

**HISTORIC DISTRICT COMMISSION  
MINUTES OF MEETING  
SEPTEMBER 4, 2019**

Town of Bedford  
Bedford Town Hall  
Selectmen's Meeting Room

**PRESENT:** Alan Long, Acting Chair; Sal Canciello; Karl Winkler

**ABSENT:** William Moonan, Chair; Karen Kalil-Brown, Clerk

Mr. Long, Acting Chair, introduced himself and read the emergency evacuation notice. He explained to those in attendance that there were three members present, which was enough for a quorum but meant that any vote would have to be unanimous. He said that, at any point during each hearing, the applicants would have the option to continue to the next meeting date, when there would presumably be at least four voting members.

**PRESENTATION:** Mr. Canciello read the notice of the hearing.

**PETITION #005-20** – Ned Semonite, 20 South Road, for removal of wooden staircase on side of house.

With no one present when the hearing was opened, Mr. Long suggested moving on to the second item on the agenda.

**PRESENTATION:** Mr. Canciello read the notice of the hearing.

**PETITION #007-19** – Robert and Stephanie Keep, at 12 Great Road, for lanterns at front door.

**Front Entry Lights**

Robert Keep greeted the Commission and explained that he and his wife hoped to replace the lights at the front door with the same fixtures previously approved on the property for the lampposts. He showed renderings of the fixtures and stated that they would be placed on either side of the door.

Mr. Winkler asked whether the lights would be adhered to the columns or the clapboards. Mr. Keep replied that their preferred option was to place them on the columns. It was determined that the columns were wide enough to support the fixtures and would look appropriate.

**MOTION:**

Mr. Winkler moved to grant Robert and Stephanie Keep, at 12 Great Road, approval for

York small outdoor entry light in matte finish, black, on the columns flanking front door, as shown on Exhibit A.

Mr. Canciello seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

### **House Numbers**

Mr. Keep stated that he also hoped to obtain approval for house numbers. He said that the numbers currently on the house were thick and did not look particularly historic, so they hoped to use more traditional numbers, each six inches in height. He commented that they would be cast iron, matte black.

### **MOTION:**

Mr. Canciello moved to grant to Robert and Stephanie Keep, at 12 Great Road, approval for new house numbers, per Exhibit A. House numbers shall be metal in matte black, six inches high, aligned horizontally. Location coordinated with new lanterns.

Mr. Winkler seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

Mr. Keep thanked the Commissioners for their time.

**PRESENTATION:** Mr. Canciello read the notice of the hearing.

**PETITION #003-20** – Jennifer and John McClain, at 8 Maple Street, for windows.

The McClains greeted the HDC members and introduced John Chace, the architect for the project. Ms. McClain reminded the Commission that they had appeared at the previous meeting for renovations to the house at 8 Maple Street that included replacement of a chimney and relocation of windows. Ms. McClain stated that the hearing had been continued because there had been some concern about allowing clad windows on a historic house.

Mr. Chace showed a sample of a clad window from Jeld-Wen and noted that the muntin spacing and width would match the existing windows. The HDC members talked at length with the applicants and the architect about the details of the windows.

There was dialogue about the Commission's Guideline book, in which it was written, "Frames, sills, and replacement windows should not be vinyl- or metal- clad." Mr. Long said that the Guideline book also went on to note that "the Guidelines are intended as guides, not hard-and-fast rules, and neither applicants nor the Commission are bound to follow them in every case." Mr. Winkler commented that the book was written in 2009, and window technology had come a long way in the interim decade.

Mr. Long and Mr. Winkler said that their opinion on the matter of clad windows had not changed: as long as it did not change the visual impact in any way, clad windows were acceptable. Mr. Canciello said that his feeling about the windows was perhaps not quite as broad, but he felt that clad windows were appropriate in this instance because none of the windows being replaced were original historic windows. Mr. Long noted too that at the previous HDC meeting, a member of the public had made the point that historically, homeowners undertaking additions and renovations would have used the most modern materials available at the time.

After final discussion, Mr. Long called for a motion.

**MOTION:**

Mr. Winkler moved to grant Jennifer and John McClain, at 8 Maple Street, approval for replacement windows on the South Road side of Maple Street, four windows on the second floor and one new window on the first floor. Windows to be Jeld-Wen, six over six on the second floor and one over one on the first floor, as shown on Exhibit A (A201) and Exhibit B (A203). The two replacement windows will be six over six, simulated double-hung casement on second floor; and new six over six with black sash and white frame and trim on first floor, as shown on Exhibit C.

Mr. Canciello seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

**PRESENTATION:** Mr. Canciello read the notice of the hearing.

**PETITION #006-19** – Nile Ziembra, at 18 North Road, for paint colors and fencing.

**Paint Colors**

Mr. Ziembra greeted the Commission and stated that he had previously been approved for paint colors, but he noticed that very similar colors were being used on the newly renovated house at 21-23 North Road, directly across the street. He said he might keep the same colors but wanted the option of changing them if he decided the structures would look too similar. He showed two color-scheme options to the Commission, both of which used "Weston Flax" for trim; the first option used "Dorsett Gold" for the body and the second option used "Sussex Green" for the body.

The Board talked about the color schemes and it was decided that the first option, with "Dorsett Gold," was the preferred choice.

**MOTION:**

Mr. Canciello moved to approve Alternate Color Scheme A, consisting of Benjamin Moore HC-8 Dorsett Gold for the body of the structure and Benjamin Moore HC-5 Weston Flax for the trim, as shown on Exhibit A.

Mr. Winkler seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

**Fence**

Mr. Ziembra said that the second item for which he sought approval was a fence. He noted that he had previously been approved for a granite fence but had decided that a picket fence with a pyramid cut at the top would be more attractive. He explained that he had an opportunity to purchase, at a very low cost, some reclaimed granite blocks, and he thought it might look attractive to place the fence on top of them. He showed two renderings, one with the fence on grade and one with the fence on the granite.

The Board talked about whether Azec was appropriate material for this style of fence. Mr. Canciello noted that the HDC had approved the same material for the fence at the "old country store" adjacent to the Blake Block, and it was concluded that the Azec material was acceptable.

Mr. Long said that he was concerned that the granite under the fence might look awkward, and he asked how high the granite section would be. Mr. Ziembra said it would be approximately 16 inches, so he didn't feel that it would be high enough to appear unattractive; it would simply be an extra architectural flourish that would, in his opinion, enhance its appearance.

Mr. Long asked whether the granite would be used in all places where there was fencing, or whether some sections would contain only fencing without granite. Mr. Ziembra replied that it would be “all or nothing” – if he used the granite, it would be placed under every section of fence.

Mr. Canciello commented that he was open to either of the fencing options. Mr. Winkler agreed, noting that the granite reminded him of Rockport and Gloucester and he felt it had a certain charm. Mr. Long reiterated that he preferred Option B, without the granite, but he was not strongly opposed to Option A and would defer to his fellow Board members. He called for a motion.

**MOTION:**

Mr. Canciello moved to grant to Nile Ziembra, for 18 North Road, approval for fencing, either Option A or B, as shown on Exhibit A, with the condition that, if granite is used, it will be under all of the fencing.

Mr. Winkler seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

Mr. Ziembra thanked the members for their time.

**PRESENTATION:** Mr. Canciello read the notice of the hearing.

**PETITION #001-20 – CONTINUATION** – Pamela Brown, Esq., for Bedford Auto Clinic, at 105 Great Road, for canopy over existing gas pumps.

Mr. Long stated that Ms. Brown had requested a continuation to the October 2 meeting date.

**MOTION:**

Mr. Canciello moved to continue Pamela Brown, Esq., for Bedford Auto Clinic, at 105 Great Road, for canopy over existing gas pumps to October 2, 2019 at 7:30 PM.

Mr. Winkler seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

**BUSINESS MEETING:**

With no further agenda items, Mr. Long called for a motion to adjourn the regular meeting and enter a business meeting.

**MOTION:**

Mr. Canciello moved to adjourn the public hearing.

Mr. Winkler seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

**Police Station Underground Garage**

Taissir Alani, the Bedford Facilities Director, introduced himself and introduced Sarah Stanton, Town Manager; Robert Bongiorno, the Police Chief; and Jeffrey Shaw, the architect for the project to be discussed tonight. Mr. Alani stated that several Town departments had been working together to design an underground parking structure for the Police Station, a garage that would greatly increase the number of vehicles able to park at the station at any given time, thereby lowering emergency response times.

The Board members talked with the applicants about various site details, such as generators, landscaping, and curb cuts.

Mr. Long noted that he was more concerned about how this would all look from Great Road than from Mudge Way. Mr. Shaw said they had discussed ways to dress up the front and make it look more attractive and welcoming. Ms. Stanton said the front façade was challenging because they wanted to make it look open and visually pleasing but they also wanted to dissuade people from believing it was the entrance, especially in light of the recent events at Somerville Hospital. This prompted dialogue about the front of the building. Mr. Canciello noted that he did not believe any of the front façade was historic enough to keep, if the applicants wanted to change it to look less like an entrance.

Mr. Winkler and Mr. Long agreed.

Mr. Long said the Commission did not appear to have any problems with this proposal in concept, but it would need to have more detailed renderings before any final decisions

were made. Ms. Stanton said she understood that the HDC would need far more detail in the future, but the team had wanted to be sure the Commission was at least amenable to the project before spending the time and money necessary for more thorough architectural design details.

There was discussion about the timeline of the project and the next steps moving forward. Mr. Winkler commented that the future renderings should not only show the details of the site itself but also take into consideration the surrounding buildings, because these kinds of changes were important to consider in the context of the area. Mr. Shaw said he would be sure to include the surrounding structures in his renderings.

Mr. Alani thanked the Commission members for discussing this first phase of the project, and said he looked forward to working with them in the future. The HDC members all thanked the team for taking the time to discuss the work at such an early stage.

**Adjournment**

With no further business to discuss, Mr. Long called for a motion to adjourn the business meeting.

**MOTION:**

Mr. Canciello moved to adjourn the meeting.

Mr. Winkler seconded the motion.

Voting in favor: Long, Canciello, and Winkler

Voting against: None

Abstained: None

The motion carried unanimously, 3-0-0.

The motion adjourned at 8:55 PM.

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Alan Long, Acting Chair

Date

Respectfully Submitted,

Scott Gould  
HDC Assistant