

Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
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MINUTES

January 8, 2015

7:30 p.m.

Flynn Building, Silva Conference Room

Present: Fred Taylor, Chair; Linda Hawes, Vice Chair; Bill Andreas; Frank Riepe, and Lee Swanson

HDC Chair Fred Taylor called the meeting to order at 7:30 p.m.

Case Number 15-1 – Applicants Richard and Martha Billig, 79 Robert Best Road (Assessor’s Map J05-0358):

Martha and Richard Billig were present to request a Certificate of Appropriateness to replace a family room window and a guest room window that are currently both broken. The old windows had diamond grid inserts but the cost to replace them would be extremely prohibitive since they are no longer a standard window. A kitchen window at the house had been replaced earlier with a colonial-style Jeld-wen product and the Billigs would like the two new windows to match that window. The mullions would be made of wood.

Ms. Hawes asked how visible the windows were from the street. Mr. Billig estimated that the house was set back approximately sixty feet from street. The windows at the front of the house are all colonial-style like the kitchen window.

Ms. Hawes felt the request was reasonable. Mr. Swanson then asked HDC Member Frank Riepe if it was his opinion that diamond-pane windows are, in fact, too costly. Mr. Riepe said they are expensive and since the house itself is not an antique then he did not object to changing the diamond-pane window to colonial-style windows. He added that a house such as theirs would typically have colonial-style windows but the builder put in the diamond panes simply as a stylistic detail.

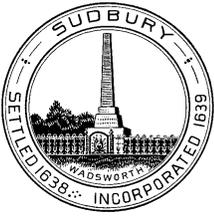
Mr. Taylor asked whether the proposed replacement windows would be true divided lites. Mr. Billig said they would be.

Mr. Taylor agreed that while it would be nice to have the diamond style it was not critical. All board members agreed.

A motion was made and unanimously approved to replace the family room and guest room windows with Jeld-wen six-pane colonial windows (six panes in each panel) as shown in various images submitted in the application dated December 16, 2014.

Case Number 14-28 – Applicant Gerard O’Doherty, 62 King Philip Road, (Assessor’s Map K09-0034):

Homeowners Kathryn Kenney and Vic Dekermendjian were present to continue discussing their request for a Certificate of Appropriateness to make alterations to the west elevation of their home at 62 King Philip. A Certificate of Appropriateness was already issued to allow alterations to the western rear



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roofline (the back shed roof). Now the applicants were seeking approval of plans for French doors and a new window at the west extension.

Ms. Kenney presented an additional collection of photographs as the Board had requested in order to show the view from the public way. A fence belonging to the neighbor stands between her property and the abutter's, there is a short fence with a gate, and there are rhododendron bushes as well.

Mr. Riepe said that the area of the house is barely visible given that the house was situated up on a hill. Mr. Andreas disagreed saying that it was visible.

Ms. Hawes said that she liked the improvement of French doors given what is currently there. Mr. Swanson said that if there is vegetation in that area then it would disguise the French doors. Ms. Kenney said that there are some older pineapple rhododendron growing there and she likes their aesthetics. She said that that area of the house does not get a lot of sun so planting anything taller would block any sun. She said that if a larger tree were to be planted there the root system would possibly interfere with the cesspool. She wanted to keep the rhododendron and felt that they were providing screening.

Mr. Taylor asked about the existing door. Ms. Kenney said that was the door to a den. Mr. Taylor then asked for a description of the French door materials. Ms. Kenney said that the door would be made of pine due to affordability. She thought that it would have aluminum cladding over it.

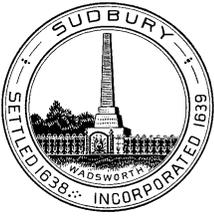
Ms. Hawes does not think that the area is very visible nor did she feel that the door was a major feature of the house.

Mr. Taylor said that the area is not visible but he had concerns that one of the reasons that it is not visible is because it is shielded by the existing stockade fence. If the fence and existing vegetation were to be removed then the section of the house would be visible. He proposed that the Board add conditions about landscaping to the certificate. Ms. Kenney was fine with a landscaping condition. Mr. Taylor felt that the French door does not fit the character of the rest of the house and the element was too cramped.

Ms. Kenney said that her plan was to emulate a conservatory to let light in.

Mr. Riepe said that he was not troubled by the roofline but rather was concerned about the windows. He noted three different windows of different types and sizes. He agreed that the door style was not consistent with the age of an antique house. He felt that what is proposed for the projection is inappropriate. Aluminum is also inappropriate. He said that while the area is hard to see the HDC is reviewing it and so should get the project right.

Mr. Riepe and Ms. Kenney worked on the drawing and clarified some discrepancies in the builder's representation.



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Ms. Kenney explained the constraints of the interior space where the width of a single door affects one's ability to sit at a table inside the door. There is a seven foot wide kitchen with a laundry room and shower that are going to be created in the interior space.

Mr. Riepe suggested a four-foot wide French unit (double doors) that would be five lites high. For the window he suggested a fixed casement window to the left that would be the same size as the sash to the right of the door. The new fixed window unit and the door would not touch one another but would have a space in between. All products would be wood. Mr. Riepe suggested that Pella products would be best as they are more historically appropriate. The bottom third of the door would be solid wood and the top two thirds would have glass.

A condition would be added to the certificate that landscaping would remain as is with rhododendron preferred. If changes to landscaping are desired in the future then the homeowner would need to appear before the HDC with a landscaping plan for review.

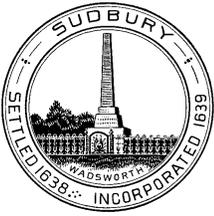
A motion was made to approve a Certificate of Appropriateness to add to the west side of the house two four-foot wide wooden French doors with six lites on each door and wood paneling below, brand undetermined at the time of approval. A six-lite fixed casement window will be installed to match the other first floor casement sash on the lower level of the west side of the house. Clapboard will be installed on side of house painted in a color to match the house. The door will be painted either white or a forest green to match the front door of the house. Windows shall be painted white. Landscaping will remain unchanged unless approval is obtained by the HDC. The gate and stone wall will not change without approval from the HDC. Natural stockade fencing will be continued to connect the existing gate to the neighbor's fence.

Four members voted to approve the Certificate of Appropriateness (Taylor, Hawes, Swanson, Riepe) and one was opposed (Andreas).

Case Number 14-21 – Applicant Michael Carney, Walker Development, 197 and 197 Lot B Old Sudbury Road, (Assessor's Map H10-0006):

Applicants Michael Carney and Jeff Walker of Walker Development were present to continue discussing plans for two new single-family homes at 197 Old Sudbury Road. Mr. Walker distributed drawings for one of the houses dated January 8, 2014 and prepared by Dennis Colwell Architects, Inc. Each house will have its own style.

The house on Lot 1 would be set back approximately 200 feet. Features discussed included a metal roof over a wrap-around porch. Mr. Walker said that he took the Board's suggestions by trying to achieve a courtyard feel in the area of the driveway. Porch columns had traditional square bases. More detail could be added there. Decking for the porch is a composite material. Trim on house is cedar or cement board. Windows are double-paned divided lites, most likely Harvey products. Doors would be the same products as used at 239 Concord Road.



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The chimney will be composed of Vermont water-struck bricks similar to what was used at 239 Concord Road. The Board suggested adding some sort of cap at the top.

The space over the garage would be insulated living space. Ms. Hawes asked about the garage doors. Mr. Carney said that they would be insulated fiberglass.

Ms. Hawes said that she appreciated the design similarity to Concord Road. She noted that it was smaller and would not have a looming effect. Mr. Carney said that the buyer for this house would be a different buyer than the Concord Road buyer. The house would be approximately 3,300 square feet.

Mr. Riepe said that the design was nice.

Mr. Walker said that the second house would be an el shape.

The Board then discussed the width of the garage doors. Mr. Riepe felt that the doors were extremely wide however Mr. Carney said that garages have to accommodate larger vehicles. Mr. Andreas said that the doors should be built in a way to make them appear smaller. Mr. Riepe suggested carriage house style doors. Vertical boards may help minimize the width. Arched doors were also discussed.

Mr. Riepe suggested that a return be put on the gable to make it appear more stylized. Also, it was suggested that a window be put on the gable end of the garage.

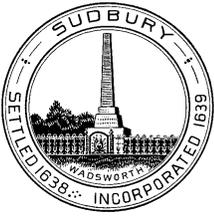
The proposed window in the front gable appeared too large making the gable end seem cramped. The Board discussed four windows rather than five or eliminating the shutters, or perhaps three windows with the center window being a double-window. Smaller windows were discussed although Mr. Carney said that the windows needed to be large enough to meet fire code. Mr. Taylor suggested taller windows on first floor, six pane over nine, for variety.

The Board discussed adding a bay window on the west side of house similar to the 239 Concord Road house.

Mr. Carney said that he would be providing a landscape plan at a later date. Large shrubs would screen the area between the two houses.

Mr. Taylor asked whether the house would have gutters. It most likely would.

The dormers over the garage need to be symmetrical on the roof and not lined up over the garage doors. The Board wanted more delicate dormers with perhaps returns on the dormer gables.



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The Board discussed adding more texture to the house. Shingles on second level were one option or a variety of clapboard widths.

Mr. Carney and Mr. Walker said that they would revise the drawings and come back again with more finalized plans so that they could get their Certificate of Appropriateness.

The hearing was continued to February 5, 2015

Other Business:

Minutes from the December 4, 2014 and December 11, 2014 HDC meetings were approved unanimously.

Mr. Taylor circulated a draft of the HDC's 2014 Annual Report. All approved of the text and Mr. Taylor said that he would submit the report to the Selectmen's Office.

Mr. Taylor noted that Mr. Swanson's term was ending. He asked Mr. Swanson if he would like to serve another term. Mr. Swanson said that he would and Mr. Taylor said that he would write a letter to the Selectmen recommending Mr. Swanson's reappointment.

Discussion of HDC Guidelines was postponed due to the late hour.

There being no further discussion the meeting adjourned at 10:00 p.m.