



Town of Sudbury

Historic Districts Commission

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MINUTES

MAY 7, 2020 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, William Andreas, Linda Hawes, and Frank Riepe

Members Absent: Lee Swanson

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Taylor called the meeting to order at 7:34 PM.

New Business:

1. CONTINUED Public Hearing – Case 19-9, 322 Concord Road (Town Assessor’s Map H09-0062), Applicant Town of Sudbury seeks a Certificate of Appropriateness to renovate the Town Hall building for accessibility and code compliance. Proposed renovations include an addition for code required restrooms, the Town Clerk’s office, and accessible entry from the parking lot, as well as an accessible ramp for the main entryway, among other items.

Mr. Taylor made a motion to continue the public hearing for the 322 Concord Road (Town Hall) Certificate of Appropriateness application to the Historic Districts Commission meeting on June 4, 2020. Ms. Hawes seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

3. CONTINUED Public Hearing – Case 20-09, 0 King Philip Road (Assessor’s Map K09-0041), Applicant Ben Maiden of SHKBEN Development LLC seeks a Certificate of Appropriateness to construct a new, approximately 5,500 square foot, single-family dwelling.

Applicant Ben Maiden and architect Paul Mahoney were present to discuss the application with the Historic Districts Commission (HDC). Mr. Mahoney explained the new proposed site plan and elevations for the proposed new single-family dwelling. He noted the square footage had been reduced to 4,404 square feet as compared to the originally proposed 5,500 square feet. Mr. Mahoney stated the overall height of the building had been lowered and it no longer had a front facing gable.

Mr. Riepe was appreciative of the changes which had been made, but still felt the proposed building was too large in relation to the other houses in the area.

Ms. Hawes commented on the house looking more like the other homes in the neighborhood.

Mr. Taylor stated he preferred the new design and asked if the 4,404 square feet included the garage. Mr. Mahoney stated it did not. Mr. Taylor indicated that while he liked the new plan, he was concerned the building would still look too large for the area. In particular, he mentioned the eastern side of the house would be hidden by vegetation.

Mr. Riepe noted the western side of the dwelling would not be covered by anything. Mr. Mahoney agreed that vegetative screening would help in that area.

Mr. Riepe thought the lowering of the front of the porch by the garage and adding a few steps could soften the look by separating the steps between the entrance and the basement.

Mr. Taylor stated he would prefer to see all of the materials used on the house to be wood. The proposed materials were then briefly discussed. Mr. Riepe agreed all of the proposed materials should be wooden.

Diana Warren of 32 Old Framingham Road stated she felt a front door with side lights was appropriate but was concerned the style should be more in keeping with the period. Mr. Riepe agreed.

Mr. Taylor made a motion to approve the application for 0 King Philip Road as submitted in the revised plans with the exception of the windows, doors, front porch, and landscaping at the property. The Applicant shall be required to return before the Historic Districts Commission to obtain approval for the specific details of these items at a later date prior to their construction/implementation. Additionally, all exterior siding and trim shall be wood. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Abstain, Hawes – Aye, and Riepe – Aye.

4. Public Hearing – Case 20-11, 84 Carriage Way (Assessor’s Map K04-0513), Applicant Michael Dudley, seeks a Certificate of Appropriateness to replace windows on the right and rear sides of a single-family dwelling.

Applicant Michael Dudley, and owners Eric and Yana Bloomstein, were present to discuss the application with the Historic Districts Commission. Mr. Dudley stated the existing windows above the garage doors would be replaced with windows that matched. He also indicated they needed to be replaced due to rot, some gaping, and functional issues.

Mr. Riepe asked what windows would be replacing the existing ones and Mr. Dudley indicated he would be using the Elevate series by Marvin, also stating they would be simulated divided light.

Ms. Bloomstein stated she did not really want to have muntins in these windows. Mr. Taylor noted it was preferable to have all the windows be of the same style across the entire structure. Ms. Bloomstein indicated the muntins were required on the front of their dwelling by the homeowners association but not in other locations. There was then discussion as to which entity had authority over the design features of the building, the Historic Districts Commission or the homeowners association. Mr. Duchesneau noted both entities had authority over the design features of the dwelling. Ms. Bloomstein indicated she would prefer to have muntins which could be taken in and out of the windows.

Ms. Warren noted there were two Palladian windows with divided lights on the front of the building and if there were no divided lights in these windows they would look odd. As would also be the case if the Palladian windows contained divided lights and no other windows did. Ms. Warren felt that from a design perspective there could not be an abandonment of divided light windows.

Anuraj Shah of 257 Concord Road confirmed there was a homeowners association in this neighborhood.

There was then discussion about requiring (or not) the divided light elements for the proposed windows.

Mr. Taylor made a motion to approve the application for 84 Carriage Way as submitted, noting the windows shall all be white. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

5. Public Hearing – Case 20-12, 19 Colburn Circle (Assessor’s Map J05-0353), Applicant Brooks Barhydt, seeks a Certificate of Appropriateness to replace exterior lighting and a mailbox, and to modify landscaping.

Applicant and owner Brooks Barhydt was present to discuss application with the Historic Districts Commission. He indicated the current lights would be replaced with something more in keeping with the style of the house and the porch light would be replaced with recessed lights, which would improve the lighting of the area. Mr. Barhydt also stated the proposed mailbox replacement would be more in line with the character of the neighborhood.

Mr. Taylor and Mr. Riepe raised questions as to where each of the proposed lights would be located and Mr. Barhydt clarified the locations of each of the lights for the Commissioners.

Mr. Andreas made a motion to approve the application for 19 Colburn Circle as submitted. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

Other Business:

Discussion regarding Stone Tavern Building at 554 Boston Post Road

Property owner Quentin Nowland of 554 BPR, LLC and architect Bill Dickinson of Dickinson Architects were present to discuss the matter with the Historic Districts Commission.

Mr. Dickinson noted the front, 14 foot by 30 foot building would be retained but all the additions at the rear of the building would be coming down. He noted all the siding, trim, and windows would be replacements, but would match the existing features as best as possible.

Mr. Taylor inquired about the windows at the rear of the building and asked for some clarification on these elements. Mr. Dickinson indicated that due to the numerous additions to the building it was difficult to tell where the original window openings had been located. He went on to indicate that once the additions have been removed it will be easier to determine where the windows openings will be located.

Mr. Andreas inquired about the chimney stack and whether all that would be required was some repointing. Mr. Dickinson confirmed that was correct.

Mr. Andreas then asked about the proposed exterior color scheme for the building. Mr. Dickinson stated no final decisions had been made but they were leaning toward something beige with a light green trim.

Mr. Taylor stated he was concerned about the proposed materials for the building and the impact it would have on the historic nature of the building. Mr. Dickinson noted the windows needed replacing and how wood was optimal, but he also had to consider long term maintenance factors. Mr. Taylor stated the proposed synthetic window material would always look as though it was new and he preferred to have the windows and siding be wooden.

Mr. Taylor also inquired about the front door and Mr. Dickinson stated it would be restored and reused.

Ms. Warren provided some historical background regarding the building including various architectural features of the structure. She requested the small windows on the gable ends be six over six and noted a plain, simplistic, monochromatic paint scheme would be historically appropriate. Ms. Warren also advocated for all the replacement windows to be wooden.

Mr. Nowland indicated he would consider the material suggestions which had been made for the proposed renovation.

Discussion regarding Front Door Color for 308 Concord Road

Andrea Jewett, owner of 308 Concord Road, was present to discuss the matter with the Historic Districts Commission. She indicated she was looking for a brighter color than the original dark brown color of the door and discussed the three proposed shades of green they were considering.

Mr. Andreas asked if a door color had been approved when the Historic Districts Commission approved the replacement of the door, and would this be an amendment to that decision. Mr. Taylor indicated the door color was not part of the Certificate of Appropriateness decision for the door replacement.

Mr. Riepe and Mr. Taylor felt a darker green would be the more preferred color.

Mr. Andreas made a motion to approve the Fairmont Green color for the front door at 308 Concord Road. Mr. Taylor seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

Discussion regarding Historic Districts Commission Member Positions, including Interview with Anuraj Shah

Anuraj Shah of 257 Concord Road, the proposed appointee to the Historic Districts Commission by the Historical Commission, was present to be interviewed by the Historic Districts Commission if they had any questions.

Mr. Taylor asked Ms. Shah how he felt about 20th century design mixed with historic design and if it was realistic to create opportunities for people to do this in a local historic district. Mr. Shah felt the answer lied in the question of how you pay more respect to historic structures in a historic district. Is this done by mimicking their style as they continue to evolve for modern needs or do you contrast their style so you know that “old is old and new is new?” Mr. Shah felt it would perhaps be more appropriate to put forth contrasting styles to make it clear what structures were historic and which were not in a historic district. He added he felt that creating good designs that were consistent with historic neighborhoods was very important and this could be done through not just architectural features but also through scale and proportion.

Mr. Andreas asked Mr. Shah how familiar he was with some of the European historic design guidelines, calling out the specific example in Venice, Italy of how building modifications needed to either be exact historical replicas or completely modern. Mr. Shah noted he was familiar with the Geneva Convention guidelines and felt completely modern designs could fit into historical neighborhoods elegantly, if they were well done.

Mr. Taylor asked Mr. Shah why he had purchased a older house in Sudbury as opposed to a new one. Mr. Shah stated he wanted a house with character and noted he had considered going with more modern renovations, but he also had to consider the resale value of the home as well.

Mr. Taylor made a motion for the Historic Districts Commission to endorse the Historical Commission’s recommended appointment of Anuraj Shah to the Historic Districts Commission. Mr. Andreas seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

Mr. Taylor then noted the Historic Districts Commission should take a formal vote on their recommendation to the Select Board that Marlana Voerster be appointed to the Historic Districts Commission to replace Lee Swanson's expired term.

Mr. Taylor made a motion to recommend to the Select Board that Marlana Voerster be appointed to the Historic Districts Commission. Ms. Hawes seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

Discussion regarding Revising Wording of 2020 Annual Town Meeting Warrant Article amending Chapter 40 of the Special Acts of 1963 regarding the Historic Districts Commission Membership and Alternate Members

Mr. Taylor noted the existing Warrant Article language for the proposed new alternate members required those members to be from the building trades, a historic preservationist, or an archaeologist. He felt that perhaps the Historic Districts Commission should not limit the alternate member positions to these three specific disciplines and it would be a better idea to leave these positions more open ended. Mr. Taylor believed this would give the Historic Districts Commission more options and diversity in the types of people the Historic Districts Commission might be able to choose to serve on the Commission.

Mr. Riepe thought the proposed change to the Warrant Article language made sense and noted there were always people who come from very qualified, but different, disciplines. He did not think the specific language limiting the alternate member positions to only three disciplines was necessary.

The other Commissioners agreed that removing this specific language from the proposed Warrant Article language made sense.

Discussion and Possible Vote on Notice of Intent to Sell Parcel Enrolled in Chapter 61A and Consideration of the Town's Right of First Refusal to Acquire - 3 French Road

Environmental Planner Beth Suedmeyer was present to discuss the matter with the Historic Districts Commission. Ms. Suedmeyer provided background on the Chapter 61A process and the purchase and sale agreement which was in place. She also noted the property was not identified as a priority for acquisition by the Town in past Open Space and Recreation Plans. Ms. Suedmeyer pointed out the property could not be subdivided to create another buildable lot without a minimum lot size Variance from the Zoning Board Appeals and the prospective buyers intended to keep the lot as one single-family dwelling.

There was discussion about how and why the property was in designated under Chapter 61A.

Mr. Riepe indicated the existing house at the property had no historic merit or significance.

Mr. Andreas was puzzled as to why the property was ever designated under Chapter 61A.

Mr. Riepe stated he felt the Town should not acquire the property. All the other Commissioners agreed the Town should not seek to purchase the property.

Approval of Minutes from April 2, 2020

Mr. Taylor made a motion to approve the minutes of April 2, 2020. Ms. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

New Business:

2. CONTINUED Public Hearing – Case 20-07, 353 Boston Post Road (Assessor’s Map K09-0051), Applicant Laura Meier, Trustee, seeks a Certificate of Appropriateness to finish the installation of replacement windows.

Mr. Taylor made a motion to continue the public hearing for the 353 Boston Post Road Certificate of Appropriateness application to the Historic Districts Commission meeting on June 4, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Hawes – Aye, and Riepe – Aye.

Administrative Report/Update

There were no topics discussed under this item.

Mr. Taylor adjourned the meeting at 10:22 PM.