



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Thursday, September 2, 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, September 2, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 895 3652 8541 Meeting Password: 283766

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

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

Commission Members Absent: Katharine Mast, Paul Ware

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

Peter Nobile called the meeting to order at 7:05 P.M. Voting Members for the meeting were Mr. Berrizbeitia, Mr. Fiori, Ms. Glenn, Mr. Nobile, and Ms. Shumway.

CONTINUED PUBLIC HEARINGS

51 Walden Street – Main Street Historic District, to install ventilation, air conditioner and related equipment

Chair Nobile opened the hearing and reviewed the application. The architect, Holly Cratsley appeared for the hearing and explained that the delay has been due to extensive redesign to the HVAC. She noted that they are no longer proposing to add any equipment to the roof and will only have equipment on the ground on the side of the building. Ms. Cratsley explained that they are proposing to install a fence with a horizontal seam along the right side of the building that would be 8 feet at its tallest point and step down from there. Chair Nobile questioned the acoustics for the equipment. Ms. Glenn questioned the height of the fence. Ms. Cratsley commented that the equipment is over 5 feet tall, and the 8-foot fence would adequately cover it. Ms. Glenn asked at what height the horizontal bar would be located. Ms. Cratsley stated that the bar would likely be at 6 feet. Ms. Glenn asked about the size of the holes in the fence. Ms. Cratsley stated that the holes in the fence are needed for ventilation, and they are proposing to add some greenery for screening of the fence. Ms. Glenn asked what color the fence would be painted. Ms. Cratsley stated they were proposing to paint it to match the building but didn't have a strong preference. Mr. Fiori noted that the fence is very open and wasn't sure it would cover and suggested that a horizontal slat fence behind the building might do a better job of screening. Mr. Berrizbeitia commented that the fence should become a structural part of the building from a visual standpoint using a common element from the building. Ms. Flanagan stated that the Commission couldn't decide yet because there were too many pending issues and asked if the Applicant could come back with a solid design plan once they know exactly what equipment will be used. Ms. Cratsley asked whether they could get approval for the equipment and come back with the screening. Chair Nobile state that the Commission is not objecting to the equipment, and it was just about the aesthetics of the screening.

Chair Nobile opened the hearing for public comment.

Don Kupka of 31 Devens street asked where the duct work would be installed on the building. Ms. Cratsley confirmed that the ductwork will be installed in behind the equipment.

Ms. Glenn stated that if voting to approve, that she would like to put a timeline on the condition for screening. Mr. Fiori stated that he was nervous about what the final equipment will be. Ms. Flanagan

stated that she was not comfortable even with a conditional approval and asked if they could continue the application. The Commission continued the public hearing to the October 21, 2021, meeting at the request of Ms. Cratsley.

Ms. Glenn moved to continue the application of Carol Wayland to install ventilation, air condition and related equipment at 51 Walden Street to the October 21, 2021, meeting. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: proposed fence rendering, site plan, photos

19 Sudbury Road – Main Street Historic District, to demolish a single story addition and construct a single story conservatory addition with a hipped skylight; demolish and reconstruct the existing garage with a second story addition; replace flat roof and wood balustrade with pitched roof; reconstruct entry landings and porches; replace and add new exterior doors; replace roofing; install solar panels; rearrange, remove, and add new windows; install exterior lighting; construct new walkways; replace fencing; and paint house.

Chair Nobile opened the hearing and reviewed the application stating that the Commission had conducted a site visit earlier that morning. The homeowner, Rosa Hallowell appeared for the hearing along with Vivian Low, architect with Fisher Design Group. Ms. Flanagan stated that she appreciated the changes which serve to differentiate the addition from the remainder of the structure. She asked about windows being affected by the change to the pitch of the roof. Ms. Hallowell stated that several windows will need to be swapped out because of the pitch change. Ms. Flanagan asked if there was a photo of the proposed fence and confirmed that the fence will be 6 feet tall with an 18-inch lattice top. Ms. Flanagan asked for clarification on the proposed lighting. Ms. Low confirmed that the only two light fixtures that are visible are over the garage and in the back. Flanagan asked whether there was more information on the proposed solar panels in terms of the actual size and number of panels. Ms. Hallowell stated that they would need to discuss the panels later because they had not yet received the plan form the solar company. Mr. Berrizbeitia stated that he did not have any major objections to the project. Ms. Shumway stated that the solar panels were her biggest concern and had no other objections. Ms. Fiori questioned the age of the windows on the original house but would not hold up approval on this issue. Ms. Glenn agree that it is a great project but could not approve the solar panels based upon the example that she viewed at the property on Simon Willard. Chair Nobile stated that he would like to see more solar and renewable energy integrated into historic projects and was eager to see what they came back with. Ms. Hallowell asked for more ideas on what she should consider for the panes. Ms. Glenn suggested that she should ask whether there is a visual difference when the panel is wet and dry. Ms. Flanagan asked about whether the number of panels could be reduced if they are more efficient. Mr. Fiori asked for clarification on the roofing. Ms. Hallowell explained that if they are adding solar panels, they would replace the roof with asphalt and if they are not going to add panels, they would like to install a metal roof.

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

Ms. Glenn moved to approve the application of Rosa Hallowell and Mark Stein to demolish a single story addition and construct a single story conservatory addition with a hipped skylight; demolish and reconstruct the existing garage with a second story addition; replace flat roof and wood balustrade with pitched roof; reconstruct entry landings and porches; replace and add new exterior doors; replace roofing; install solar panels; rearrange, remove, and add new windows; install exterior lighting; construct new walkways; replace fencing; and paint house at 19 Sudbury Road as submitted with the exception of the roof and solar array and with the understanding that the applicant will come back for those items with a new application. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Elevations, materials specifications

167 Monument Street – North Bridge/Monument Square Historic District, to construct a one and a half story addition; construct a new patio and walkway; install fencing; and replace garage doors

Chair Nobile opened the public hearing.

Ms. Glenn moved to accept the withdrawal of the application of Maryellen Walters to construct a one and a half story addition; construct a new patio and walkway; install fencing; and replace garage doors at 167 Monument Street. Mr. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: none

NEW PUBLIC HEARINGS

58 Monument Square – North Bridge/Monument Square Historic District, to remove roof vent and skylights and to replace roof

Chair Nobile opened the hearing and reviewed the application. Alec Wade with the Masonic Corporation appeared for the hearing. Mr. Wade stated that they had received conditional approval for replacement of the roof with a faux synthetic slate material. He explained that at part of the CPA application process the Community Preservation Committee requested that they research the use of cedar shingles but left it up to their discretion to come up with a solution to the project. He stated that they are now proposing a synthetic wood material for replacement. Ms. Glenn stated that she was ok with the faux slate but would need to see the faux wood on a structure to decide. Mr. Fiori stated that he did not view the samples but agreed that just seeing the samples is a lot different than seeing it on a structure. He commented that he viewed the structure but didn't think that the roof was a distinguishing feature of the building that would stand out. Ms. Shumway asked if there was a nearby structure that has the synthetic wood and slate that they could view in person. Ms. Flanagan stated that real wood shingles or slate would not be practical, and her preference was to approve the faux slate again. Mr. Wade presented specs on the faux slate material and asked if the Commission was willing to select a color so that they could proceed with ordering the materials. The Commission discussed several color choices and agreed that the Washington color was most appropriate.

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

Ms. Glenn moved to approve the application of Alexander Wade to remove roof vent and skylights and to replace roof at 58 Monument Square with Brava Washington Faux slate. Ms. Berrizbeitia seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Brava Materials specifications, roof photo

OTHER BUSINESS

Approval of Minutes

Documents:

- 1. Minutes from 7/1/2021 Historic District Commission Meeting*

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

The meeting was adjourned at 8:30 P.M.

The next Historic District Commission meeting is scheduled for Thursday, September 16, 2021.

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

Respectfully submitted by:
Heather Carey
Administrative Assistant

Minutes Approved on: 10/7/21

Nea Glenn, Secretary