

Town of Sudbury

Historic Districts Commission

Flynn Building
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HISTORIC DISTRICTS COMMISSION MINUTES August 7, 2014

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

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

Case No. 14-19 – Applicants Jess and Griff Noble, 47 Concord Road:

Jess and Griff Noble were present along with their builder Bud Haworth to request a Certificate of Appropriateness for the addition of a garage, guest room, and kitchen. Much of the addition is in the back of the house and is therefore not visible from the road. The existing small projection on the south end of the house will remain unaltered with the exception of the roof being raised approximately one foot. The proposed garage will look like an old barn.

Discussion ensued about the windows on the barn. Mr. Noble proposed six lite barn windows. A transom window was discussed as an alternative.

Moldings and the cornice would emulate what currently exists and would be painted to match existing colors on the house. The returns on the cornice would not be covered in asphalt shingles.

Mr. Andreas asked whether the foundation would be stone and Mr. Haworth said that it would be a stone veneer over concrete.

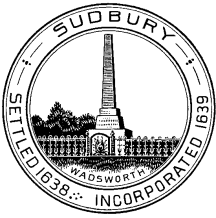
Proposed landscaping could include boxwoods across the front of the house and the Nobles may want to have stepping stones and grass to give the illusion of a cart path however a final determination would be made at a later time. The Nobles were willing to return to the HDC with a proposal. The driveway would be left as dirt until that time. Mr. Andreas suggested two lines of cobble stones. Mr. Taylor said that two lines of granite may be more easily maintained.

The Nobles would like a weathervane on the barn. The HDC would like to see what has been selected prior to installation. A round window is proposed for the gable of the barn.

Next the Board discussed the type of doors for the barn. A herringbone pattern was suggested but that may look too modern. Also, the type of hardware will make a difference. Strap hinges were suggested. The goal was to make the door look as though it swings out. In the end it was determined that the doors do not have to match any of the existing doors on the house. A six-lite window was proposed to give it interest.

Paint colors were to be the existing coffee color and white trim. The barn door could be any combination of cream, red or green to match the shutters.

It was the intention to use wood products for all features.



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In regard to the south side of the barn Mr. Taylor was not certain about the proposed small windows. Ms. Noble said that she wanted windows for light and interest and perhaps a transom window would be best.

No neighbors were present who wished to speak on behalf of this case.

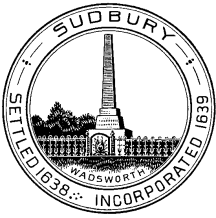
A motion was made and unanimously approved to grant a Certificate of Appropriateness Jess and Griff Noble for a Certificate of Appropriateness for the addition of a garage, guest room, and kitchen at 47 Concord Road as proposed in drawings submitted with the application dated July 16, 2014 provided that:

1. The addition will be built of wood products except for the barn foundation which is stone-veneer;
2. Windows are all to be Green Mountain Milestone Series or period windows;
3. The configuration of windows will be as shown in the plans dated July 16, 2014 with the exception of the windows on the southern side of the addition where the applicant can determine whether a transom window or individual lites look best;
4. Shingles on the barn roof will be asphalt to match the existing house;
5. Paint colors and color pattern will match the existing house with the exception of the barn door which can be painted with any of the existing house colors;
6. Appropriate iron hardware will be added to the front, faux barn door;
7. A landscape and hardscape plan will be submitted through a separate hearing;
8. A weathervane of any type may be installed on the barn but should be shown to the HDC for approval prior to installation; and
9. Existing landscape remains unchanged except by prior approval of the Commission.

Follow-up Discussion on HDC Case #12-12 – First Parish Sudbury, Applicant, 327 Concord Road:

Jim Gish, of First Parish, was present to discuss obtaining approval for the installation of a specific type of solar panel on the roof of the religious education wing of First Parish Sudbury, Unitarian Universalist. Mr. Gish explained that the solar panels were previously discussed as part of HDC Case 12-12 back on September 20, 2012. Mr. Gish had two suggested products by Sun Bug but did not have visuals for the HDC to evaluate. The manufacturer had not been determined yet by First Parish.

Discussion ensued about how much of the roof would be visible and from which vantage points. The Board discussed whether there were any other alternative locations for the solar panels, for example ground-mounted panels. Mr. Gish said that there was not another place on the parcel to put them given the



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location of the memorial garden at the back of the church, nor was there any other place that would attract the light.

Mr. Swanson and Mr. Andreas felt that the west roof was too visible of a location. Mr. Andreas said that he understood that the project was discussed favorably in the past but he felt that First Parish was one of the most important and highly visible pieces of architecture in town so panels could disrupt that view.

Mr. Taylor explained to Mr. Gish that although he understood what First Parish was trying to do the sense of the board was that it would be difficult to approve the solar panels without knowing the manufacturer's model number. The color and profile of the panels would make a difference.

The Board asked Mr. Gish to come back to a future HDC meeting and provide the selected model number and/or photographs of the particular model in use on a building and height of the projection of the panels from the roof and that would help the Board make a determination.

Mr. Gish asked for a copy of the materials for Case 12-12. Recording Secretary Sally Hild said that she would provide them via e-mail.

Other Business:

Minutes from the July 24, 2014 HDC meeting were unanimously approved.

Next was a continued discussion and drafting of the HDC's General Guidelines.

Final discussion of General Guidelines and landscaping guidelines was postponed until Linda Hawes return from vacation.

The Board decided to obtain a Main Street booth at the Sudbury Celebrates 375 Committee's September 6, 2014 Field Day and Fireworks to support Sudbury's 375th Anniversary.

There being no further business the meeting was adjourned at 9:40 p.m.

Respectfully submitted,
Sally P. Hild
Planning and Zoning Coordinator