



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Wednesday, September 10, 2025
Virtual Meeting via Zoom

Pursuant to notice duly filed with the Town Clerk's office, the Town of Concord Historic Districts Commission held a public meeting on Wednesday, September 10, 2025 at 7:00 P.M. virtual meeting via Zoom.

Commission Members Present: Vice Chair Tim Whitney, Katharine Mast and Walter Clay
Commission Members Absent: Chair Kate Chartener, Melinda Shumway
Associate Members Present: Dennis Fiori, Bill Huyett, Kristen Dahlmann and Louis Caldarella
Staff Present: Ann Clifford, Senior Planner
Kim Johnson, Admin Assistant

Vice Chair Whitney called the meeting to order at 7:00 P.M. Voting members for the meeting were: Katharine Mast, Walter Clay, Dennis Fiori, Bill Huyett and Vice Chair Tim Whitney.

CONTINUED PUBLIC HEARING:

Robert Young, 201 Lexington Road – American Mile Historic District, to construct a sauna inside a new shed; construct a plunge pool.

Robert Young reported on a morning site visit that confirmed the proposed sauna could be seen from the sidewalk. He proposed planting three additional arborvitae along the left side of the driveway and lowering the sauna height from 9'3" to about 8', which, together with five existing arborvitae, would fully screen the structure. Commissioners who attended the visit agreed the added plants would obscure views, with suggestions to protect roots of a nearby mature tree during planting and to ensure the shrubs do not impede a neighbor's driveway sightline.

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

Mr. Huyett motioned to approve the application as amended with the stipulation that both the existing arborvitae and the three new plantings are required as screening. The applicant affirmed that the sauna design would be subdued in appearance even if partially visible. Mr. Caldarella seconded the motion. The motion passed by a (5-0) by a roll call vote.

NEW PUBLIC HEARINGS:

Town of Concord, 55 Church Street and 1276 Main Street – Church Street Historic District, to reconfigure the parking lot.

The Town's senior engineer, Sami Poudel, presented a finalized plan to refurbish and reconfigure the public parking lot serving 55 Church Street and the Harvey Wheeler building. The work focuses on safety, accessibility, and modest plantings: repaving, adding ADA ramps, painting a pedestrian walkway between the two buildings, installing a raised crosswalk to slow cars, and planting new trees on expanded islands. The dumpster will be moved closer to Harvey Wheeler and screened with vegetation, Lighting poles will be slightly relocated but the number and fixtures won't change; commissioners discussed dark-sky compliance, noted the heads appear downward-facing.

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

Mr. Caldarella motioned to approve the application as submitted. Mr. Fiori seconded the motion. The motion passed by a (5-0) by a roll call vote.

Su-en Wong and Liam Paskvan, 1 Sudbury Road – Main Street Historic District, to install a fence.

Liam Paskvan sought approval to add a 3-foot Chestnut Hill–style cedar picket fence, with wooden posts, along the property’s right side perpendicular to the existing fence on Sudbury Road. The new sections will weather naturally to gray, like the existing fence. Commissioners noted the slight design differences of the fence along the street front and agreed that a simpler treatment of side fence compliments the more formal treatment.

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

Mr. Huyett motioned to approve the application as submitted. Mr. Clay seconded the motion. The motion passed by a (5-0) by a roll call vote.

Ralph Waldo Emerson Memorial Association, Ellen Emerson President, 18 Cambridge Turnpike – American Mile Historic District, to remove chimney.

The applicant Greg Moseley presented his application to remove a deteriorated, leaning, nonfunctional rear-ell chimney that served a former heating flue. Historic photos indicate the chimney did not exist around 1876 and was added sometime after Ralph Waldo Emerson’s death in 1882 but before 1909. Initially the Association had considered repairing the chimney but ultimately opted for removal after confirming the later date. Commissioners discussed its limited historical value and the absence of an associated fireplace. Following national standards, commissioners raised the question as to whether the chimney addition has acquired historical value on its own right. They noted that the chimney could be documented. This would keep the options open; it could be rebuilt at a later date if the Association chose to.

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

Mr. Fiori motioned to approve the application as submitted with the condition that they retain a few bricks for documentation and leave internal understructure in place to leave the options open for reconstruction at a future date. Mr. Huyett seconded the motion. The motion passed by a (5-0) by a roll call vote.

Masonic Corporation, represented by Doug Ellis, 58 Monument Square – North Bridge/Monument Square Historic District, to remove air hood and install one window in existing opening.

Doug Ellis presented the project to remove a century-old exterior air-intake hood at the basement level of an early 20th-century rear addition and replace it with a Marvin wood window. The proposed new window matches existing windows and would be inserted into the existing. Mr. Ellis explained that there was never a window in that spot, and the hood likely dates to a 1921 addition for ventilation, possibly reflecting post-flu-pandemic practices. Commissioners confirmed the new window casing would match adjacent units and expressed support.

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

Mr. Huyett motioned to approve the application as submitted. Ms. Mast seconded the motion. The motion passed by a (5-0) by a roll call vote.

Alexandra Turner and George Stewart, represented by Betsy Roosa of DSK Architects, 170 Barretts Mill Road – Barrett Farm Historic District, to extend existing dormer.

Architect Betsy Rossa of DSK presented plans for the homeowner to extend an existing rear dormer by about five feet and to replace a side double hung with a casement window meeting egress requirements. The proposed work on this Cape, built in 1955, will be largely invisible from the road. A proposed outdoor shower shown on earlier plans was withdrawn. The applicants requested approval for a new ThermaTru side door with a wood-like finish and glass panel, chosen for durability in an exposed location. Commissioners agreed the project had minimal impact and was appropriate.

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

Mr. Huyett motioned to approve the application as submitted omitting the outdoor shower enclosure with approval. Ms. Mast seconded the motion. The motion passed by a (5-0) by a roll call vote.

Mary Vassel, represented by Yu Song, 34 Main Street – Main Street Historic District, to remove and replace four windows. The Applicant has requested to withdraw the application without prejudice.

Mr. Clay motioned to accept the withdrawal of the application without prejudice. Mr. Huyett seconded the motion. The motion passed by a (5-0) by a roll call vote.

Abigail Flanagan, 398 Main Street – Main Street Historic District, to remove sunroom and porch and replace with a new addition; demolish the existing garage and construct a new garage; add new exterior door and surround.

Architect Elise Stone and the homeowner proposed removing a failing 1990s sunroom and deck and replacing them, in the same footprint, with a modest breakfast room that would match the cladding, colors, and window character of the house. In addition to these changes the applicant proposes to demolish a one-car garage and build a compact mansard roofed two-car garage (about 27×24 ft, roughly 21.5 ft. high) with a finished office above. The scale is subordinate to the house and visibility is low thanks to existing screening and trees. Driveway changes are minimal, and the current floodlight will be removed and replaced with recessed fixtures. Commissioners agreed the massing and scale are appropriate.

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

Mr. Clay motioned to approve the application as submitted at a conceptual/schematic level with the understanding the applicants will return with detailed construction drawings, product cut sheets, and final exterior details.

Mr. Huyett seconded the motion. The motion passed by a (5-0) by a roll call vote.

The meeting was adjourned at 8:39 P.M.

Minutes Approved On: October 22, 2025