



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, May 20, 2021
Virtual Public Meeting

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a virtual public meeting on Thursday, May 20, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 870 4982 5356 Meeting Password: 346994

Commission Members Present: Luis Berrizbeitia, Nea Glenn, Peter Nobile, Melinda Shumway, Paul Ware

Associate Members Present: Kate Chartener, Dennis Fiori, Abigail Flanagan, Katharine Mast

Staff: Heather Gill, Senior Planner
Heather Carey, Administrative Assistant

Peter Nobile called the meeting to order at 7:03 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Ms. Glenn, Mr. Nobile, Ms. Shumway, and Mr. Ware.

CONTINUED PUBLIC HEARINGS

462 Lexington Road – American Mile Historic District, to remove existing asphalt and construct a new detached garage structure with lighting, new porch steps and alterations to hardscaping, replace existing fencing and construct new fencing, and to remove an existing handicap accessible ramp

Chair Nobile reopened the hearing and reviewed the application. Project architect Michael Szalaji presented the revised materials to the Commission. Mr. Szalaji explained that they would like to withdraw the proposed fencing from the application and plan to leave the existing fencing for now. Mr. Szalaji reviewed the revised plans for the garage, which include removing the left wing to make it asymmetrical.

Ms. Flanagan stated that her concerns have been addressed and she has no issues with the exterior lighting proposed. Ms. Flanagan asked if the proposed post light has also been withdrawn and the applicant stated that it has. Ms. Chartener stated that she is happy with the revisions. Ms. Glenn stated that the revisions are a home run and that she appreciates the willingness to work with the Commission. Ms. Glenn stated that the Commission should require seeded glass because the fixtures are not dark sky compliant. Mr. Berrizbeitia praised the architect and the applicant. Mr. Fiori agreed with his fellow Commissioners. Ms. Mast echoed all comments and said she is pleased with the alterations. Ms. Shumway thanked the applicant and architect. Mr. Ware concurred with his fellow Commissioners but stated that he does not think the light fixtures need to be seeded glass because they are so far back from the street.

Chair Nobile opened the hearing for public comment and there was none.

Ms. Glenn moved to approve the application of Ashley Castrichini & Adam Mikkelson as revised on May 16, 2021 to remove existing asphalt and construct a new detached garage structure with lighting, new porch steps and alterations to hardscaping, and to remove an existing handicap accessible ramp at 462 Lexington Road with the fencing withdrawn from the application. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Revised plans and elevations

NEW PUBLIC HEARINGS

352 Sudbury Road – Hubbardville Historic District, to repaint house, trim, and shutters

Chair Nobile opened the hearing and reviewed the application. The homeowner Judith Hoffman appeared for the hearing and explained that she would like to repaint the siding of her house a Benjamin Moore color called Wythe Rose with a brighter white trim and black shutters. Ms. Chartener stated that it would look striking with the colors of the abutting houses. Commission Members agreed that they in favor of the proposed paint colors.

Chair Nobile opened the hearing for public comment and there was none.

Mr. Berrizbeitia moved to approve the application of Judith Hoffman to repaint house, trim, and shutters at 352 Sudbury Road. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing photo, example photo, paint samples

572 Main Street – Main Street Historic District, to alter attic windows to allow for ventilation

Chair Nobile opened the hearing and explained that the Applicant had requested to withdraw their application for the time being.

Mr. Berrizbeitia moved to accept the withdrawal of Kathleen Keen to alter attic windows to allow for ventilation at 572 Main Street. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: none

12 Main Street – Main Street Historic District, to install water fountain

Chair Nobile opened the hearing and reviewed the application. Chris Carmody with the Town Manager's office and Melissa Simoncini with Public Works appeared for the hearing. Mr. Carmody explained that a granite water fountain had previously been approved at Bell Park but at that time, it wasn't clear if the fountain was ADA compliant. It was later determined that it was not compliant, so they are coming before the Commission for approval for one that is compliant. Mr. Carmody explained that this neutral water fountain is used in many other sites around town. Ms. Simoncini stated that the Town is looking to standardize the color and move away from the painted green fountain seen in other locations which fades over time and doesn't blend into the surroundings as well. None of the Commission Members had any objections to the water fountain.

Chair Nobile opened the hearing for public comment and there was none.

Mr. Berrizbeitia moved to approve the application of Town of Concord to install water fountain at 12 Main Street. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Renderings, example photos

Monument Square – North Bridge/Monument Square Historic District, to install bronze plaque to honor George W. Dugan

Chair Nobile opened the hearing and reviewed the application. Tish Hopkins with the Cemetery Department appeared for the hearing. She gave an overview of George Washington Dugan who was known for his contributions to the farming community and being the only known man of color from Concord to fight in a civil war. Ms. Hopkins explained that his name has not been added to the memorial

because he was listed as “Missing in Action” when the memorial was created. Mr. Dugan was since reclassified as “Presumed Dead” and as a result, the Cemetery Division would like to honor his sacrifice by installing a bronze plaque in his name. The proposed plaque will sit in front of the existing monument on a sloped 22” x 28” granite block that is about 6 inches tall in the front and about 2 ft in the back. The plaque itself will be 18” x 24” and will sit on the sloped edge. She explained that they are proposing the current angle and height to discourage someone from sitting or standing on the memorial. Ms. Glenn asked if there were any other people that have this status that are not on the monument. Ms. Hopkins stated that any name that can be brought forward has been added. She also stated that the proposed plaque was approved by the Select Board. Mr. Berrizbeitia stated that placing the plaque in this location makes it look subordinate to the larger plaque and would like to see on the same plane of the existing plaque. Ms. Shumway worried that people would use it as a footrest and thought that it should be flat against the monument. Mr. Ware stated that he didn’t agree with the size and disproportion of the plaque. Mr. Fiori commented that the plaque should be mounted horizontally to the monument. Mr. Mast commented that it would be a tripping point on the ground. Ms. Chartener agreed that she would like to see it horizontal on the monument. Ms. Flanagan asked if he met the criteria to be added to the main plaque. Ms. Hopkins stated that it was her goal to add him there but that he does not meet the criteria to be on the memorial. Ms. Flanagan stated that it was her strong opinion that the criteria should be amended and that it is important both from a moral and historical perspective that Mr. Dugan be recognized in the same class and category as his fellow towns men who passed in the war. She also stated that he should be noted and honored separately for his contributions by placing the proposed plaque somewhere else. Jane Hotchkiss, Select Board Member commented that she would strongly push for the formation of a war memorial committee for the 21st century that is more inclusive and captures the changes in understanding and knowledge as it has evolved. Mr. Berrizbeitia stated that he wanted to echo all the principles that Ms. Flanagan mentioned but that he also had a slightly different perspective on the issue. He stated that even if Mr. Dugan met the previous requirements to be added to the memorial, he would likely never have been included on the memorial simply for the fact that he was a black man. He stated that this is a part of history that can’t be ignored by adding his name as if nothing ever happened. He reiterated that Mr. Dugan’s should be added to the monument on the same plane but having his own plaque to remind us all about our past.

Chair Nobile opened the hearing for public comment and there was none.

Mr. Berrizbeitia moved to continue the application of Town of Concord to install bronze plaque to honor George W. Dugan at Monument Square to the July 1, 2021 meeting. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photographs, renderings

255 Main Street – Main Street Historic District, to repaint house, trim, and shutters, alter and replace windows, and replace lighting, porch decking, and stairs

Chair Nobile opened the hearing and reviewed the application. Lisa Adamiak, Architect with Nashawtuc Architects appeared for the hearing. She explained that they are proposing to replace the front stairs with granite risers and replace the porch decking, replace 4 light fixtures, replace 4 windows, and repaint house with similar colors. She noted that the light fixtures will be a blackened copper color with seeded glass and 60 watt bulbs. Ms. Glenn stated that she was not concerned about the windows which are not very visible and was in favor of porch light, decking and new stairs but was worried that the garage lighting wattage was too bright. Mr. Berrizbeitia and Ms. Shumway stated that they were in favor of all elements of the project. Mr. Ware voiced his concern with the garage light fixtures having two bulbs in them. Ms. Flanagan stated that the light fixtures should have seeded glass. Ms. Chartener did not have any objections to the application. Mr. Fiori stated that he would prefer that the lower window was left in place.

Chair Nobile opened the hearing for public comment.

Stephan Bader of 7 River Street commented that the wattage on the garage lighting seemed to be more than necessary.

Mr. Berrizbeitia moved to approve the application of Nashawtuc Architects to repaint house, trim, and shutters, alter and replace windows, and replace lighting, porch decking, and stairs at 255 Main Street applicant will make every effort to keep wattage for each fixture below 60 watts. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photographs, proposed lighting

1322 Main Street – Church Street Historic District, to install fencing

Chair Nobile opened the hearing and reviewed the application. Mr. Fiori recused himself from the application. Jeff Adams and Diana Clymer with the Concord Library Corporation appeared for the hearing. Ms. Clymer explained the purpose of the fencing which is needed to keep children safe during their outside programming. Mr. Adams explained that there are already portions of stockade and picket fencing and in place and that they are looking to connect the sections to fully enclose the area. He commented that they submitted the application with the intention of adding a 6 ft. stockade fence but after discussing it with the direct abutter, they are amending their application to install a 5 ft. fence with a gate so that the homeowner has access into her basement bulkhead. Commission Members did not have any issues with the proposed fencing.

Chair Nobile opened the hearing for public comment.

Stephan Bader of 7 River Street spoke on behalf of the abutter stating that she would prefer a lower fence of 3 or 4 feet tall rather than the 5 or 6 foot tall stockade fence.

Mario Favorito, a former Library Trustee commented that he had been in correspondence with the homeowner who didn't want the light blocked but agreed that lowering the fence to 5 feet would be acceptable.

Chair Nobile asked if the fence needed to be a solid fence. Mr. Adams explained that the area is quite narrow and the fencing needs to be placed where it is to have a meaningful program area. He noted that they received correspondence from the neighbor who was grateful for the changes. Ms. Clymer commented that the board fence is intended to be a background for their seed garden. Ms. Glenn asked if the fence would clear the abutter's window. Mr. Adams said that the glass was above 5 feet. Mr. Ware asked about the dimensions of the area and asked whether it would be possible to create a notched area for the homeowner. Mr. Adams commented that leaving the homeowner 5 feet of space would reduce the programming space to about 13 ft. wide.

Ms. Glenn moved to approve the application of the Concord Free Public Library Corporation to install fencing at 1322 Main Street with the rear section of fencing only being 5 ft. tall. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Site Plan, photos

88 Monument Street – North Bridge/Monument Square Historic District, to replace garage doors, convert existing screen porch to a solarium, convert existing terrace to a screened terrace, and replace windows.

Chair Nobile opened the hearing and reviewed the application. Sheldon Baker and Dan Hisel of Hisel Flynn Architects appeared for the hearing. Mr. Baker gave an overview of the project which includes increased living space within the existing footprint. The owner is proposing to convert the existing open terrace to a screen porch with retractable screens, and convert the existing screen porch to a solarium by replacing the screens with windows. The project also includes replacing the garage doors, changing the family room windows from casement to double hung windows to match the other windows in the house,

changing the second floor bathroom window to a clearstory window and adding up lighting to the columns of the covered terrace. Mr. Baker reviewed the visibility of the different parts of the project from Monument Street and the Sleepy Hollow Cemetery.

Chair Nobile opened up the discussion to the Commission. Ms. Glenn stated that her only concern was the lighting. Mr. Berrizbeitia stated that he didn't have any issues with the project. Ms. Shumway stated that she didn't think the project would be visible. Mr. Ware stated that a site visit wouldn't be necessary. Ms. Flanagan stated that the guidelines are fairly specific about up lighting and is very rarely considered appropriate in the district. Ms. Chartener stated that she had concerns that with that much lighting the house may become visible where it isn't now. Ms. Mast stated that the changes will integrate nicely with the house and the lighting would be dramatic and pretty but worried about the amount of light would be viewable from the cemetery. Mr. Baker stated that the applicant would be willing to change the lighting to down lighting if that was amenable to the Commission.

Chair Nobile opened the hearing for public comment and there was none.

The Commission discussed the lighting and determined that it would be inside the structure. Mr. Barker also explained that the lighting is adjustable and would be set so that the light did not spill outside the porch.

Mr. Ware moved to approve the application of Hisel Flynn Architects to replace garage doors, convert existing screen porch to a solarium, convert existing terrace to a screened terrace, and replace windows as submitted at 88 Monument Street. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Elevations, site plan, photos

1 Sudbury Road – Main Street Historic District, to renovate existing building including replacement windows, new paint, and removal of skylights, and to construct new a family room, screened porch, 2-car garage, and mudroom additions, new lighting and gutters, new driveway, stone wall, pathway, greenhouse, fencing, and terrace with associated grading

Chair Nobile opened the hearing and reviewed the application. Chair Nobile stated that because of the large scale of this project that the Commission will want to conduct a site visit on the June 3rd at 8:00 am. Mike Finch, architect with Jacob Lilley Architects presented an historical photo and gave an overview of the site plan. He explained that they are proposing to add a 2-story garage to the left side of the house and a 1-story addition to the rear of the house. He commented that they wanted the new garage to feel like an original carriage house or barn with architecture that is appropriate to the size and scale of the house and doesn't compete or look like an afterthought. He stated that they are proposing to reinstall the door shutters where the original hinges still exist on the front of the house. Tom Lee, landscape architect presented the landscape plan and explained that the large trees in the front are going to be preserved but they will be removing a series of Norway maples and very large pines in the back that are close to the west side and are towering over the house. He commented that they are proposing to recreate the arching path that was present in the historical photo and also add reclaimed pavers to create a guest parking area. Mr. Lee explained that they are proposing to add a patio which will require them to create a sloped berm around the back of the house.

Chair Nobile opened up the discussion to the Commission Ms. Glenn stated that her initial impressions are very positive with the garage having been designed to be subservient to the house but is still in keeping with the house. She stated that she has concerns with the mudroom connector piece and that the Commission should review it as if the spruce were not there. She also stated that she was concerned with stone wall at front of the property being very formal. Mr. Berrizbeitia stated that it was a good project and that he was looking forward to the site visit. Ms. Shumway stated that the connector is reminding her of the library connector and wasn't sure that she was getting an accurate picture of the windows. Mr. Ware asked if the trees that are to be removed could be marked for the site visit. Mr. Flanagan stated that she was thrilled the house has new custodians and her overall impression was positive. She remarked that her

primary concern was the connector and asked if the garage be staked out for the site visit. Ms. Chartener stated that she appreciated the attention made to make the garage to look subordinate and that glass doors would be appropriate but the connector gives her pause. Mr. Fiore stated that this was an excellent proposal but the connector should look more like a period detail. He commented that he would not be in favor of the stone wall and that a hedge or fence would be more appropriate and wanted to know the reasons why they are replacing windows. Ms. Mast didn't have any other comments to add.

Chair Nobile opened the hearing for public comment.

John Graham of 99 Main Street spoke in support the project.

Samuel Bird of 101 Main Street spoke in favor of the project.

Mr. Ware moved to continue the application of Su-en Wong and Liam Paskvan to renovate existing building including replacement windows, new paint, and removal of skylights, and to construct new a family room, screened porch, 2-car garage, and mudroom additions, new lighting and gutters, new driveway, stone wall, pathway, greenhouse, fencing, and terrace with associated grading at 1 Sudbury Road to the June 3, 2021 meeting with a site visit at 8:00am. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Photos, plot plan

OTHER BUSINESS

70 Monument Square Certificate Amendment – Mark Giddings appeared on behalf of the Holy Family Parish to request an amendment to their Certificate of Appropriateness for the rectory building project. He explained that they had been approved to use hardy board for the siding and trim that would be painted white but are now requesting to use prefinished white hardy board and trim. He also explained that they were approved to remove 4 large pine trees from the left side of the property but have since found that the remaining 3 are not in good condition. They are proposing to remove all 7 trees and install 4-inch maples as replacement. He stated that the original concern was the sight line from Main Street to the back of the building. He noted that there are several trees in between Main Street and the rectory building that intercept that sight line and help reduce the view. Ms. Glenn stated that she was not familiar with what prefinished hardy board looked like in person and would defer to other Commission Members. She commented that she was upset about the pines but understood how they can be problematic. She explained that the trees give the building scale and help bring the height of the building down and that if they need to come down that she would like to see a whole row of maple trees in their place. Mr. Berrizbeitia and Ms. Shumway agreed with Ms. Glenn's comments. Mr. Ware questioned whether they could have another site visit to get a better understanding of the impact. Ms. Glenn asked if the approved trees could be marked. Ms. Flanagan stated that a site visit makes sense and asked if the trim and hardy board sample could be made available at the site visit. Ms. Chartener agreed. Mr. Fiori stated that he was not on the commission when the project was first approved so he would need to visit the site to make an opinion. Ms. Mast stated that she understood that the trees need to be removed but wanted to see a plan in place for more screening. The Commission continued the discussion to the June 3, 2021 meeting and scheduled a site visit for 8:30 am on the same day.

Approval of Minutes

Documents:

1. Minutes from 4/1/2021 Historic District Commission Meeting

Mr. Berrizbeitia motioned to approve the minutes from the April 1, 2021 meeting as amended. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

2. *Minutes from 4/15/2021 Historic District Commission Meeting and Site Visit*

Mr. Berrizbeitia motioned to approve the minutes from the April 15, 2021 meeting and site visit as amended. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

3. *Minutes from 5/6/2020 Historic District Commission Meeting and Site Visit*

Mr. Berrizbeitia motioned to approve the minutes from the May 6, 2021 meeting and site visit as amended. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

The meeting was adjourned at 9:54 P.M.

The next Historic District Commission meeting is scheduled for Thursday, June 3, 2021.

Documents used during the meeting are on file in the Planning Division Office.

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 6/17/21

Nea Glenn, Secretary