

# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
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<http://www.sudbury.ma.us>

### HISTORIC DISTRICTS COMMISSION DRAFT MINUTES April 10, 2014

Present: Linda Hawes, HDC Chair; Lee Swanson; Bill Andreas; and Fred Taylor

Also Present: Gonzalo Leon; Kevin ten Brinke; Tom and Carlie Friedlander; Bruce Osterling; Gretchen Warland; Bill Place, DPW Director and Town Engineer; Jody Kablack, Director of Planning and Community Development; Lisa Vernegaard; Steve Sloan; Laura Cecere; Mike Carney; and Jeff Walker.

#### **Case No. 14-10: Intersection of Concord, Hudson, and Old Sudbury Roads, Applicant William Place, DPW Director and Town Engineer**

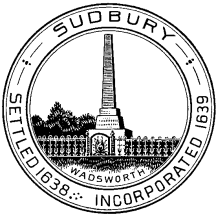
Sudbury DPW Director and Town Engineer Bill Place and Director of Planning and Community Development Jody Kablack were present to request a Certificate of Appropriateness for the Town Center Intersection improvement project. Specifically, Mr. Place was looking for input on and approval for his proposed plans for stone walls around the First Parish Meeting House and Heritage Park. Previous approval for stone walls was already given by the HDC in October 2013 for the Grinnell Park area.

Mr. Place proposed fieldstone weathered walls with a flat top. Typical farmer's walls would measure approximately 18 inches wide and two feet high. The wall at First Parish Meeting House would be primarily a retaining wall to support the embankment but would then taper to a freestanding wall. For discussion he provided the Committee with images of other walls around town, including walls built at Heritage and Grinnell Parks. The stone walls at the Town Center intersection would be moving back between two or three feet in places to accommodate the wider traffic lanes.

Mr. Place said that during discussions with the Planning Board an effort plans were made to save the spruce tree close to the road at Heritage Park. It was hoped that the tree would not be impacted. Mr. Swanson said that the tree was planted by Henry Ford in 1926 but its placement was accidental. Telephone poles would be relocated and the existing walkway would be pushed back slightly into the park. Some trees would be coming down from the property at 308 Concord Road but the well would be protected during construction. The Grinnell Park marker would be moved. Three ash trees at Heritage Park would be coming down.

Ms. Kablack noted that HDC member Frank Riepe has been the HDC representative working with the Sudbury Center Improvement Advisory Committee throughout the project. Additional landscaping decisions would be made at a later date and would be reviewed by the HDC. Some State funds would be used for landscaping.

Ms. Kablack explained that one change since the last discussions with the HDC is that a mast arm traffic signal would be required since state regulations require two signal lights at either direction. A single mast arm would alleviate the need for four new posts in the middle of the traffic islands. The mast arm would be most noticeable from the east-west direction. The Committee took into consideration a style that would have the least impact on the historic views of the intersection. A black fluted and curved pole was chosen. Post-mounted lights would still remain, but there would be fewer. Less signage is also needed at the intersection. The large highway signs will be removed but the smaller green signs would remain. The



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Sudbury Center Committee decided that the crosswalks would be muted brick stamped concrete with grey cobblestone at the islands for traffic control. Islands themselves would be raised. The small unnamed street would retain its little parking function but there would be no striping. The entire intersection would have sloped granite curbing to deter parking.

Ms. Hawes said that she wanted to ensure that the walls did not look too straight and formal. Mr. Swanson said that they should be wedged stones and not just stacked. Mr. Andreas said that he wanted to see walls that emulated the same style as what appears up the road. Mr. Place said that the masonry inside the wall will not be visible.

A motion was made to approve a Certificate of Appropriateness for the location of the stone walls as proposed in the Town Center Improvement Project application materials on plans dated March 28, 2014. The walls would match the style of existing stone walls at the Town Center and are to be comprised of farmer's stone walls suitable for sitting that are mortared inside. The vote was approved unanimously.

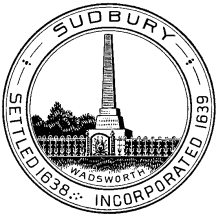
### **Continuation of Case No. 13-21: 18 Wolbach Farm, Applicant Sudbury Valley Trustees**

Ms. Hawes re-opened the hearing for 18 Wolbach Farm, continued from January 9, 2014. Lisa Vernegaard, Executive Director for SVT, and Steve Sloan of Cambridge Consulting, were present to discuss options for the Wolbach Greenhouse. A permit for partial demolition was being sought so that SVT could remove asbestos, lead, glass, the metal frame, piping, and benches from the structure.

Mr. Sloan presented a history of SVT's acquisition of Wolbach Farm in 2002 and described the land and the structures thereon and various expenditures that SVT, as stewards, has already made to secure other buildings on the property such as the farmhouse and barn. He noted that the Greenhouse is a circa 1917 Pearson U Bar Greenhouse located within the wetlands buffer area. There is considerable deferred maintenance on the structure. Upper level requires lead and asbestos remediation, windows and doors would need replacement or reconstruction, drainage has failed, a majority of the glass panes and vents are missing or dislodged, and there has been considerable water penetration throughout the structure. He explained that to date SVT has invested \$25,000 in stabilizing the potting shed and exploring options for the greenhouse. As it stands today there is a public safety hazard from the lead, asbestos, and glass panes.

Mr. Sloan explained that the present condition has exposed ACM and SVT is required to remediate that under DEP regulations. As a result of conversations with the Sudbury HDC in January, where the HDC requested that SVT investigate options other than demolition further before a certificate could be considered, Cambridge Consulting was hired by SVT to conduct an alternatives analysis to weigh options and costs.

After speaking with SVT staff, contractors, town officials, a greenhouse expert, and potential partners, five options for the greenhouse complex were identified. Capital and operating costs for each option were developed and options were evaluated on whether they supported SVT's mission and met regulatory compliance. Alternatives included: 1) removal of the greenhouse and preservation of the potting shed; 2) passive demolition; 3) remediation and stabilization; 4) full restoration of the greenhouse; and 5) restoration of the structure as a glass house.



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In conclusion Mr. Sloan said that the Wolbach Greenhouse requires immediate work to remedy public health and safety concerns. The only remedy that they identified to fully alleviate those concerns would be to remove and dispose of the greenhouse glass, metal frame, and most of the remaining components. SVT has not yet identified a need or use for the greenhouse that supports its mission, nor has it identified a partner willing to invest in the restoration for a use compatible with its mission. Removal of the greenhouse does not impact the cultural façade as seen by the public from Route 27, and the cost of restoration is prohibitive and would create substantial hardship to SVT.

Ms. Hawes noted that she, Fred Taylor, and Bill Andreas all visited the greenhouse site for a tour. In considering all of the options, Ms. Hawes expressed that she would like to see the south elevation remain.

Ms. Vernegaard asked the HDC to consider their specific request regarding remediation which is something that would be specific to all of the five options for the greenhouse. She suggested as a next step that the HDC grant the partial demolition request so that remediation be done with the proper permits and then SVT could come back to the HDC in sixty days to determine the costs between various options and do a cost benefit analysis. Options one, or full demolition, and three, remediation and stabilization, were the two considerations.

Mr. Andreas said that he would have difficulty approving a partial demolition if there is to be subsequent full demolition. He preferred a discussion between option two, passive demolition, and option three, remediation and stabilization. The Board then discussed at length granting partial demolition and the idea that in sixty days SVT can make a determination on whether they can stabilize the structure or, based on analysis, request a certificate from the HDC to remove the greenhouse.

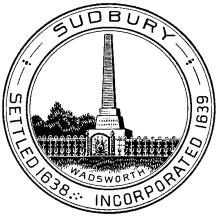
Ms. Vernegaard said that option two, passive demolition, would not be an option given the liability for SVT.

Mr. Taylor suggested that perhaps CPA funds could be utilized if the greenhouse were to be stabilized. He said that the town should be educated about what is happening to the structure.

Ms. Vernegaard then asked the HDC for a permit for removal of the asbestos and glass to remove the safety hazards and suggested that once the community's interest is understood she could bring the issue back to the SVT board for consideration of options.

The board then discussed the idea that a permit for demolition would be approved for removal of the glass and asbestos from the structure on the condition that SVT returns within ninety days to the HDC with a proposal for the next phase of their plans for the remaining greenhouse structure.

Ms. Hawes asked whether anyone from the public wished to speak. Gonzalo Leon, 25 Plympton Road, said that he preferred stabilizing the foundation by removing the glass and frame now until a further solution could be determined. Tom Friedlander, 75 Water Row, concurred that option three opened up the possibility for more choices.



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Ms. Vernegaard said that within sixty days she would work on clarifying a plan with the SVT Board. Options three, four, and five would be considered. Based on determinations made by the SVT Board, SVT would return to the HDC with a proposal.

Ms. Vernegaard thanked the HDC members and those present, noting that the discussion resulted in a better process.

The Board then made a motion and voted unanimously to approve a permit for demolition for removal of the glass and asbestos from the greenhouse on the condition that SVT returns within ninety days to the HDC with a proposal for the next phase of their plans for the remaining structure.

### **Case No. 14-11: 9 Church Street, Applicants Gretchen Warland and Ezra Levine**

Gretchen Warland was present to request a Certificate of Appropriateness for a newly constructed detached garage and addition to the main house at 9 Concord Road. The detached garage would be located in the same footprint as an existing detached garage. Ms. Warland said that the existing garage is actually an old chicken coop and the wood is rotting. The structure is not functional as a garage as cars cannot fit properly. She said that the new version would look almost identical but would not have a slope at the back. The design of the gable would be improved so that it would match the main house. Clapboard siding would be painted the same color as exists today. Two garage doors would be made of solid wood with transom lights. There would also be storage in the second story accessed by a walk-up pull-down ladder.

Ms. Hawes said that the garage was not too visible from street. Mr. Taylor said that the garage would be an improvement over what currently exists, it has nice lines and he liked the two over two windows.

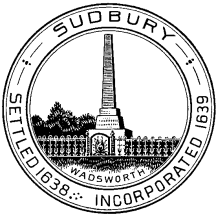
Ms. Warland said that she had been before the HDC previously for a Certificate of Appropriateness for window replacement (Case Number 09-10). New windows would be of the same wooden Pella brand as approved.

Ms. Warland then explained that the addition would include a remodel of the family room and porch. Included would be a vaulted ceiling so that the roofline would be consistent with the rest of the house. The screened porch would be reduced by half its width but would extend farther into the yard.

Mr. Andreas did not see any problem with the addition because it would be correcting a more recent addition onto the house. He felt that the proposed change to the roofline was an improvement. Mr. Taylor agreed and again, liked the windows and the two over two panes. Others also agreed.

A motion was made to approve the garage and addition proposal as presented in the application for the Certificate of Appropriateness as shown on plans dated March 12, 2014 prepared by Richard B. Levey Architects. Clapboard siding for the garage and main house will match and paint colors and windows will be consistent with earlier paint colors and window replacements. All approved of the proposal.

### **Case No. 14-12: 25 Hammond Circle, Applicants Giovanni and Laura Cecere**



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Laura Cecere, accompanied by architect Kevin ten Brinke, requested a Certificate of Appropriateness to construct two symmetrically placed bay windows on the front façade of their house at 25 Hammond Circle. The bay windows will have hipped roofs and will be supported by masonry foundations. Windows will match the window specification as previously approved by a Certificate of Appropriateness issued by the HDC on April 15, 2011 (Jeld-Wen Sitaline EX double-hung windows with wood casing). Also requested was the additional of a band course at the garage gable and the removal of a chimney at the west facing gable end. Mr. ten Brinke explained that the band molding across the garage would break up the expanse of clapboards and each garage bay would have a hipped copper pediment that would match the existing front entry of the house.

Mr. Andreas asked that the paint color for the windows match the existing paint color. There was a discussion about how the copper would be bright at first but would develop a patina as it weathers. Mr. Andreas suggested that the Ceceres may want to apply a product to help oxidize the copper so that it dulls it earlier.

Ms. Hawes felt that the proposal was reasonable and others agreed.

A motion was made to approve the request for the Certificate of Appropriateness as presented in the plans dated March 17, 2014 prepared by Kevin ten Brinke Architecture and submitted in the application. The motion was unanimously approved by those present.

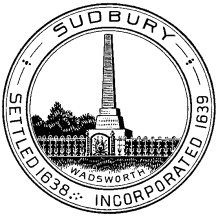
### **Other Business:**

#### **Informal discussion about new construction at 233 Concord Road, Lot B**

Mike Carney and Jeff Walker were present to participate in an informal discussion about their plans for an approximately 4,200 square foot house at 233 Concord Road, Lot B. Mr. Taylor said that he felt that there should be no conclusion or vote taken about the Certificate of Appropriateness at this meeting because he felt that a more extensive public conversation needed to be had. He said that this property was perhaps the most important site during his tenure that the HDC had to decide upon given its proximity to the Town Center and he had fundamental issues with the basic plan given the proposed size and façade design. He felt that the plans should be modified significantly or the applicants should go back to the drawing board.

Mr. Carney said that he has now presented two proposals to the HDC. He took into consideration the Board's requests that the building be reduced in size and noted that the right setback was approximately eighty feet.

Mr. Walker said that after the HDC offered direction at the last meeting there was an effort to add in features from other approved elements in the Sudbury Historic Districts. For example the garage has been turned, dormers that are required in order to sell the house have been modified, and the house has been sited well on the lot so that it doesn't appear to be brand new. He said that the size of this house would be smaller than the house next door at 233 Concord Road. He said that he and Mr. Carney were trying to present something that matches the historic surroundings.



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Ms. Hawes said that her general concern was that this part of Concord Road had some of the best examples of historic homes in town and she felt that 4,200 square feet was simply too large.

Mr. Andreas said that size was not a matter that was under the HDC's purview but rather only materials and design could be considerations for the HDC.

Mr. Taylor questioned whether the Board should then go into executive session to discuss the matter further. There was not a consensus among the four Board members present about doing that.

Mr. Carney said that he is not proposing a big expensive house. He said that he was able to get the price of the lot down to below market value so that the Town could exercise its right of first-refusal and then he waited to see if that would be the case. The Town decided not to purchase the land and so it is now his right to build on it. Mr. Carney added that he would plan to keep the large oak tree in the design of the landscape in order to screen the house as much as possible. He said that he did need to be able to make some profit off of the house and he expressed frustration at the HDC's process for redesigning the building.

Mr. Swanson was concerned that there were no abutters present to weigh in on the conversation.

In the end it was decided that the HDC would table the discussion for now and would add to the May 1 meeting agenda a continuation of the hearing for 233 Concord Road, Lot B.

### **Other business:**

The minutes of the March 20, 2014 meeting were unanimously approved by the Commission.

There being no further business the meeting was adjourned at 10:15.

Respectfully submitted,  
Sally Hild  
Planning and Zoning Coordinator