on historic houses. Mr. Schwartz explained that he has done major renovations to his own house next door, and stated that they could never make the money invested in those renovations back if they were to sell their house. Mr. Schwartz explained that they knew that when they chose to renovate their house. Ms. Nelson asked if he would be open to selling the property to someone who would renovate the house. Mr. Schwartz stated that they would be, however, he explained that he paid above market rate for the house.

Dave Matheson, of 53 Hubbard Street stated that the Schwartz's house at 52 Hubbard Street, and that he respects the intent to protect the neighborhood from a developer. Mr. Matheson stated that this discussion has brought back memories of renovating his house, where virtually everything on the interior had to be replaced, while preserving the exterior. Mr. Matheson stated that this is an historic streetscape, and it would be a pity to lose this classic Victorian on Hubbard Street, that helps to make Hubbard Street, Hubbard Street. Mr. Matheson stated that it is really important to preserve this house, and to give the neighborhood more time to try to help.

Richard Gauthier, of 35 Hubbard Street, asked about the idea of creating a community garden at the property, which was mentioned in a letter from the owner. Mr. Schwartz stated that it was an idea during the period of time between the demolition and the new construction.

Soldedad Gertzenstein, of 37 Stow Street, stated that the barn at 52 Hubbard Street appears to be becoming a house, and asked if this lost was going to be used as a way to access the barn. Mr. Schwartz stated that barn is not used as a separate dwelling, and that it could not be lawfully sold as such a use. Ms. Strausberg explained that whatever happened to the property after the demolition is not within the purview of the Historical Commission.

Louis Caldarella, of 37 Hubbard Street, asked how many Queen Anne style houses are on Hubbard Street, and asked what style house would fit better on the street than the Victorian originally built there. The Commission briefly discussed the Hubbard Street Estate Improvement area and history.

Joanne Gibson, of 88 Walden Street, stated that when she first moved to the Hubbard Street area, all of the houses appeared to be falling down. Ms. Gibson stated that it is incredible to see what has happened on the street. She also stated that she spearheaded the effort in the 1990's to create a local historic district on Hubbard Street.

Richard Monaghan, of 158 Hubbard Street, stated that he was opposed to the effort to create a local historic district on Hubbard Street, and hoped that they didn't go down that road again. Mr. Monaghan stated that he hoped to see the house preserved, but does not want a local historic district established.

**CONCORD HISTORICAL COMMISSION**  
**Public Meeting Minutes**  
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Anna Stevens, of 71 Hubbard Street, stated that it is irrelevant how much the owner paid for the house, and how much it will cost to renovate it; and that the question is whether the house should be preserved, and to her it sounded like a resounding yes. Ms. Stevens stated that she believes the neighborhood should be a local historic district.

Caroline Crocks, of 45 Hubbard Street, stated that she lives in the Black Horse Tavern, which was moved to Hubbard Street by oxen. She explained some of the problems and work that she has done to her own house.

Ann Long, of 1 Sudbury Road, explained that after a fire in her own house, she has been slowly restoring it, with the help and advice of the Historic Districts Commission. Ms. Long stated that the house should stay on the property and should be restored with love and care. Ms. Long suggested that the neighbors all help with the house, since they all have firsthand experience working on old houses.

Ms. Strausberg reviewed the outcomes of the Historical Commission's determination; including a determination of not preferably preserved; a determination of preferably preserved with a one year delay; and the option to come back during the delay to discuss options.

Ms. Gauthier moved to find the house preferably preserved and to delay the demolition of the structure for one year. Ms. Nelson seconded the motion and ALL OTHERS VOTED IN FAVOR. The motion passed (3-0).

Mr. Schwartz thanked the neighbors and welcomed comments and suggestions. He stated that he appreciated the input, and the love for the neighborhood.

Ms. Strausberg suggested possibly preserving the façade of the house, to protect the historic streetscape. Ms. Strausberg encouraged the applicant to come back to the Commission to discuss options.

**Preservation Restrictions and Annual Inspections**

The Commission asked that this discussion item is placed on the next meeting agenda.

**Discussion: Demolition Review Bylaw Amendments**

The Commission asked that this discussion item is placed on the next meeting agenda.

**2019 Meeting Schedule**

The Commission reviewed the revised 2019 meeting schedule.

**Minutes**

The Commission asked that the minutes are placed on the next meeting agenda.

**Other Business**

Ms. Gill explained that there are two applications requesting funding under the Historic Preservation category this year. She stated that they are very different projects and that they are requesting very different amounts of funding. The Commission discussed this and agreed that it would not make sense to rank these projects.

**CONCORD HISTORICAL COMMISSION**  
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Ms. Gill stated that the Heywood Meadow Stewardship Committee is requesting CPA funding under the Open Space category, but is looking for the Historical Commission's support nonetheless. Ms. Gill presented the Heywood Meadow Stonewall Extension project, which includes the replacement of the bollards at the intersection of Heywood Street and Lexington Road with approximately 70 feet of fieldstone wall. Joanne Gibson, who is on the Heywood Meadow Stewardship Committee, stated that they will be asking for HDC approval on December 6<sup>th</sup>. Ms. Strausberg asked if there is the possibility of disturbing an historic or archeologic site with this wall. Ms. Gibson stated that she doesn't believe so, due to the existing bollards and past fencing. Mr. Gross explained that this area used to be very wet and marshy, and that it was filled in using fill from the property across the street. Mr. Gross stated that the original stone walls probably date to that same time frame. Mr. Gross stated that the man that did this ran the county jail and used prisoners for the work.

Ms. Nelson moved to support the Heywood Meadow Stonewall Extension project. Ms. Gauthier seconded and ALL OTHERS VOTED IN FAVOR.

Ms. Gill summarized the Concord Home for the Aged preservation project, and the commission stated that they were in support of that project.

Ms. Gill summarized the Main Library's Renovation and Expansion project. The Commission asked if that applicant could come in and explain the project in further detail to them. The Commission wondered what will be preserved on the exterior and the interior of the Heywood Benjamin House. Ms. Gill stated that she will see if someone from the library would be available for the commission's meeting on December 13<sup>th</sup>.

Ms. Nelson moved to adjourn. Ms. Gauthier seconded the motion and all others voted in favor.

**The meeting was adjourned at 9:15 P.M.**

Minutes Approved: 12/13/2018

Respectfully submitted by:  
Heather Gill  
Senior Planner