



*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 **October 6, 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:** Ira Ockene, Judith Ockene, Marie Sobalvarro, Gale Architectural Associate Employees Chelsea and Christopher, Hilary McGlothin, Carlene Phillips, Anne Butterfield, Ashley Owens REI Architects, Gregory Stoddard, Paul Green.

**TOPICS:**

**CALL TO ORDER:**

**7:00 pm**

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

The minutes of the September 8, 2021 meeting and August 26, 2021 Special Meeting were approved by unanimous vote.

**PUBLIC HEARINGS:**

1. 24 Fairbank Street – Ockene/New England Clean Energy – Solar Panels

7:04

Before the Chair called the first public meeting to order, the Chair indicated that he went through 10 years of applications for solar. The Chair indicated this would be the 10<sup>th</sup> time in 10 years where solar has come before the HHC and all prior applications were approved, two instances with amendments. The Chair then called this public meeting to Order at 7:04 pm after motion. Steve, as Ira Ockene's advocate, shared his screen and the Applicant presented his Application for Certificate of Appropriateness. The Applicant began with his position on green energy and solar in general. The Applicant indicated that the purported solar panels would not be on the house proper, but on the barn. Steve then summarized the Application and indicated he considered it appropriate, and that the installer of the panels was a well-regarded company. The presentation was then closed. At 7:08 p.m. a motion was made and approved to



open the hearing for public commentary. No members of the public commented. The Chair indicated that he did not receive any written communication from the public regarding this Application. The Commissioners then closed the public meeting by motion at 7:11 p.m. The Commissioners then motioned to open for deliberation on the application at 7:12 p.m. Matt stated his support for the application. Matt believed the panels are appropriate as they are not on the main structure and they are removed somewhat from prominent public view. Manny agreed with Matt and stated the Application follows HHC guidelines and is appropriate. No other Commissioners commented. Steve made a motion to approve the application. Matt seconded. The Application passed unanimously. The Applicant thanked the Commission and the hearing was closed by Motion at 7:14 p.m.

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

At 7:15 pm the Applicant, Ms. Sobalvarro presented her Application on behalf of the Town of Harvard. Ms. Sobalvarro turned the presentation over to Chelsea and Christopher from Gale Architecture. Chelsea presented slides of prospective slate roof and masonry repair work. She noted damage below the gutters and wear and tear of the structure due to its age. Chelsea postulated the Application is for a replacement in kind, with similar slate of a similar color. The gutters as well would be replaced in kind. Chelsea indicated the only change would be to replace part of the roof that was painted white and replace it with copper materials that she asserted was the original material used on the structure. She indicated that the copper would match and be harmonious with the rest of the roof. Chelsea then indicated there would be an addition of 5 new downspouts. This would help prevent moisture intrusion. The Chair then asked if the downspouts would be copper as well to match the other copper features on the roof. Chelsea indicated that would be correct. Manny had a question regarding whether newer materials should be used rather than copper. The Applicant indicated that copper was the ideal choice and is historically more accurate. Chelsea indicated that other roofing materials would likely fail earlier than the proposed copper. Brandon then asked the Applicant whether or not there were plans to reuse the existing slate that was not damaged and still possibly viable. Chelsea indicated there was no intention to reuse any of the existing slate. She stated that once a certain amount of slate is no longer viable it is not practical to attempt to salvage any of the remaining material. Christopher from Gale also indicated that salvation would actually be more costly in his estimation. At 7:23 pm the presentation was closed by Motion and public commentary was open. Harvard resident Hilary McGlothin voiced her support for the Application. The Chair indicated he received one letter regarding the Application from Jared Wallston of Elm Street who wrote in support for the Application. At 7:26 by motion public participation was closed. The Commissioners began to deliberate. Richard voiced his approval. Manny voiced his approval as well. At 7:27 p.m. Steve made a motion to approve the Application, Matt seconded. At 7:28 p.m. the Application was approved by unanimous vote and the hearing was closed.

**ONGOING APPLICATION:**

1. 7 Oak Hill Road – Phillips – Rebuild Chimney

At 7:30 p.m. the Hearing opened and Pam presented the details of this project which was to replace a structurally failing chimney. The Chair reminded Commissioners that this Application was deemed insubstantial as last month's meeting, so the Commission would be holding a non-public hearing on the Application tonight. Pam continued to present on behalf of the Applicant. She indicated most of the chimney is not visible from a public way. The chimney will be replaced with a newer brick that is the closest match to the current brick. At 7:33 p.m. Steve made a Motion to approve the Application which was seconded. The Motion passed unanimously and the Application was approved.



2. 13 Old Littleton Road – Anne Butterfield – New Deck – see updated application

At 7:33 p.m. the Chair indicated that this was an updated Application. The prior Application had been placed on hold, as there were zoning issues not under the purview of the Commission. The Chair indicated that tonight's job was for the Commission to determine whether this Application, as updated, was substantial or insubstantial, and then set the matter out for a final hearing at the following HHC meeting for final consideration. At 7:34 p.m. Ashley Owens the Applicant's Architect presented the proposed deck. Ms. Owens described its elevations and dimensions, and showed slides of the rear deck to be installed. Ashley presented the proposed Timber Tech materials to be used. Ashley then indicated that the deck will be pretty well hidden from most public ways. It would be most prominent from Littleton Road. The Chair then inquired about the design of the deck. Ashley indicated standard joisting and Timber Tech Pro Reserve materials would be used. Ashley also indicated that the lower part of the deck will be mostly covered with a lattice. Ms. Butterfield then interjected that she started plantings as well to cover some of the deck, especially from Old Littleton Road. Pam asked if the railing materials would be the same materials as the deck. Ashley indicated that it is similar material from the same company. Richard indicated that the new decking and the application would constitute a substantial change requiring public hearing. Richard made a motion that the Application is substantial. Matt seconded. The Commissioners voted unanimously that the Application is a substantial change requiring public hearing. The Chair indicated to the Applicant it would be helpful to have more information on the materials next month. Ms. Butterfield indicated there are already materials at the property to view. The Timber Tech sampling is on display on the granite post on her property, and Commissioners can view the materials on her property. Abutters Hilary McGlothlin and Gregory Stoddard then interjected and said they fully support the Application. The Chair thanked them and said if they cannot come back next month at the public hearing to voice their support they may send him an email indicating their support.

**NEW APPLICATIONS:** None.

**NEW APPLICATIONS APPROVED:** None.

**NEW BUSINESS:**

1. Request for funds for document preservation

The Chair said the HHC has no choice really but to approve this request by the Town Clerk. The Town makes it to the HHC every year and the HHC every year approves the request pro forma. The request is for HHC to endorse and support the Town's request for document preservation. The HHC receives none of these funds and document preservation is outside HHC's scope. Notwithstanding that the Chair asked for a Motion to accept the funding for document preservation. Pam made a motion which Matt seconded. The Motion passed unanimously at 7:46 p.m.



2. New process for abutter mailings

Steve indicated that the Town has made resources available to the HHC. Under the new process once Commissioners get an abutters list from the applicant Town Hall will now take a more active role in mailing out the notices to abutters. Pam indicated that HHC must purchase envelopes and labels to facilitate mailings. Pam then spoke about the HHC's budget and the HHC may need to seek additional funding for envelopes and materials. The Chair indicated that Pam and Steve could look into that, and if more funding was needed it could be discussed.

3. Climate Change Warrant Article – Paul Green

At 7:50 p.m. Paul Green began presenting to the Commission for consideration and possible endorsement of Warrant Article 18 at the upcoming Town Meeting. Mr. Green discussed the Warrant Article and the need for Harvard to be proactive in combating climate change. Mr. Green asked the HHC to take a formal vote and endorse the Article. Mr. Green indicated that all other Committee's, save one, that this Warrant Article was presented to endorsed it. Pam then asked Mr. Green if this Article is just echoing what the Commonwealth has already stated on the State level. Mr. Green said yes that is essentially true. Manny then listed his concern that overreaching environmental measures could endanger the preservation of historic buildings and structures and does the Warrant Article have any exemption for historic structures. Mr. Green stated that the Article gives implementation to the Select Board and the HHC should certainly address any concerns like this to them. The Chair then expressed his concerns about the Article being used to preempt the HHC's jurisdiction by an applicant. A discussion was had how HHC derives its authority and how it would likely not be preempted by the Warrant Article. Richard interjected his support for the Article. The Commissioners further debated the Article and its metes and bounds. Matt was concerned about the open-endedness of the Article and how it could negatively impact HHC's mission. Richard then voiced that there is no preemption of HHC's authority in this Article. Steve asked what other Boards in Town supported it. Mr. Green read off several Town Boards that endorsed the Article already. After further deliberation the Commission made a Motion to endorse the document as written. Richard Motioned for endorsement, Steve seconded the Motion. The Commission voted 6-1 to endorse the Article. Manny voted nay.

4. Chair's updates and project progress report review

The Chair gave his update and thanked Pam for years of mailing notices and is grateful that the Town will now take more of a role in this. The Chair indicated there are some seminars coming that may be of interest to Members and if a Member wants to attend let him know. They are likely on zoom.

The Chair then brought up a confusing aspect of the bylaw and the rules regarding the meaning of the "ordinary maintenance, repair or replacement limitation". This applies to "very minor repairs or replacements". The Chair gave examples of what would be considered a very minor replacement such as replacing one brick in a chimney. That would be a very minor replacement not needing HHC approval; however, if a homeowner was going to replace the entire chimney with similar brick that would not be a minor replacement and require HHC approval. A complete replacement is not ordinary minor and is not exempt from HHC jurisdiction. The Chair verified this in the Commonwealth guidelines and with historical commissions and asked Members to be cognizant of this issue.

**ON-GOING BUSINESS:**

1. Shaker Herb House (ML)



Manny sent application to CPC for funding. He asked the CPC for an answer to the application ASAP so if it is greenlighted a thorough state grant application would be allowed to be put together.

2. All Boards Meeting (PM)

Pam indicated the All Boards Meeting was really outside of the scope of anything HHC is currently working on and we are meeting our objectives under the master plan.

3. Educating the public and other boards on the HHC mission and work

The Chair indicated he would bypass this issue for now as the meeting has been long, but he expressed frustration the HHC does not have control over its own website.

4. Bromfield House discussion (PM) – Town warrant possible addition to historic district

Pam stressed it is important to go to Town Meeting so the Warrant Article could be supported and voted on. Pam indicated it was Article number 19. The Chair indicated that HHC cannot really act on this issue until after Town Meeting and the election and at that point HHC can evaluate what, if any, role HHC will have on this issue.

5. Shaker Meeting House shutters (PM)

The Chair asked if anyone occupied the house or if it was empty. Pam indicated it was empty. The Chair asked Pam to slide the correspondence HHC is trying to communicate to those responsible for the House under the door. Pam indicated she would do that.

6. Hildreth School Jurisdiction Issue

The Chair indicated that Tim Bragan responded to his email. That email was shared to Commissioners. This matter is now considered closed, although not in the manner the HHC would have desired.

7. Project currently on hold:

Demolition Delay (GT)  
Town Center lighting and power lines (GT)  
Harvard Narrative History – historical surveys 1993 and 1994 (GT)  
Certificates of Appropriateness – upload historical records on website (GT)  
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)

CPC is looking at applications and will vote on applications in January, maybe earlier.

3. Transportation Advisory Committee (PM)

Pam stated Committee is talking about sidewalks and bike paths along Ayer Road, and the Committee is prioritizing where they think sidewalks should be.

4. Planning Board (RC)

Eight warrant articles are being presented at Town Meeting. Richard briefly went over them.

5. Devens Committee (RC)

Nothing to report.

**PUBLIC COMMENTARY:**

None.

**EXECUTIVE SESSION:**

None.

**SET DATE FOR NEXT MEETING:**

November 3, 2021

**MEETING ADJOURNED:**

Steve made a Motion to Adjourn. Matt Seconded. Approved unanimously. Meeting adjourned at 8:31 p.m.