

Town of Sudbury

Historic Districts Commission

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HISTORIC DISTRICTS COMMISSION DRAFT MINUTES May 1, 2014

Present: Linda Hawes, HDC Chair; Bill Andreas; Frank Riepe; Lee Swanson; and Fred Taylor.
Also Present: Juliet Janowitz; Susan Doherty; Paul Piazza; Mike Kunz; Mike Carney; and Jeff Walker.

Case No. 14-13: 262 Old Sudbury Road, Applicants Juliet and Jerry Janowitz

Applicant Juliet Janowitz was present to request a four foot high cedar post and rail fence to run 132 feet along the side yard at her property at 262 Old Sudbury Road. The fence will consist of three parallel rails with stapled mesh. The purpose of the fence is to provide an enclosed area for a dog and her children's play space. Images of a similar fence were included in the application materials.

Mr. Taylor asked whether Ms. Janowitz had considered a split-rail fence. Ms. Janowitz said that they did not, adding that the design of this fence was similar to others located in the area of her house.

Mr. Riepe said that the plans seemed reasonable. Others on the Board agreed. The plans were unanimously approved.

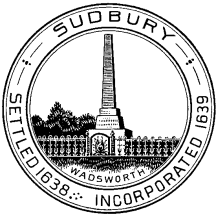
Continuation of Case 14-8: 233 Concord Road, Lot B, Applicant Mike Carney

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. Their architect, Mike Kunz, was also present. Mr. Carney submitted to the HDC a new set of elevations. He said that given feedback from previous HDC meetings his team had worked to reduce the width of the house as viewed from Concord Road. The porch on the right-hand side had been eliminated. He felt that presenting a gable end front elevation with an approximate eighty foot setback made the house appear smaller. Every effort would be made to ensure that the white oak tree in the front yard would remain. The oak tree dictates where the septic system can be located which is the south side of the house. It was also noted that the house would be set back approximately ten feet farther than the house next door at 233 Concord Road. Mr. Kunz said that the ridge for the rear portion of the house was offset similar to other historic homes along Concord Road.

Mr. Walker said that if there was an agreement from the HDC then he could move forward with preparing the site plan.

Ms. Hawes asked what the driveway material would be. Mr. Carney said that it would be hot-top paved at the right-hand side. In the front he would prefer a loose aggregate permeable stone driveway. There would be a turn-around area behind the oak for guests and perhaps a stone circle in the front. The Board discussed the use of chip-seal material on top of the asphalt similar to what is used at the Hosmer House.

Mr. Swanson asked how high the neighboring house at 233 Concord Road was. Mr. Walker estimated that it was approximately 33 feet high, which is what he was proposing. Ms. Hawes expressed concern about the height of the house. Mr. Carney said that he can't build seven foot ceilings nowadays because no one would buy that house. He said that people require higher ceilings for comfort. He did not think he could alter the height.



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A discussion ensued about locating one versus two windows in the gable end. The gable façade showed five windows across at the first and second floor levels. Mr. Carney had provided images of other houses in the area as samples of what they might consider for the attic windows. Mr. Andreas said that in Sudbury most houses only had one window in the gable but in the surrounding towns he has seen two windows. Mr. Walker said that the decision comes down to a preference versus historic significance.

Susan Dougherty, the abutter at 253 Concord Road, asked for clarification that the driveway at the right-hand side of the house would have an evergreen buffer. It would. She said that she wanted to make sure that the canopy was done properly. Mr. Walker said that the majority of activities, kids playing ball for example, would be happening in the yard at the other side of the house.

Mr. Riepe said that it was difficult without a floor plan to determine what the spaces were like in the house. Mr. Carney said that the master bedroom has been moved down and instead, the room over the garage would be a game room. He said that the back of the building was still being worked on. He explained that the side-facing garage would have two bays but that one could drive around to the back to get to an underground bay at basement level. It was essentially drive-in storage. He said that this concept also allows the mass to shrink.

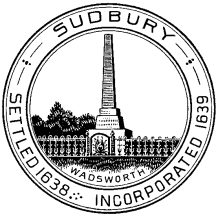
Mr. Andreas wanted the French doors at the porch and study eliminated in favor of a standard, more appropriate door. He added that the left-hand projection which contains a second-floor bath should have something more amusing in the way of a shaped window rather than being left blank. Mr. Walker said that would be something the new homeowner could select.

Mr. Riepe said that the chimney needs more interest. He also asked about the attic space and whether it could be developed into living space. Mr. Carney said that it housed mechanicals and was only suitable for storage. He also noted that the roof was not framed for dormers.

Mr. Andreas still was not entirely satisfied with the garage concept. A discussion ensued about tucking the garage back behind the house more and changing the dormer to a shed dormer. Mr. Carney agreed to these changes. Mr. Riepe and Ms. Hawes preferred the garage doors facing to the side as shown. Given that the land slopes down in the area of the driveway the driveway would not be seen from the street. Mr. Walker said that the stormwater system would be going there as well.

In general the board felt that the design as presented was simple and sensible with straight-forward detailing. The applicants were asked to look at variations for the attic window, or windows, in the front gable and they were asked to consider the chimney style to give it more detail. The plan for the garage was to push it back further behind the house given that as drawn it did not present as "period." The goal was to have it look like a smaller el. The French doors would be replaced with a different style that would be more consistent with a colonial house.

Mr. Walker said that he wanted to close on the property and move forward with the site plan project. It was agreed that the case would be continued to the next available hearing, Thursday, May 22, 2014, and a non-binding sense of the board was taken to see if the plans might be approved pending further



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alterations. Mr. Riepe said that if the changes were made as proposed at the hearing he would most likely approve of the project. Mr. Andreas said that overall he was ok with the main part of the house. The garage still concerned him. Mr. Taylor said that he could not get past the design of the front façade but acknowledged that the applicants have tried hard to comply with the HDC's suggestions and have made a lot of changes. He said that the house was perhaps more appropriate for a different neighborhood. Mr. Swanson said that he liked what he saw and, given Mr. Riepe's suggested alterations, he was fine with the plans. Ms. Hawes said that the plans look ok but a lot would depend upon the siting of the house and paint color. In order to get the official approval of the HDC the applicants will need to show all four elevations and the street view in particular.

There was a brief discussion about paint color. The board wanted a color other than white and suggested either a tan or gray. Slate blue was also discussed as an option.

Mr. Walker said that both abutting neighbors were ok with the plans as they have evolved.

Next steps are to get the drawings done and to go through site plan and stormwater review. The hearing was continued to May 22, 2014.

There being no further business the meeting was adjourned at 9:15.

Respectfully submitted,
Sally Hild
Planning and Zoning Coordinator