



HISTORIC DISTRICTS COMMISSION

Public Meeting Minutes

Thursday, April 6, 2023

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 via Zoom on Thursday, April 6, 2023, at 7:00 P.M.

Commission Members Present: Melinda Shumway, Kate Chartener, Katharine Mast
Associate Members Present: Dennis Fiori, Walter Clay, William Huyett,
Members Absent: Luis Berrizbeitia, Timothy Whitney, Paul Ware

Staff: Ann Clifford, Senior Planner
Hayleigh Walker-Kurland, Administrative Assistant

Acting Chair Shumway called the meeting to order at 7:00 P.M. Voting Members for the meeting were Acting Chair Shumway, Dennis Fiori, Walter Clay, and Timothy Whitney, Kate Chartener.

NEW PUBLIC HEARINGS

286 Lexington Road, American Mile Historic District, to install a new addition, a new door and modify the balcony.

Applicant Margaret Bruton appeared for the hearing along with architect Sheila Lemke and reviewed the proposed project. Ms. Lemke stated that the work includes a small addition, alterations to a rotting balcony, the addition of a new door, dormer and windows as well as the raising of the roof on the left side rear elevation to allow for the addition of a closet and bathroom on the second floor. The existing left side entry currently contains a mud room and there is an existing porch area on the second floor which Ms. Lemke explained has an issue with leaks. Regarding the proposed new windows, Ms. Lemke stated that two will be located on the front of the house, three will be installed on the second floor and rear side of the new addition and two will be installed to the left of the proposed door. A new shed roof will be installed over the proposed door to provide added protection from the elements. Ms. Lemke also noted that, while it was not included in the current application, they plan to install a dormer on the second-floor guest bedroom in the future and she requested input.

Acting Chair Shumway requested additional information on the existing and proposed windows. Ms. Lemke stated that all the current windows were installed in the 1980's and are not true divided windows. They are proposing Andersen wood windows of a similar style to the existing windows, painted white to match the house.

Ms. Chartener asked what specific changes in the rear elevation were visible from the public way and Ms. Bruton stated that there was no public way visible behind the house, only wetlands.

Mr. Clay agreed that the rear of the house was not visible from a public way. However, he was concerned that some of proposed work will be visible from Lexington Road.

Mr. Huyett agreed with Mr. Clay's comments regarding the visibility of the rear. However, he was concerned about the massing of the proposed addition. He advised the Applicant to echo the angles of the existing gables more closely as he feels that the combination of the proposed roof and the horizontal windows are upsetting to the eye.

Mr. Fiori agreed with Mr. Huyett's comments. The proposed angles appear awkward and do not blend with the existing house.

Mr. Whitney shared the concerns of his fellow Commissioners when it comes to the proposed addition. The proposed design needs to be given more thought.

Ms. Mast stated that the proposed design felt out of balance and some elements needed to be reworked to improve the overall aesthetic.

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

Acting Chair Shumway suggested that the Applicant revise the proposed design and return for a different meeting date. The Applicant agreed to continue the application.

Mr. Huyett suggested the Barrett's Mill Farmhouse to the Applicant as a reference.

Ms. Chartener moved to continue the application of the Margaret Bruton, American Mile Historic District, to install a new addition, a new door and modify the balcony at 286 Lexington Road to the hearing of May 18th. Mr. Whitney seconded the motion. Acting Chair Shumway, yes; Dennis Fiori, yes; Walter Clay, yes; Timothy Whitney, yes; Kate Chartener, yes. The motion passed (5-0) by a roll call vote.

Document Used: Site Plan, Elevations

CONTINUED PUBLIC HEARINGS

129 Main Street, Main Street Historic District, to install stone terrace, granite pavers and other landscaping modifications.

Landscape Architect Kim Ahern appeared for the hearing. She confirmed that the Applicant will now be utilizing stone dust for the paving of the patio area as it would allow for more flexibility and simplicity.

Ms. Chartener stated that she was not present at the site visit, but she approves of the changes to the proposed design.

Mr. Clay, Mr. Fiori, Mr. Huyett and Mr. Whitney spoke in favor of the proposed project.

Ms. Mast stated that she did not attend the site visit, though she noted that good design is transparent and that she approved of the proposed project.

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

Mr. Huyett moved to approve the application of the Concord Free Public Library Corporation, Main Street Historic District, to install a stone dust patio with granite seat wall and other landscape modifications at 129 Main Street. Ms. Chartener seconded the motion. Acting Chair Shumway, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes; Kate Chartener, yes. The motion passed (5-0) by a roll call vote.

252 Main Street, Main Street Historic District, to replace windows

Applicant Andrew Peddar appeared for the hearing along with Lisa Adamiak from Nashawtuc Architects. Mr. Peddar explained that they have opted to remove the widow's walk from the application as they are currently reviewing additional design options. They will pursue it in a secondary application. Mr. Peddar emphasized that they would like to improve efficiency while maintaining the historic character of the window fenestration.

Ms. Adamiak stated that the main problem they aim to solve is the cold air infiltration through the windows and the uninsulated window weight pockets. She reiterated the goals for the projects which include comfort inside the home, the reduction of heat and fuel consumption, and to restore the look of the original windows. Ms. Adamiak and Mr. Peddar reviewed the locations of the previous window replacements and Ms. Adamiak confirmed that they are not planning to simulate divided lights, though they would like to insulate the old weight pockets and install clad sashes to reduce heat loss. Ms. Adamiak stated that they have been working with Liberty Revival who has performed window restorations in historic neighborhoods such as Beacon Hill. The company verified that the current windows are in a state of disrepair and would require replacement. Liberty Revival offers sash pack replacement which Ms. Adamiak stated would improve movement and insulation without changing the dimension of the window. Now they intend to retain existing window frames and exterior trim, fit with new sash.

Ms. Chartener thanked the Applicant for the comprehensive revisit of their concerns. She spoke in favor of the proposed changes.

Mr. Clay asked if the Applicant planned on keeping the existing shutters and Ms. Adamiak confirmed that the shutters would remain. Mr. Clay stated that he was pleased by the Applicant's efforts to pursue additional alternatives.

Mr. Fiori thanked the Applicant for going the extra mile and stated that he had no objections to the proposed windows.

Mr. Huyett had no objections to the proposed windows.

Ms. Mast appreciated the work that was done by the Applicant. She had no objection to the proposed windows.

Mr. Whitney requested a side-by-side rendering of the existing and proposed windows. Acting Chair Shumway stated such a rendering could be made a condition of approval.

Mr. Clay requested that the Applicant keep a sample of the original sash.

Acting Chair Shumway opened the hearing for public comment.

John Clymer of 13 River Street spoke in favor of the proposed changes. The Applicant has gone above and beyond to match the existing windows.

Acting Chair Shumway closed public comment.

Ms. Chartener moved to approve the application of the Daryl and Andrew Peddar, Main Street Historic District, to replace windows at 252 Main Street on the condition that the Applicant provide to-scale sketches of sash and jamb details, both existing and proposed, to be approved administratively by Planning Division staff. Mr. Fiori seconded the motion. Acting Chair Shumway, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes; Kate Chartener, yes. The motion passed (5-0) by a roll call vote.

OTHER BUSINESS:

Certificate Extension: WH Walden LLC, **59 Walden Street**, Main Street Historic District; request to extend COA #22-25 - Renovate existing building including doors, windows, siding, gutters, and lighting; and to construct a second story addition, new side entry porch, and utility fence enclosure.

Ms. Chartener moved to extend the Certificate of Appropriateness (#22-25) for 59 Walden Street. Ms. Mast seconded the motion. Acting Chair Shumway, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes; Kate Chartener, yes. The motion passed (5-0) by a roll call vote.

Minutes: 1/5, 1/26

Minutes from 1/5/2023 and 1/26/2023 Historic District Commission Meeting.

Mr. Huyett moved to approve the minutes of 1/5/2023 and 1/26/2023 as amended. Ms. Chartener seconded the motion. Acting Chair Shumway, yes; Dennis Fiori, yes; Walter Clay, yes; and Timothy Whitney, yes; Kate Chartener, yes. The motion passed (5-0) by a roll call vote.

The meeting was adjourned at 8:56 p.m.

The next Historic District Commission meeting is scheduled for Thursday, April 20, 2023.

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

Minutes Approved on: 6/2/23