

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
MARCH 27, 2014**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: William Moonan, Chair; Karen Kalil-Brown, Clerk; Carol Carlson; Alan Long

ABSENT: Lorrie Dunham

Mr. Moonan introduced himself and read the emergency evacuation notice.

PRESENTATION: Ms. Kalil-Brown read the notice of the hearing.

PETITION #011-14 – Pamela Brown, Esq., for 16 Concord Road, for demolition/partial preservation.

Ms. Brown greeted the Commission and stated that she and Mr. Iovino had taken off some of the clapboard of the house at 16 Concord Road and examined the exterior of the house. She handed out a piece of rotted wood and noted that it appeared that this was the condition of the wood for the structure.

Mr. Moonan said he had talked with the Massachusetts Historic Commission about a potential tear-down of a house from this period in history, and the advice the Commission gave him was to, at the very least, document the house. Mr. Moonan said he wanted to see a survey of this house that documented, measured, and photographed in detail every aspect of the house. He said he would also like to see another structural engineer walk the house, examining it from a preservationist's standpoint. Ms. Brown pointed out that two structural engineers had already written reports stating that the house could not be saved.

Mr. Long asked whether Mr. Moonan thought a third structural engineer would come back with a different report than the first two. Mr. Moonan replied that a third engineer might come back with a different report if he went to the property with a different perspective; he said that he worried that the first two engineers viewed the house with a vision of what could *not* be saved, instead of what *could* be saved.

The Commission talked with the applicant about the cost of a historical survey versus the additional cost of a structural engineer report.

Mr. Iovino stated that Christopher Laskey and Dan Sullivan, the two Bedford Building Inspectors, both walked through the house and determined that the framing was in extremely poor condition. Mr. Iovino noted that both inspectors said that the only

possible way to save the structure was to replace all of the wood piece by piece, at which time the house would be demolished and rebuilt anyway. He said he found it hard to believe that a third engineer would say anything different.

The Board talked more about the house, and what aspects of the house might be historically significant. There was extensive discussion about the different scenarios that the Commission could consider, such as requesting a historical survey only or requesting a structural engineer report in addition to a historical survey. Mr. Iovino said he would be willing to pay for a historical survey but not for another structural engineer, since two engineers have already written reports on the house and he felt it was unnecessary to pay for a third.

Ms. Carlson asked how long such a survey/engineering report would take. Mr. Moonan replied that he hoped it could be done before May.

After further discussion, the Board members talked about a date to which the meeting could be continued to revisit this hearing. The Board and applicants agreed that April 23, 2014 would be amenable.

Mr. Moonan called for motions to request the Town to get a price from a contractor, and to continue the hearing to April 23.

MOTION:

Ms. Kalil-Brown moved to have the Town proceed to find a contractor and get a price for a survey with an option of pricing the survey with a structural review.

Mr. Long seconded the motion.

Voting in favor: Moonan, Kalil-Brown, Carlson, and Long

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

MOTION:

Ms. Kalil-Brown moved to continue Pamela Brown, Esq., for 16 Concord Road, for demolition/partial preservation to April 23, 2014 at 7:30 PM.

Ms. Carlson seconded the motion.

Voting in favor: Moonan, Kalil-Brown, Carlson, and Long

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Adjournment

MOTION:

Ms. Kalil-Brown moved to adjourn the meeting.

Ms. Carlson seconded the motion.

Voting in favor: Moonan, Kalil-Brown, Carlson, and Long

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 7:45 PM.

William Moonan, Chairman

Date

Respectfully Submitted,

Scott Gould
HDC Assistant