



**HISTORIC DISTRICTS COMMISSION**  
**Public Meeting Minutes**  
**Thursday, February 18, 2021**  
**Virtual Public Meeting**

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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, February 18, 2021 at 7:00 P.M. using the Zoom meeting platform. Meeting ID: 869 5606 8585 Meeting Password: 658185

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

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

Commission Members Absent: Luis Berrizbeitia, Abigail Flanagan

Staff: Heather Carey, Administrative Assistant

Peter Nobile called the meeting to order at 7:00 P.M. Voting Members for the meeting were Ms. Glenn, Mr. Nobile, Ms. Mast, Ms. Shumway, and Mr. Ware.

**CONTINUED PUBLIC HEARINGS**

**262 Lexington Road – American Mile Historic District, to replace and reconfigure front and side entry steps, replace and reconfigure front walkway, and create a front entry garden**

Chair Nobile opened the hearing and reviewed the application. Elizabeth Morss appeared for the hearing. Mr. Fiori explained that the concept of a front garden as proposed is very much a traditional landscape of a Greek revival style house and a front lawn made of grass is a more modern 20<sup>th</sup> century concept. Ms. Morss presented the google earth plan to show the amount of total pavement on the property. Ms. Mast commented that it was helpful to view the site and pointing to the historical significance she was comfortable with the proposed landscaping plan. Ms. Glenn commented that the landscape drawing makes the brick walk appear more prominent than will look in real life and agreed that it was helpful to see the paths marked out in person. Mr. Fiori had no issues with the proposed plan. Mr. Ware commented that he understood the historical precedent but would like to defer to the judgement of his colleagues. Ms. Shumway said her concerns vanished after the site visit and was in favor of the proposed plan. Ms. Chartener thought that it would be a good addition to the historic district.

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

Ms. Glenn moved to approve the application of Elizabeth Morss to replace and reconfigure front and side entry steps, replace and reconfigure front walkway, and create a front entry garden at 262 Lexington Road. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: landscaping plan, google earth site plan, historic precedent package

**NEW PUBLIC HEARINGS**

**25 Lowell Road – North Bridge/Monument Square Historic District, to replace existing windows, install new window, and reverse front door swing**

Chair Nobile opened the hearing and reviewed the application. Anita Rogers with Nashawtuc Architects appeared for the hearing. She explained that the homeowner is proposing to add a new window to the right side of the front door that will match the two existing windows already on the right side of the door. She commented that they would like to add textured glass in the lower pane of the windows to the right of the door and flip the door swing of the front door. Ms. Mast had no objection to the changes. Ms. Glenn asked for clarification on which windows would have the textured glass. Ms. Rogers confirmed that the two existing windows will have the textured glass and the new window will be clear. Mr. Ware questioned whether the textured glass would be identifiable from the street. Ms. Rogers stated that it would be unlikely that you could tell the difference because of the added screens and reflection of light. Ms. Shumway and Ms. Chartener were in favor of the proposed changes.

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

Ms. Glenn moved to approve the application of Nashawtuc Architects to replace existing windows, install new window, and reverse front door swing at 25 Lowell Road. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: Existing and proposed elevations, window specs

**100 Keyes Road, Units 204 & 206 – Main Street Historic District, to replace existing plywood panels with windows**

Chair Nobile opened the hearing and reviewed the application. Stanly Black appeared for the hearing and presented his application to replace 4 wood panels in two adjoining condo units. Ms. Mast asked in terms of consistency where the plywood panels would remain. Mr. Black stated that half the length of the middle floor would be replaced with windows and confirmed that the board of governors for the building have approved these proposed changes. Mr. Ware commented that he did not have any questions or concerns and noted that there is already an inconsistency between the glass and panel. Mr. Fiori agreed that it was more consistent now. Ms. Glenn stated that the Commission has seen previous applications for these changes and thought that the windows were more attractive than the wood panels. Ms. Shumway stated that she was hopeful that all of the wood panels will be replaced at some time. Ms. Chartener spoke in favor of the project.

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

Mr. Ware moved to approve the application of Stanly Black to replace existing plywood panels with windows to match the existing at 100 Keyes Road, Units 204 & 206. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

Documents used during public hearing: existing and proposed elevations

**OTHER BUSINESS**

**Other**

51 Lang Street – Certificate amendment – Jennifer Werner appeared before the Commission and explained that they had already purchased shed doors based upon the original approved plan but since they can no longer install the pool equipment in this area, they are proposing to move the doors to the side which requires them to increase the size of the shed. Ms. Mast commented that she was in favor of the proposed changes. Mr. Ware questioned whether moving the door impacted the neighbor in any way. Ms. Werner said that the biggest impact will be for the neighbors in the rear who will no longer see a door. The remaining Commission Members were all in favor of the proposed changes.

Ms. Glenn moved to approve the amendment to the Certificate to change the location of the shed door and increase the shed footprint. Mr. Ware seconded the motion. The motion passed (5-0) by a roll call vote.

325 Main Street – Certificate amendment – Mark Carbeau appeared before the Commission and explained that they are making progress on the renovations and have started working on the exterior details. He explained that they are having some issues with sourcing quality materials for replacement of the eaves, soffit, and fascia boards. He noted that the southern yellow pine that they are getting is inferior and the contractor is having issues replicating the details and so they are proposing to use Azek for integrity and durability. Chair Nobile stated that he was in favor of the change. Ms. Mast questioned what kind of precedence there was in the past with using Azek materials. Chair Nobile stated that they approve composite materials all the time but that it is on a case by case basis. Ms. Glenn noted that the Commission has approved materials like this in the past and that it makes sense here because it will be painted to look just like wood. The remaining Commission Members were also in favor of the proposed material change.

Ms. Glenn moved to approve the amendment of the Certificate to substitute Azek for the soffits and fascia in lieu of southern yellow pine. Ms. Shumway seconded the motion. The motion passed (5-0) by a roll call vote.

Discussion: Jennie Dugan Acres Historic District – Chair Nobile commented that the draft letter had been completed and had been edited to include comments from Commission Members. Staff confirmed that the letter could be mailed out the following week.

Discussion: Main Street Historic District Expansion - 21 & 31 Thoreau Street – Chair Nobile commented that he will be speaking at the Town Meeting preview meeting on February 27<sup>th</sup> for the expansion of the Main Street district to include the two properties requested by homeowners. Mr. Ware questioned whether the Commission had determined whether they were in favor of adding these properties to the Main Street Historic District. The Commission discussed the need to define a reason and methodology for determining whether or not to support the addition of a new property into a district. Chair Nobile asked if he could reach out to the homeowners of 21& 31 Thoreau Street to gauge whether they would be willing to push out this warrant article to the next Town Meeting which would give the Commission time to evaluate the mandate.

### **Approval of Minutes**

#### *Documents:*

- 1. Minutes from February 4, 2021 Historic District Commission Meeting*

Mr. Ware motioned to approve the minutes from the February 4, 2021 meeting as amended. Ms. Glenn seconded the motion. The motion passed (5-0) by a roll call vote.

### **The meeting was adjourned at 8:19 P.M.**

The next Historic District Commission meeting is scheduled for Thursday, March 4, 2021.

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

Respectfully submitted by:  
Heather Carey  
Administrative Assistant

Minutes Approved on: 4/1/21

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Nea Glenn, Secretary