

**HISTORIC DISTRICT COMMISSION  
MINUTES OF MEETING  
JANUARY 7, 2015**

Town of Bedford  
Bedford Town Hall  
Lower Level Conference Room

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

**PRESENT:** William Moonan, Chair; Karen Kalil-Brown; Alan Long; Lorrie Dunham

**ABSENT:** Carol Carlson; Christopher Weisz

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

**PETITION #003-15** – Perch on Bedford Common, at 24 South Road, for handicapped access ramp.

Luke Mitcheson introduced himself and stated that the proposal before the Historic District Commission (HDC) involved a handicapped access ramp on the north side of the house at 24 South Road, facing the street. He showed photographs of the existing deck on the house and explained that the ramp decking would run along the top of the concrete pad to make the ramp and doorway the same height.

There was extensive discussion about the way that the ramp would intersect with the concrete pad and the porch floor. The Commission members noted that it was important to skirt the bottom of the porch to cover any structural elements of the ramp.

The Commission talked about the decking materials. It was stated that Trex was not always the best option for decking. Mr. Moonan suggested that wood could be used. Kevin Latady, an architect and a resident of 2 Myers Lane, noted that he would recommend a newer type of decking material called NyloDeck, which held up better to the elements and tended to be safer. Ms. Kalil-Brown suggested that the motion leave the option to the applicant and that he could use either Trex, NyloDeck, or wood.

Mr. Mitcheson talked with the HDC members about the ramp colors, and there was conversation about whether the ramp should be beige to match the house or gray to match the flagging stones. It was decided that the trim would be beige and the decking would be gray.

After final comments, Mr. Moonan called for a motion.

**MOTION:**

Mr. Long moved to accept the proposal of Marlene Adelman, for Perch at Bedford

Common, at 24 South Road, for handicapped access ramp on north side of the house, to be constructed as shown on Exhibit A (site plan L101) and Exhibit B (construction detail A500). Material will be as specified in Exhibit B, with the option to replace Trex with either NyloDeck or wood, at discretion of owner. Particular attention shall be paid to skirting at bottom of existing porch to cover any structural elements underneath decking. All trim to be painted to match existing paint on porch. Decking will be gray.

Ms. Kalil Brown seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

Mr. Moonan wished Mr. Mitcheson luck with the project and the ongoing evolution of the business.

#### **BUSINESS MEETING:**

Kevin Latady greeted the Board and reintroduced David Goldbaum, who had come before the HDC at a previous meeting informally to discuss the potential demolition of the two-family house at 10-12 Maple Street. Mr. Latady said that he came to every new project with an eye towards preservation, and it always pained him to propose the demolition of any historic structure; however, in the case of this house, there was extremely little left to preserve. He provided a booklet showing photographs of the exterior and interior of the house. He stated that there have been several additions and changes to the structure over the years, and each new change had compromised not only the history but the structural integrity of the home.

There was discussion about the construction details of the house.

Ms. Dunham said she would like to see some way to preserve the old schoolhouse portion of the structure. Mr. Goldbaum said that there was hardly anything left of the schoolhouse; to save it would literally involve just saving a beam or a piece of wall here or there.

Don Corey, a resident of 2 Page Road and a member of the Historic Preservation Commission (HPC), said that there are only about 30 structures left in Bedford from the seventeenth and eighteenth centuries, and he felt very strongly that removing this structure was not a wise decision. Mr. Moonan said he would hate to see the structure demolished as well.

Mr. Long said he felt that there was nothing particularly attractive about this home, and not much left of it was historic, either. Mr. Latady agreed, and he noted that even if he thought the structure was visually pleasing, the fact remained that there was nothing left

underneath to save; he noted that the only reason whatsoever to attempt to save this house was because it is old.

Mr. Moonan said this was simply a discussion at this point, but soon the applicants would be appearing formally before the Commission, at which time the members would have to make a difficult decision about whether to keep the structure and what, if anything, could go in its place.

After further conversation, Mr. Latady said that they would file a formal petition soon to get on the agenda for the March meeting.

Mr. Moonan called for a motion to adjourn the meeting.

**MOTION:**

Ms. Kalil-Brown moved to adjourn the meeting.

Mr. Long seconded the motion.

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

Voting against: None

Abstained: None

The motion carried unanimously, 4-0-0.

The meeting adjourned at 8:40 PM.

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

Respectfully Submitted,

Scott Gould  
HDC Assistant