HISTORIC DISTRICTS COMMISSION
Meeting Minutes
Thursday, June 16, 2016

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Thursday, June 16, 2016 at 7:00 P.M. in the First Floor Conference Room, 141 Keyes Road, Concord, Massachusetts.

Present:

Full Members
Terry Gregory, Chair
Dennis Fiori
Mark Giddings
Nea Glenn
Justin King

Associate Members
Luis Berrizbeitia
Kathleen Chartener
Satish Dhingra
Peter Nobile

Lara Kritzer, Senior Planner

Chair Terry Gregory called the meeting to order at 7:00 P.M. Voting Members for the meeting were Mr. Fiori, Mr. Giddings, Ms. Glenn, Mr. Gregory and Mr. King.

CONTINUED PUBLIC HEARINGS

Meghan & Dustin Clinard, 414 Main Street, Main Street Historic District, for new lighting, paving, and paint colors

Owner Meghan Clinard was present for the discussion. Members noted that a site visit had been conducted since the last meeting to review the locations for the new paving.

Beginning with the new paint colors, the Owner was asked if she had been able to determine if the front door could be refinished. She answered that she had not been able to strip the front door yet and was not sure what was underneath. She asked if the Commission could give her the option to either paint or stain the door and Members agreed that they would want to see the color of stain to be used first. Members had no concerns with the request to paint the shutters and muntins black. Members were also fine with the proposed new light fixtures and noted that the manufacturer's description was in the file.

Discussion turned to the proposed new paving. The Owner stated that she had spoken with the Concord Municipal Light Plant (CMLP) concerning the equipment box at the edge of her driveway and had learned that they would be involved when she was ready to do the regrading of that area. There was also an older AT&T box in the area but she was not sure if anyone would work on that. The project would involve regrading the existing driveway to correct drainage issues. The new walkways would use 2' square bluestone pavers for the stepping stones, with irregular bluestone to be used in the backyard work. A question was raised about the use of the herringbone patterned brick. The Owner stated that

this would be used for the front walkway leading up to the steps. The decorative curve at the edge of the front steps had been eliminated from the plan.

Members agreed that the site visit had been very helpful and that the project would be a nice addition to the site. The Owner stated that they planned to do the regrading and paving in August and would reseed the yard in September.

The Chair opened the discussion to Public Comment and there was none at this time. Mr. Giddings moved "*to approve the application as submitted to change the paint color of the shutters and window sash to "Black," and the front door to "Heritage Red" (BM PM-18) pending further information on the potential to stain the front door; to replace the two existing light fixtures located on either side of the front entrance with new "Ashford Collection" MR40 reflector style sconce light fixtures; to replace the concrete front walkway and landing with a new bluestone landing and herringbone patterned brick walkway with a cobblestone trim; to regrade and repave the driveway as noted; and to install new bluestone paths, granite stepping stone and a new circular patio area at the rear property as shown on the approved plans.*" Ms. Glenn seconded the motion and ALL VOTED IN FAVOR. The Chair then signed and dated the approved plans.

<u>John and Madeline Kathe, 40 Lowell Road, North Bridge/Monument Square Historic District, for fencing</u>

Mr. King recused himself from the discussion as he is a friend of the owner. Mr. Nobile was appointed to vote in his place.

Owner John Kathe stated that he had followed the Commission's suggestions at the last meeting and had spoken to the manufacturer about altering the fence design. He had learned that it was possible to remove every other spindle on the fence and to shorten it as well. He explained how the new fence would be shorter on top by a few inches and the spacing twice the width of the proposed fence in the submitted photos. The height of the new fence would be 36" and the existing fence was noted to be 32". The Owner believed that they could get the new fence down to closer to 33".

A Commission Member asked why the historic fence was not being replicated. The Owner explained that he would prefer to do that but could not find anyone to take on the project. The Member noted that this fence was a modified version of the Emerson House fence and was concerned that the proposed new fence was too Victorian in design. The Owner agreed that replicating the fence was ideal and offered to look into finding a carpenter again. It was noted that the new posts on the stock fence would be 4"x 4" rather than the 9" x 9" of the current fence.

Another Member explained that the Owner had been asked at the last meeting to talk to his fence company to see if their existing fence could be made to look more like the historic fence. The first Member suggested that the Owner contact Historic New England and ask for a list of craftsmen who work on historic materials. The Owner and noted that he was also hoping to find someone to replace the wooden gutters on the house and would like to use wood. A Commission Member asked if the existing gutters had a distinctive profile and the Owner answered that he did not think that they were unique. Members believed that Concord Lumber carried standard wood gutters and also suggested fiberglass gutters as a good replacement for wood.

It was also suggested that the Owner speak to the Trustees of Reservations at the Old Manse or to the Restoration Carpentry program at the North Bennett School for possible craftsmen. Members agreed

that they would like any new fence to match the existing one as closely as possible. The Owner preferred this as well and agreed to make some calls. Further discussion was continued to the July 7 meeting.

Patrick McWhinney, 25 Barnes Hill Road, Barrett Farm Historic District, for new lighting, paving, and new driveway

A revised site plan showing the location of the new driveway had been submitted prior to the meeting. No one was present on behalf of the Applicant for this discussion. It was noted that the new plan showed the new driveway as a red line and that this appeared to match the driveway as staked out on the site. The new drive would have a Starpack surface with a cobblestone edge. The lightpost was shown as "1" on the plan and would be located behind and to the right of the driveway. It was noted that the existing asphalt driveway would be refinished with cobblestones and shortened as shown in the original plan submitted.

A question was raised about the new light post. Members agreed that there were no concerns about the new light as it would match another one on the site and would be set well back from the road. It was noted that the new fixture would be retrofitted to meet Dark Sky requirements.

The Chair opened the discussion to Public Comment and there was none at this time. Mr. Giddings moved *"to approve the application as submitted to change the footprint of the existing driveway and replace the asphalt with cobblestone; to install a new Starpack material driveway from Barnes Hill Road to the rear entrance of the barn as shown on the approved site plan; and to install a new wooden lightpost with the light fixture to match the one approved at the front driveway at the back corner of the new driveway as shown on the approved plans."* Ms. Glenn seconded the motion an ALL VOTED IN FAVOR. The Chair then signed and dated the approved plans.

NEW PUBLIC HEARINGS

Nashawtuc Architects on behalf of Trustees of Parish Donations, 6 Lexington Road, American Mile Historic District, for new door and paving

Sue Gladstone, on behalf of the Concord Museum, and Holly Cratsley, Nashawtuc Architects, presented the proposed changes to the existing entrances to the building. Ms. Gladstone explained that the Concord Museum had partnered with the Trustees of Parish Donations to open the Wright Tavern to school tours and the public. Tours of the historic first floor interiors would be done as part of the Museum's Hands on History program for children, and these tours required that the building be made accessible. The new program would use the whole first floor of the building and the work would help to increase foot traffic to the Center and would lead to the North Bridge as well.

The Architect explained how the building would be made accessible by installing a ramp to the entrance on the driveway (left) façade of the building. The existing walkway would need to be changed by 1" to make this entrance accessible. The Architect explained that the area would be regraded to accomplish this work and would also address water issues on the driveway. The change was gradual and no burming would be needed. The new walkway would use the same bricks, slightly raised and set into concrete to meet accessibility requirements. She noted that they would need a larger landing at this entrance, and would be installing a larger piece of granite in place of the existing one. One step would also be added to the side of the new landing for the existing walkway to the front door.

The Architect explained that this door was believed to be an original or early door, and had already been widened twice and covered with a storm door. She explained that the second egress was on Main Street and also had a storm door and that the large front door facing Lexington Road was not used. They were working with a Building Code Consultant and believed that they would not have to alter the left facade door as part of this work. They would need to add a granite post adjacent to the landing, though, for an accessible button and were proposing a simple wrought iron railing along the left side of the landing where the grade returned to normal. She explained that this railing would look like the one at the Art Association and the Town House and would be kept as simple as possible. The storm door will also be removed.

The Architect explained that students would enter on the left façade and would exit through an existing door on the Main Street (right) façade of the building. This door is in a 20th century addition to the building and is in bad condition. They proposed to replace it with a new door that uses the same bull's eye glass lights. This door would replicate the existing door and would be made to swing outward. She stated that they had looked at fixing the door but that it was determined to have been altered too many times in the past.

A Commission Member asked if the Main Street door also needed to be automatic. The Architect stated that she did not believe so as it would not be fully accessible. Another Member asked about the guardrail and the Architect explained that it would be a simple wrought iron railing. Members agreed that the proposal was a nice and tasteful solution to the accessibility problem and were pleased that the three first floor rooms would be open to students. It was noted that the building was owned by First Parish Church and that the Concord Museum was now leasing it.

The Chair opened the discussion to Public Comment and there was none at this time. Ms. Glenn moved to "*approve the installation of a new door on the right façade of the building and to alter the paving and grading at the left façade (driveway) entrance to install an accessible ramp with a new granite landing, a granite post for an accessible entrance button and wrought iron railing*." Mr. King seconded the motion and ALL VOTED IN FAVOR.

OTHER BUSINESS

55 Estabrook Road – Staff explained that the Commission had received a letter from Attorney Tom Swaim dated June 1, 2016 regarding 55 Estabrook Road. This letter included a new site plan which had redrawn the property lines for 55 Estabrook Road so that the majority of the stone walls, which the Commission had found to be in violation of the Historic Districts Act as they had not been constructed as approved in the December 3, 2015 Certificate of Appropriateness (#15-83), were now on adjacent lots. These new adjacent lots, shown on the plan as lots 1A, 2A and 3A do not include any lands located within the Historic Districts boundaries according to the current site plan and so are outside of the HDC's review. The portion of the wall remaining within the boundaries of the Historic Districts was noted to be at the rear of the site. Members reviewed the location and its visibility. Mr. Giddings then moved to "*issue a Certificate of Non Applicability for the section of new stone wall located in the rear right corner of the property as it is not visible from any public ways*." Mr. King seconded the motion and ALL VOTED IN FAVOR.

Approval of Minutes – Members had reviewed the March 3 and May 19 minutes prior to the meeting and submitted revisions at this time. Ms. Glenn moved to approve the March 3 and May 19 meeting minutes as revised. Mr. Giddings seconded the motion an ALL VOTED IN FAVOR.

52 Main Street - Members noted that the gravel adjacent to the Bank of America building had not yet been replaced with mulch as approved several months earlier. Staff was asked to reach out to the Bank to find out their schedule for the work.

25 Lowell Road – A Member had noted that the driveway had been repaved without the peastone top coat. It was noted that there was sometimes a delay before adding the final coat of paving. Staff was asked to check with the Owner on the timeline for the project.

616 Lowell Road – Another Member noted that the shrubs required to screen the approval corral had not been planted. Staff was asked to contact the Owners about having that work done.

Projected Materials – As discussed at the last meeting, Staff had used a projector to show project materials. Members agreed that this had been a useful tool for the meeting and asked Staff to continue to bring a projector for future reviews.

Mr. Giddings moved to adjourn. Mr. King seconded the motion and ALL VOTED IN FAVOR**.**
The Meeting was adjourned at 8:05 P.M.

Respectfully submitted,

Lara Kritzer
Senior Planner

Minutes Approved on: July 7, 2016

Nea Glenn, Secretary