



HISTORIC DISTRICTS COMMISSION
Public Meeting Minutes
Wednesday, May 28, 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, May 28, 2025 at 7:00 P.M. virtual meeting via Zoom.

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

Vice Chair Whitney called the meeting to order at 7:00 P.M. Voting Members for the meeting were: Dennis Fiori, Walter Clay, Kristen Dahlmann, Louis Caldarella and Vice Chair Whitney

NEW PUBLIC HEARINGS:

19 Main Street, LLC, represented by David Levy 19 Main Street – Main Street Historic District, to remove and replace existing storm windows.

David Levy presented a proposal to replace deteriorating white aluminum storm windows with new black storm windows while retaining and repairing the original wood windows. The replacement storm windows would cover ten double-hung windows—three on the front and seven on the side—while the fixed-pane windows, including the large one at the front, will not receive new storms. Mr. Levy plans to remove the small storm windows currently on those fixed panes.

When commissioners inquired about whether the new storm windows would visually reduce the glazed area, Mr. Levy confirmed they would not and might even improve visibility through precise fitting. The new windows would be installed just inside the brick mold and are intended to improve aesthetics and functionality.

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 (5-0) by a roll call vote.

Tracy Winn, represented by Ian Forman, 404 Monument Street – North Bridge/Monument Square Historic District, to remove and replace existing driveway with concrete pavers, peastone and a faux cobblestone apron.

Ian Forman presented a proposal which included a granite cobblestone apron at the street, a main driveway of permeable concrete pavers bordered in matching pavers, and a rear turnaround surfaced with loose pea stone contained by a border of pavers.

Commissioners reviewed photographs and drawings showing the layout and materials. Although they acknowledged the environmental benefits of permeable concrete pavers, such as water filtration and reduced runoff, they reiterated their general opposition to precast pavers within historic districts based on

the lack of historical precedent. They also expressed disapproval of the proposed granite cobble apron, citing its lack of historical precedent. Several commissioners suggested instead using a traditional compacted crushed stone driveway, possibly bordered for containment and designed for proper drainage. They emphasized the need to preserve the historic appearance of properties in the district while recognizing the homeowner's goals related to sustainability and functionality.

Mr. Forman commented on the use of permeable pavers as a green and practical solution for the flat property, which suffers from standing water and winter icing. The Commission encouraged exploring alternative solutions such as bordered crushed stone or permeable asphalt to satisfy both environmental and historic preservation goals.

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

Mr. Clay motioned to continue the application to the next HDC meeting on June 18th. Mr. Caldarella seconded the motion. The motion passed (5-0) by a roll call vote.

CONTINUED PUBLIC HEARING:

WH Walden, LLC, represented by Christina Hill, 59 Walden Street – Main Street Historic District, to install a wall sign and a post sign.

The continued public hearing for 59 Walden Street focused on proposed signage revisions. Mr. Whitney noted that he and other members had conducted a site visit. Bill Crosby and Chris Hill shared updated visuals and dimensions for the wall sign.

Most Commissioners expressed preference for the lower placement, aligned with the trim above the door. Mr. Clay raised concerns about the commercial appearance of the sign, suggesting further reduction in logo height. Mr. Crosby emphasized brand design requirements. The Commission reviewed a version with a smaller logo and generally agreed it was an improvement, contingent on field mock-up and visual confirmation before installation.

Discussion then shifted to the blade sign, with the applicant proposing a granite post instead of wood. Some Commissioners preferred wood but did not object to granite due to consistency with neighboring signage. Concerns were also raised regarding discrepancies between the approved landscape plan and the existing site conditions, specifically the layout and screening of a new ramp. It was clarified that the walkway had been adjusted for ADA compliance with input from the building department, and adequate space remained for required plantings. The Commission emphasized the importance of maintaining screening of the ramp from the street.

The applicant agreed to install a temporary sign for the Commission to evaluate in the field before permanent installation.

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

Mr. Caldarella motioned to approve the application on the condition that the commission review the placement of the sign through a drive-by system prior to installation. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote

OTHER BUSINESS

COA 24-06. Town of Concord. Freedom's Silhouette temporary art installation on parcel 1693 (12 Main St.) Request to extend temporary installation through October 2025.

For the Town of Concord, Mimi Graney presented a request to extend the temporary installation of the *Freedom Silhouette* public art exhibit through October 2025. Ms. Graney explained that the Town intends to perform maintenance on the installation, including refinishing the benches and repairing or replacing the damaged plastic film on the silhouettes.

Commissioners generally expressed support for the extension, though they noted the deteriorating condition of one of the figures. Ms. Graney assured the group the budget and plans are in place to repair or replace the damaged components.

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

Mr. Caldarella motioned to approve the extension of the application to October 2025. Mr. Fiori seconded the motion. The motion passed (5-0) by a roll call vote.

Approval of Minutes

Mr. Clay motioned to approve the minutes of March 5, 2025; March 26, 2025; and May 7, 2025 (site visit) and to table the minutes of January 22nd and April 16th to the next HDC meeting on June 18th. Mr. Whitney seconded the motion. The motion passed (5-0).

Mr. Caldarella motioned to adjourn. Mr. Fiori seconded the motion. The motion passed (5-0).

The meeting was adjourned at 8:20 P.M.

Minutes Approved On: July 9, 2025