

Town of Sudbury

Historic Districts Commission

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HISTORIC DISTRICTS COMMISSION DRAFT MINUTES June 5, 2014

Present: Linda Hawes, HDC Chair; Bill Andreas; Frank Riepe; Lee Swanson; and Fred Taylor.
Also Present: Mike Carney and Jeff Walker.

Continuation of Case 14-8: 233 Concord Road, Lot B, Applicant Mike Carney

Mike Carney and Jeff Walker were present to continue discussing their plans for a 4,200 square foot house at 233 Concord Road, Lot B. Mr. Carney explained some of additional revisions made since the May 22 meeting with the HDC. Changes included lowering the pitch of the roof on the northern el to enhance the perspective from the street. Barn doors were added to the front façade of the garage similar to barn doors at the neighbor's house. Entry to the garage bays is still on the north side. Small windows appear for interest along the top of the el.

In regard to the chimney at the south side of the house the architect studied chimneys dating from between 1850 to 1950 and widened the base. The chimney will have an exterior hearth as an added feature. Mr. Swanson wanted to know what kind of brick would be used for the chimney. He suggested a lighter red brick. Mr. Carney said that he had not located the brick company yet but would have samples at a later meeting.

Mr. Riepe said that the design was improving. He felt that the shutters were sized properly. The attic window panes should perhaps be similar to the second floor windows. The Board discussed using solid paneled shutters rather than louvers.

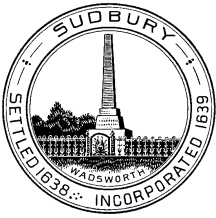
Ms. Hawes felt that the design was plain enough that it fits in with surrounding homes and the garage el will be back far enough so that it will not be too visible from the street. She liked the main façade and the window placement.

Mr. Taylor approved of the garage el.

Referencing the original land-owner Mr. Swanson said that the house looks like one that Mr. Emmons might live in.

Mr. Riepe then said that the pitch of the garage roof was too flat. There was a back and forth discussion about roof pitch since at the last meeting there was criticism that it was too high. The concept of dropping the eaves and creating a cathedral ceiling in the master bedroom that is going above the garage since that was to be storage space anyway. Various options were debated. The roof ridge would remain at the same height. Mr. Riepe also wanted the cornice removed from the garage el and instead a simple gable. A cornice would remain on the main portion of the house.

The side entrance of the garage el in the small recessed area between the main section of the house and the garage el may have a small roof. The HDC wanted to have the roof shown on the final plan.



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The HDC also discussed changing the double windows on the north façade in the dining room to a bay window of some sort.

Mr. Carney said that lighting would be simple with just recessed lighting along the porch and in the future a landscape plan would be provided to show the locations of the post lights. Future homeowners will be responsible for choosing additional lighting and will have to appear before the HDC for approval. A paint scheme will also be provided at a future meeting.

Mr. Andreas said that he wanted to see on the final plans the actual footprint of the building with its exterior lines.

The hearing was continued to June 19, 2014.

Other Business:

The board began a preliminary discussion of HDC standards. Mr. Taylor had gathered standards from some of the surrounding towns. It was agreed that Mr. Taylor would draft up some standards and the Board would review them at the next meeting.

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

Respectfully submitted,
Sally Hild
Planning and Zoning Coordinator