

# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3389  
Fax: 978-443-0756

<http://www.sudbury.ma.us>

### Minutes July 19, 2018

Members present: Fred Taylor (Chair), William Andreas, Frank Riepe and Lee Swanson.

Others present: **Roberto Viola Ochoa**, Vanessa Rumble & Jorgen Aabo, Margaret & Nicholas Chunias, and Anuraj Shah.

#### New Business:

1. CONTINUATION – Public Hearing – Case 17-29 Applicants **Gabriela Marquez & Roberto Viola Ochoa, 17 Concord Road** (Town Assessor's Map K08-0086). For a Certificate of Appropriateness to change the walkway in front of the building near the main entrance.

Mr. Ochoa explained recent changes were required to the walkway to accommodate handicap access. He asked if he would be able to reuse the brick that now is at the entrance. He also explained there would be a gradual rise added to the entrance. After discussion, Commission members unanimously approved the reuse of the brick and voted to approve the application without changes.

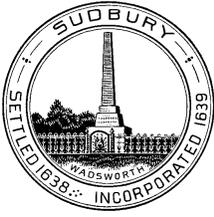
2. CONTINUATION - Public Hearing – Case 18-9, Applicants and Owners Vanessa Rumble & Jorgen Aabo, **54 Old Garrison Road** (Town Assessor's Map J04-0018, Res WI, Wayside Inn Hist. Pres.) For a Certificate of Appropriateness to replace and install windows, build an addition, install gutters and repaint home.

Mr. Taylor briefly reviewed Ms. Rumble and Mr. Aabo's previous HDC meeting and the request made by the Commission to add detail and measurements to the plans submitted. The plans now show measurements and modification to the windows to be used. Members were satisfied and approved the application without changes.

3. Public Hearing – Case 18-10, Applicants and Owners Margaret & Nicholas Chunias, **61 King Philip Road**, Town Assessor's Map K09-0049, Res A-1/VBD-1. For a Certificate of Appropriateness to repaint the house and barn.

Mr. and Mrs. Chunias showed members the colors they would like to paint their house and with little discussion the Commissioners voted unanimously to approve them.

4. Public Hearing – Case 18-11, Applicants and Owners Anuraj Shah & Stephanie Pierce, **257 Concord Road**, Town Assessor's Map H09-0014, Res A-1. For a Certificate of Appropriateness to replace 3-tab asphalt shingle roof with wood roof, to replace existing entry porch, to paint house body, trim and window sashes.



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Mr. Shaw started work on his house before receiving a Certificate of Appropriateness. He said he was originally only planning to change the roof and felt he would not need approval from the Commission as it was, in his view, an improvement that better reflected the style and age of the house. When reaching the porch, he said he discovered rot in some of the structural members. As a result, he started work on this. As of the hearing date, the three large Doric columns had been removed. He showed plans to replace these with 4 smaller columns and added detail to the fascia board.

Mr. Taylor explained that though he felt the Commission would not have problems with the roof, any changes that are being considered need to be brought before the Commission before work can begin. He said he felt that removal and changes to the columns were an issue.

Mr. Riepe, said he knew Mr. Shaw's house well having worked on it. He said the Doric columns gave a distinct character to the house and should not have been removed. Mr. Taylor said he thought the columns could be old enough to have gained historic significance. In this case, following the Commission's General Guidelines, they should not have been removed.

Mr. Shaw said the columns were rotting and that inside one, a carpenter had written the year 2002.

After further discussion, the Commission voted to continue the case until its next meeting. Mr. Taylor said before making a decision, members would benefit by any evidence indicating how old the columns were.

### 5. Discussion of Melone Property RFP Responses.

The Commission discussed the three proposals brought before the Board of Selectmen for use of the Melone property. Members unanimously agreed that in terms of protecting the town center historic district, choosing the proposal that would end consideration of building Village at Sudbury Station near the district and on the Melone property instead made most sense. Mr. Riepe agreed to write a letter to this effect for Mr. Taylor to send to the Selectmen.

### 6. Discussion on renovations made without approval.

Considering two recent cases in which owners made or came close to making changes without approval from the Commission, Mr. Taylor encouraged all members to speak directly with owners or notify him when they see that this might be happening.

### Miscellaneous:

- Approval of Minutes from June 7, 2018 meeting.
- Administrative Report/Update

The meeting was adjourned at 9:05 PM.