

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
MARCH 4, 2015**

Town of Bedford
Bedford Town Hall
Selectmen's Conference Room

PRESENT: William Moonan, Chair; Alan Long, Vice Chair; Carol Carlson; Lorrie Dunham

ABSENT: Karen Kalil-Brown, Chris Weisz

Mr. Moonan welcomed Sal Canciello, whose appointment as an Alternate Member of the Commission was approved by the Selectmen on March 3rd, 2015. Mr. Canciello has not yet been sworn in by the Town Clerk, so he sat with the members but did not vote.

Mr. Moonan read the emergency evacuation notice.

PRESENTATION: Mr. Long read the notice of the first hearing.

PETITION #004-15 – Paul Marcus, 15 Fletcher Road, for new siding, trim, windows, and dormer; and to enlarge left bumpout.

Paul Marcus, the new owner and applicant for 15 Fletcher Road, presented a comprehensive plan for renovation of the exterior of the building. His intention is to retain the Complete Equestrian shop as a commercial tenant on the first floor and to rent out the second floor as an apartment. The structural changes proposed are to provide two means of entry and egress for the second floor apartment, without going through the equestrian shop. Mr. Marcus also presented a landscaping plan and requested that the Commission approve that plan as well as the changes to the house, even though he had not included landscaping in his petition.

The Commission members discussed the details of Mr. Marcus's plan. Mr. Marcus presented color photos of all sides of the existing house, floor plans (existing and proposed), a photo of the Boston pavers he intends to use for the new driveway, door and window photos, and paint swatches for body, trim, and shutter colors.

Structural modifications to the house include replacing the shed roof on the rear of the house with a gable roof, to allow sufficient headroom for an interior stairwell. On the exterior, the small one-story bumpout on the left-hand side of the house as viewed from Fletcher Road will be enlarged to two stories, again to accommodate an interior stair. Doors will be added to the front and rear of the bumpout, for entry/egress and a storage closet, respectively. The rear chimney is dedicated to an antiquated heating system that has been replaced with units vented through the walls – this chimney will be removed, and the front chimney will be repainted.

MOTION:

Mr. Long moved to approve the petition of Paul Marcus, 15 Fletcher Road, to include:

- Existing wall shingles will be replaced with cedar clapboards, everywhere except on the tops of the gable ends, as shown on Exhibit A. Clapboards and shingles will be painted Benjamin Moore Powell Buff, as shown on Exhibit B.
- Trim will be repaired as necessary and painted Benjamin Moore Navaho White, as shown on Exhibit C.
- Shutters will be replaced with new Brosco wood shutters, as shown on Exhibit L, to be installed with historic hardware and painted Benjamin Moore Essex Green, as shown on Exhibit D.
- Windows will be replaced with wood Jeld-wen Premier Sitrine simulated divided-lite units, as shown on Exhibit E. Muntins will be 5/8" wide, with grill patterns replicating existing windows (e.g. 4-over-1, 6-over-1, 8-over-1, etc., as shown on Exhibit A).
- Front and rear wood doors shown on Exhibits H and K will be refurbished and painted Benjamin Moore Essex Green, as shown on Exhibit D, matching the shutters.
- Aluminum gutters and round aluminum downspouts will be installed throughout, painted Benjamin Moore Navaho White, as shown on Exhibit C, to match the trim.
- Front and rear decks shown in Exhibits G, H, and K will be rebuilt using 1"X4" mahogany planking, left natural. Railings will be installed around front and rear decks, to match existing side railings on front deck.
- Left-side bumpout shown on Exhibit N will be extended to two stories, as shown on Front Elevation and Rear Elevation drawings on Exhibit F, with front (entry) and rear (storage under interior stair) wood doors added. Style of doors will match existing front door. New doors will be painted Benjamin Moore Essex Green, as shown on Exhibit D, matching the shutters and other doors.
- Casings for boarded-up rear windows shown on Exhibit G may be left exposed, with new clapboard siding added between the vertical casings. Alternatively, casings may be removed and the entire wall sided with continuous clapboards.
- Three birdhouses visible in Exhibit H will be removed from the front façade of the building.
- Rear shed roof shown on the photograph in Exhibit K will be replaced with a gable roof, as shown on Rear, Right, and Left Elevation drawings on Exhibit F.
- Bulkhead door at rear of structure, shown on Exhibit K, will be repainted Benjamin Moore Essex Green, as shown on Exhibit D, matching the shutters and doors.
- New two-car (side-by-side) driveway to be added at left front of house, paved with Boston Pavers as shown on Exhibit J.
- Walkways (front walk, new walkway to bumpout entrance, and entry pad for bulkhead doors) will be bluestone. Treads for steps through low stone wall on right side of house will be replaced with bluestone. Locations as shown on Exhibit I.
- Concrete cap on low stone wall shown at right side of house in Exhibit H will be replaced with fieldstone.

Ms. Dunham seconded the motion.
Voting in favor: Moonan, Long, Carlson, and Dunham
Voting against: None
Abstained: None
The motion carried unanimously, 4-0-0.

There was further discussion about Mr. Marcus's proposed landscaping plan. Colot photos of representative perennials, shrubs, and trees were presented, and the Commission members agreed that the plan was respectful of the architecture of the house and of the adjacent properties. Two large rhododendron bushes in the front of the house will be moved to the left rear corner. A row of Dwarf Boxwoods between the front walk and the new driveway will shield cars from the view down Fletcher Road.

MOTION:

Mr. Long moved to approve the landscaping for Paul Marcus, 15 Fletcher Road, to include various perennials, shrubs, and trees, as shown in plan on Exhibit I, with samples as shown on Exhibits M1-M4.

Ms. Carlson seconded the motion.
Voting in favor: Moonan, Long, Carlson, and Dunham
Voting against: None
Abstained: None
The motion carried unanimously, 4-0-0.

PRESENTATION: Ms. Carlson read the notice of the hearing.

PETITION #005-15 – Latady Design, LLC, 10-12 Maple Street, for demolition of existing structure and construction of new two-family home.

Kevin Latady (architect) and David Goldbaum (owner) presented their plans for a two-family home to replace the existing structure at 10-12 Maple Street. Mr. Latady told the Commission of his opinion that the structure, portions of which may date back to the 18th century, did not retain any of the interior or exterior structural elements that would make it worth preserving. There is anecdotal evidence that an old schoolhouse was moved onto a foundation at this site (the leftmost end of the portion of the existing structure on Maple Street), but no exterior elements remain. The interior of that end of the house, as verified by the owner, the architect, and Commission members on site visits, retains several historic features (wainscoting, etc.), and removal of interior wall material revealed post-and-beam construction typical of the period, but the exterior has been vinyl-sided, and any interesting architectural features have been removed. The roof of the entire building was replaced in the course of the multiple renovations and additions that the structure has undergone.

The applicants and the Commission members engaged in an extended discussion of the siting, roof heights, setbacks, massing, and design of the proposed structure. The existing

structure is unusual in that the exterior wall on Elm Street extends beyond the property line – the new plan pulls that wall back so that the new structure will not propagate that transgression. Next-door neighbor Doris (Mickey) Webber and Jennifer Piliero, who lived in the house as a student, contributed to the conversation.

Mr. Latady submitted a number of exhibits to assist with the discussion, including eight (8) existing-condition photographs, an existing foundation plan, a proposed site plan, and four (4) proposed elevations. His intention is to return to a later Commission meeting to request approval for construction materials, paint colors, doors and windows, etc. His intention today was to obtain approval for demolition of the existing structure and for the site plan, building heights, massing, etc.

Mr. Moonan expressed the Commission's reluctance to approve the demolition until the Zoning Board of Appeals (ZBA) has issued a variance for the proximity of the new structure to the lot line along Elm Street. On the other hand, it was agreed by Commission members and by guest Jeffrey Cohen, representing the Planning Board, that the proximity to the street was a historical feature that was worth preserving, and that that proximity was therefore a selling point for the new design. Mr. Moonan agreed to write a letter to the ZBA on behalf of the Commission supporting the plan on those grounds.

In light of the historic pedigree of the existing structure, Mr. Moonan expressed to Mr. Latady and Mr. Goldbaum his desire that they engage the services, either directly or through the Town of Bedford, of a historical consultant who could document the exterior and interior features of the existing building before it is demolished, as was done for 16 Concord Road before its demolition. Mr. Moonan agreed to supply the name and contact information of the consultant who performed this service for 16 Concord Road.

Finally, Mr. Long asked whether a straw poll of Commission members to gauge their eventual approval of the demolition might be appropriate. With Mr. Moonan's acquiescence, the poll was conducted, resulting in unanimous non-binding approval of the demolition.

BUSINESS MEETING:

Pamela Brown, Esq., appeared before the Commission to continue the discussion of a proposed restaurant at 120 The Great Road. Ms. Brown showed the Commission a packet of plans and drawings that were not copied by staff in time for the meeting. One drawing was an architect's rendering of an alternative design to the 5000-square-foot barnlike structure she had presented previously. This newer suggestion was for a 3500-square-foot building with a Colonial or Greek Revival flavor featuring a wing extending toward the Great Road joined to a wider structure at the rear, with parking along the side of the wing.

Ms. Brown stated that she has to get approval from the Planning Board for the site plan, but the Planning Board wants ZBA approval first, and the ZBA wants nearly complete engineering in order to issue their special permit for a restaurant. She has had two

meetings with the ZBA already. The neighbor to the east rear of the property originally had a concern about screening (auditory and visual) from the proposed parking lot, but he is now apparently satisfied with the plan.

Ms. Brown said that her plan is in keeping with the Town's master plan, which calls for a revitalization of the town center and espouses concepts like buildings close to the street, shared drives, and parking behind the buildings. She imagines a building in keeping with the character of the neighborhood.

Ms. Dunham expressed a concern about additional traffic on the Great Road. Ms. Brown used the Avalon Bay experience to refute the traffic concern – she says that she doesn't have any particular difficulty getting out of the Dominy Manse driveway at various times of day, and no one has noticed increased congestion because of Avalon Bay.

Ms. Carlson expressed that she liked the idea of a restaurant in the proposed location, but she didn't like the barnlike look of the first sketch shown to the Commission in a previous informal meeting.

Mr. Long inquired about the possibility of moving or demolishing the existing house on the property so that the restaurant could be moved back, possibly as far as the front façade of the Dominy Manse. Ms. Brown said that moving it back that far would not be possible – it would not allow a reasonable-sized footprint for the restaurant.

Mr. Moonan expressed his concern that coupling the function of the proposed restaurant at 120 The Great Road with parking on the adjacent Dominy Manse property was irresponsible and could lead to trouble later on, if the properties were no longer owned by the same family as they are now. He felt that the lot is too small for a restaurant, given that adequate parking cannot be provided on the same lot. Ms. Brown said that if that was a real concern, she could redraw the lot lines of the two properties, but she didn't agree with Mr. Moonan's argument.

Mr. Long suggested that the newest sketch of a possible building design could be rotated 180 degrees, putting the wider portion of the building at the front of the lot, hiding the handicapped parking envisioned for the side of the wing extending forward toward the Great Road. The Commission suggested that Ms. Brown consider a front setback of approximately forty (40) feet, a compromise between a structure that would seem too domineering by its proximity to the street and one that was not large enough to succeed financially, if it were forced to the back of the lot. Ms. Brown said that she would consider that suggestion, and also expressed her interest in having a landscaped patio in front of the restaurant, to allow outdoor service in good weather.

MOTION:

Mr. Long moved to adjourn the meeting.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Long, Carlson, and Dunham

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 10:20 PM.

William S. Moonan 4/1/15
William Moonan, Chairman Date

Respectfully Submitted,

Alan Long
Scribe