



Town of Sudbury

Historic Districts Commission

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MINUTES

OCTOBER 1, 2020 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, William Andreas, Susanna Finn, Frank Riepe, and Anuraj Shah

Members Absent: None

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 7:30 PM.

Old Business:

1. CONTINUED Public Hearing – Case 20-26, 48 King Philip Road (Assessor’s Map K09-0036), Applicants and Owners Marlana Voerster and Alex Simovici seek a Certificate of Appropriateness to install French doors and relocate windows on the rear of the house, install a new pediment over the front door, add skylights, add granite lamp posts, and replace wood shutters.

Applicant and owner Alex Simovici was present to discuss the application with the Historic Districts Commission. He noted the changes to some of the design details which had been omitted from the latest plan set. In particular, he pointed out how they would no longer be pursuing the installation of shutters at this time, the chimney had been redesigned to be a bit taller, they would not be pursuing the implementation of sky lights, and they were proposing to use Pella windows. Mr. Simovici also explained the French doors were used because the duct work had to be run upstairs for heat.

Mr. Shah stated he believed the granite light posts were too large for the property and felt only one light post at the front and rear was sufficient. Mr. Simovici stated he did not prefer asymmetry. There was further discussion about using granite or wood light posts, as well as the proposed spacing of the front light posts.

A proposed pediment over the front entryway was discussed. It was noted the proposed pediment was too simple for this particular style structure.

Mr. Shah proposed using a style of returns with more detail.

Mr. Taylor made a motion to approve the following elements of the 48 King Philip Road Certificate of Appropriateness application:

- Locations of the French doors and windows at the rear of the dwelling with the same materials, dimensions, and trim of the other windows and painted white.
- The freestanding lights as displayed in the application materials, with one (1) light in the front yard (in either proposed position) and one (1) light in the rear yard next to the gate. The posts of the freestanding lights shall be granite and rough on all four sides.

Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Abstain, and Mr. Shah – Aye.

Mr. Taylor made a motion to continue all other aspects of the public hearing for the 48 King Philip Road Certificate of Appropriateness application to the Historic Districts Commission meeting on November 5, 2020. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Abstain, and Mr. Shah – Aye.

Other Business:

Discussion regarding Applying for Community Preservation Act Funds for Restoration of the Cupola, Mounting on a Platform, and Installation of a Historical Sign for 554 Boston Post Road (Stone Tavern Farm)

Discussion regarding Supporting Quentin Nowland’s Community Preservation Act Funding Application for Restoring Stone Tavern, 554 Boston Post Road

Property owner Quentin Nowland was present to discuss the matters with the Historic Districts Commission.

Mr. Nowland noted his team was considering filing an application to request Community Preservation Act funds to assist with the renovation of the Stone Tavern building. Should they choose to submit an application, Mr. Nowland would be seeking the support of/endorse from the Historic Districts Commission. There was some concern from members of the Historic Districts Commission about such an endorsement without seeing plans for the intent of the restoration project.

Diana Warren of 32 Old Framingham Road commented there should be additional restrictions placed on the Stone Tavern building should Community Preservation Act funds be awarded to assist with its reconstruction.

Board of Selectmen Chair Janie Dretler of 286 Goodman’s Hill Road reminded the Historic Districts Commission some Community Preservation Act funds may be needed for the upcoming Town Hall restoration project.

Taryn Trexler of 253 Concord Road stated she was not supportive of Community Preservation Act funds being used for a private building when homeowners in the local historic districts have not been supported by Community Preservation Act funds for their projects.

Mr. Riepe stated he agreed with Ms. Trexler.

Mr. Taylor suggested Mr. Nowland complete the Community Preservation Act funding request application and the Historic Districts Commission would review it prior to its submission.

Old Business (Continued):

2. 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.

Craig Blake from the Permanent Building Committee was present to discuss the application with the Historic Districts Commission.

The Historic Districts Commission provided the following design recommendations to the Applicant and the project team. The Historic Districts Commission preferred the Option 2 design with shorter colonnades with more modern classicist detail per the sketches provided at the meeting. They also requested the Applicant investigate adding an internal stairway and to investigate the rooflines further.

Mr. Blake requested to withdraw the 322 Concord Road Certificate of Appropriateness application without prejudice.

Mr. Taylor made a motion to accept the Applicant’s request to withdraw the Certificate of Appropriateness application for 322 Concord Road without prejudice. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Abstain, Mr. Riepe – Aye, and Mr. Shah – Abstain.

3. CONTINUED Public Hearing – Case 20-23, 293 Concord Road (Assessor’s Map H09-0007), Applicants and Owners James & Elizabeth Andrews seek a Certificate of Appropriateness to construct an addition to the kitchen and a screened porch.

Applicants and owners Elizabeth and James Andrews were present to continue the discussion of their application with the Historic Districts Commission.

Ms. Andrews displayed a photoshopped picture of the doorway as well as the double hung windows and the alignment of the door with the window above it.

There was then a discussion regarding the projections of pediments over the front entryways.

Mr. Taylor made a motion to approve the proposed paint colors as presented using Bonjour (C2-590) for the siding, Spell Check (C2-594) for the trim and windows, and Blackened Pearl (C2-677) for the front doors and garage doors. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

4. CONTINUED Public Hearing – Case 20-25, 288 Old Sudbury Road (Assessor’s Map H09-0062), Applicant Sudbury Historical Society and Owner Town of Sudbury seek a Certificate of Appropriateness to erect two (2) freestanding signs, one in the front and one behind, the Loring Parsonage.

Stewart Hoover, on behalf of the Sudbury Historical Society, was present to discuss the redesigned signs with the Historic Districts Commission. The lettering and size of the freestanding signs had been modified per the Historic Districts Commission’s recommendations at the last meeting.

Mr. Riepe stated he felt the size of the posts should be bigger to better support the signage.

There was discussion regarding the other signs in the area, in particular their posts and surfaces.

Ms. Dretler commented on the wording on the signage. Mr. Hoover explained why it was worded in its particular manner.

There was then an extensive discussion regarding the text and content of the proposed front freestanding sign.

Mr. Taylor made a motion to approve the rear freestanding sign at 288 Old Sudbury Road as submitted in the materials with a date stamp of September 22, 2020, with the following conditions:

- The sign shall be made of Azek painted with a California White and California Paint’s Historic Saxon Blue lettering.
- The sign shall be 24 inches wide, 18 inches high, and 30 inches off the ground, and attached with a metal bolt.
- The sign shall be placed to the east of the beginning of the walkway so as to not interfere with anyone walking by, but at an angle that is visible to cars entering the parking area.
- The supporting post shall be wood and be 3.5 inches by 3.5 inches square in size.

Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Abstain, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

5. CONTINUED Public Hearing – Case 20-28, 11 Maple Avenue (Assessor’s Map K08-0015), Applicant and Owner Paul Poteat seeks a Certificate of Appropriateness to change the color of the house, its front door, and the garage

Applicant and owner Paul Poteat was in attendance to present the proposed color choices to the Historic Districts Commission.

Mr. Taylor made a motion to approve the application as submitted for 11 Maple Avenue using the colors Flint Grey (Behr Marquee PPU26-05) for the primary color, Standard White (Behr Premium Plus Ultra Pure White 4050) for the trim, and Red (Behr Marquee, Fire Cracker PPU2-16) for the door. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

New Business:

6. Public Hearing – Case 20-30, 83 Concord Road (Assessor’s Map J09-0004), Applicant and Owner Christopher Houlihan seeks a Certificate of Appropriateness to install and repair a 42 inch high picket fence.

Christopher Houlihan and Beth Whitlock were present to discuss the application with the Historic Districts Commission. Mr. Houlihan indicated the north side fencing would be a replacement and the south side fencing would be a new addition. He noted the request was to keep their new puppy safe and contained. Mr. Houlihan stated they were requesting a vinyl fence with no glare and a picture of the exact fence to be used was displayed.

Mr. Taylor made a motion to approve the application for 83 Concord Road as submitted using a white PVC/vinyl fence. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Abstain, Mr. Riepe – Aye, and Mr. Shah – Aye.

Other Business (Continued):

Discussion regarding Amending Section 12. Changes in Historic District of Chapter 40 of the Special Acts of 1963

This item was passed over to be discussed at a future meeting.

Discussion regarding the Policy for Structures that are Not Visible from a Public Way Only because of Vegetation

This item was passed over to be discussed at a future meeting.

Approval of Minutes from September 3, 2020

Mr. Taylor made a motion to approve the minutes from September 3, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

Administrative Report/Update

There were no items discussed by the Historic Districts Commission under this topic.

Mr. Taylor adjourned the meeting at 12:35 AM on October 2, 2020.