

# HARVARD HISTORICAL COMMISSION

13 AYER ROAD • HARVARD, MASSACHUSETTS 01451



*The Harvard Historical Commission is chartered "...to preserve and protect the historic assets of Harvard, its buildings, structures, places, sites, and surrounding settings of historical or architectural significance."*

Those wishing to record any or all of the meeting must alert the chair prior to the start of the meeting and the chair will make an announcement, in accordance with The Massachusetts Open Meeting Law.

Following are the **minutes** of the regular meeting and public hearing of the Harvard Historical Commission, held via Zoom, on **Wednesday, September 8, 2021 at 7 pm.**

Submitted by Richard Cabelus, Secretary.

## **MEMBERS IN ATTENDANCE:**

George Triantaris (Chair)  
Pam Marston (Vice Chair)  
Richard Cabelus (Secretary)  
Emanuel Lindo  
Steve Nigzus  
Brandon Loughery  
Matthew McRae

## **MEMBERS IN ABSENTIA:**

None

## **AUDIENCE:**

Riccardo Strobino, Carlene Phillips, Marie Sobalvarro, Ira Ockene, Judith Ockene, Mark from Wells Homes

## **TOPICS:**

## **CALL TO ORDER:**

**7:00 pm**

## **REVIEW/APPROVE MINUTES OF LAST MEETING:**

The minutes of the August 3, 2021 meeting were approved by unanimous vote.

## **ONGOING APPLICATION:**

Anne Butterfield, 13 Old Littleton Road (on Hold). Richard indicated still on hold. He will follow up with the Applicant.

## **PUBLIC HEARINGS:**

18 Fairbank Street – Riccardo Strobino and Chiara Pidatella – Windows

Motion was made at 7:05 pm to open public hearing. The motion passed unanimous. Steve indicated as advocate he visited the site several times, and he will hold his comments until the end. Riccardo Strobino presented his application. He stated his application was in two parts. The first was replacing 32 windows with custom-sized Anderson 400 series windows with full divided light. The second part was repointing 2 chimneys. Riccardo stated he sought to replace the windows with Anderson 6 over 6 windows. Riccardo presented pictures and slides of his home

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and the prospective project. George clarified that the windows proposed were not truly full divided light. The Applicant explained that the windows to be replaced were damaged and not original to the house. Some of the windows also posed a safety hazard due to their size, location and distance from the ground, which under current code should have tempered glass. The Applicant indicated that window 3 and window 4 on their application were very unique with a Victorian 2 over 2 curvature, and while they were seeking permission in this application to replace the windows, they are reluctant to immediately do so without further research into the windows and their history in the home. The applicant showed slides of the damaged windows he is seeking to replace. The Applicant stated that the reason they believe 6 over 6 are appropriate is that it is a plausible assumption the house once had 6 over 6 windows, and that there was a resizing of the windows sometime in the 19<sup>th</sup> century when Victorian windows were introduced to the home. The applicant believes the original building and the barn at one time had 6 over 6 windows. Several of these 6 over 6 original windows remain on the house as evidence of this.

The Chair interjected and asked if any Commissioners had any questions. No Commissioners had any questions.

The Chair then made inquiry as to the work being done on the chimney. The Applicant clarified that the chimneys were just being repointed. There was no further discussion on that, and Commissioners motioned to close presentation and open public participation. The HHC voted unanimously to do so at 7:21 p.m.

The Chair asked if any abutters had any comments. There were none.

The Chair asked if anyone in the public, abutters first, were against this application or for it. No one from the public spoke.

A motion was made to close public participation. It passed unanimously at 7:26 pm.

The Commissioners opened up deliberation. The Chair stated he did not have any issues with repoint requests of the chimneys. He asked if anyone else did. No Commissioner spoke. The Chair thought this issue could be dealt with first. Steve made a motion to approve the Applicant's request to repoint the 2 chimneys. Matt seconded. The Commission passed the Motion unanimously.

The Commissioners then began to deliberate the 32 windows the Applicant was seeking to replace. Steve posed a question to the Applicant as to why he did not ask to replace all the windows in his home. The Applicant said that the windows in the attic and barn were not as urgent. Further, a few other windows were in better shape than the 32 the Applicant is seeking to replace. The house had over 40 windows in all and some the Applicant would seek to replace later. Steve then asked about Windows 3 and 4 on the application, the unique round windows, and whether the Applicant would table those windows because of their uniqueness. The Applicant said he was ok with those being removed from the Application. George stated that the windows currently there are not original to the house and it is better to take proactive measures to preserve the integrity of the house than let the windows currently there continue to deteriorate. Brandon interjected that it was his position that the house has a Victorian style and if windows 3 and 4 were to be retained, than it would make sense perhaps for the entire house to be replaced with Victorian windows. Manny stated that he thinks it is best to defer to the homeowner when the history of the windows is not clear. The Chair stated it would be best to address all the windows, except bay windows 3-4 on the Application that are the unique curved windows by vote first. Steve made a motion for the Commission to approve the application regarding replacement of all the windows, except for the bays, windows 3 and 4 in the Application. The Commission approved the Motion 6 to 1, with George voting nay. The Application was approved, as modified, and a Certificate of Appropriateness shall issue.

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## NEW APPLICATIONS:

### 1. 24 Fairbank Street – Ockene/New England Clean Energy – Solar panels:

The Applicants presented their Application for Certificate of Appropriateness. The Applicants indicated that whereas the house proper may not have been suitable for solar panels, the barn on the property was ideal. The barn is not very visible from a public way. Steve presented the slides for the Applicants. George articulated what the HHC's job was at this meeting was just to decide whether this was substantial or insubstantial. The Applicants indicated that there would be about 20 panels on the barn. Matt asked a question about where the inverter would be placed for the panels and whether visible. Mark, the applicants' professional consultant explained how he thought the solar would be wired.

Steve made a Motion that the change is Substantial. Pan seconded. The motion passed unanimously. Abutters' notices shall issue and a public hearing will be held.

### 2. 7 Fairbank Street – Town of Harvard – New roof and other repairs

The Applicant presented the Application For Certificate of Appropriateness for the replacement of the slate roof on the old library with no changed to the roof line. The Applicant stated the Town desires to repair and replace the roof. The Applicant stated the Town also seeks to repoint the north facing chimney. Another chimney may be repointed funds permitting. The replacement of the roof would be like in kind, but more energy efficient. The Town also was seeking to replace some porous brick, funds permitting. Manny asked if this is replacement in kind is there a need for further hearing. The Chair thought a public hearing would be appropriate considering the size, scope and nature of this building, which is important to the town.

The Commission voted unanimously that the Application was a substantial change requiring a public hearing. Abutters' notices shall issue and a public hearing will be held.

### 3. 7 Oak Hill Road – Phillips – Rebuild Chimney

The Applicant presented her Certificate for Application of Appropriateness. Pam, the advocate, introduced the homeowner who presented the application. The Applicant said the chimney poses a safety issue and 25 feet needed to be replaced. The Applicant is seeking to install Rocky Mountain brick which is as close to the brick currently installed. The Applicant clarified the chimney was not original to the house, and was probably installed in the 1950s. The Chair indicated this change in his opinion would likely be insubstantial.

A Motion was made that this was an insubstantial change. The Commission voted unanimously that this was an insubstantial change. A hearing will be held.

## NEW APPLICATIONS APPROVED:

None.

## NEW BUSINESS:

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1. All Boards Meeting – September 21, 2021  
George stated he had sent around a memo on the All Boards meeting. George stated that the HHC has met all the goals set out by the Select Board that the only action item relevant for the HHC was revising and updating rules and regulations and the HHC has done that and spent a good deal of time on it.
2. Shaker Herb House – ML: Manny gave an update on the Shaker House. Manny asked the HHC to vote on sending an application to CPC for funding. The Commission voted unanimously to have the application forwarded.
3. Educating the public and other boards on the HHC mission and work – ALL  
The Chair tabled this issue for now in the interests of time.
4. Chair's updates and project progress report- GT  
The Chair tabled this issue for now, as much has already been discussed.

## **ON-GOING BUSINESS:**

1. Bromfield House discussion (PM)  
Pam discussed how signatures were being gathered to support selling the Bromfield House and land together and language had been forwarded to the Select Board for their consideration. If the Select Board approves the language proposed then the signatures could be gathered to bring this issue to Town Meeting.
2. Shaker Meeting House shutters (PM)  
Pam stated two letters were forwarded, but she had not heard anything. George indicated a certified letter should be sent, and then the HHC can look at any additional action that should be taken.
3. Hildreth Jurisdiction Issue  
George gave updates on this issue. Since the HHC's Special Meeting there was a vote to forward Richard's letter to Town Counsel. The Town Administrator stated he would not forward the letter. George indicated after that we ended up in the same spot. However, on September 3, 2021 Pam received an email from past Commissioner Joe Theriault who said he was the one who created the map and the intent of the wording in question was to exclude school buildings. Joe Theriault indicated that was the intent of the map when it was drawn. The Chair said with this new evidence it was his recommendation that the HHC step away from this issue. The Chair reiterated it was his position, and remains his position, that it is the HHC's map to interpret, but now that we know the intent at the time the HHC drafted the Map we should send a letter to the Town Administrator informing him of this development and close this issue. George asked Richard to share his thoughts. Richard agreed that it is the HHC's map to interpret, and the HHC has jurisdiction, but if the interpretation is the same as the Town's current interpretation the issue should be closed. George made a motion that this issue is settled and to inform the Town Administrator of the HHC's position. The Commission approved the motion unanimously.

## **Project currently on hold:**

5. Demolition Delay (GT)
6. Town Center lighting and power lines (GT)

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7. Harvard Narrative History – historical surveys 1993 and 1994 (GT)
8. Certificates of Appropriateness – upload historical records on website (GT)
9. Possible expansion of historic districts (GT and RC)

## CORRESPONDENCE:

None

## REPORTS FROM COMMITTEES AND LIAISONS:

1. Monument Committee (MM)  
Nothing to report
2. CPC (PM)  
The CPC is taking applications in next few months for funding.
3. Transportation Advisory Committee (PM)  
Nothing to report
4. Planning Board (RC)  
Planning for fall town meeting with upcoming warrant articles. Richard indicated he would keep the HHC updated also on Devens Jurisdictional Committee

## PUBLIC COMMENTARY:

None.

## EXECUTIVE SESSION:

None.

## SET DATE FOR NEXT MEETING:

October 6, 2021 7:00pm

**MEETING ADJOURNED:** Unanimous **vote.**

**8:21 pm**