

# Town of Sudbury

## Historic Districts Commission

Flynn Building  
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### HISTORIC DISTRICTS COMMISSION DRAFT MINUTES May 22, 2014

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

#### **Case No. 14-14: 452 Concord Road, Applicants Jamie and Matt Sussman**

Applicants Jamie and Matt Sussman were present to request a Certificate of Appropriateness for landscaping, painting their barn door, the addition and paint color of shutters, a new storm door, and changes to exterior lighting.

The Sussmans provided images of existing conditions at their residence and showed pictures of landscaping from other historic sites that they would like to replicate at their property. A proposal from Weston Nurseries of Hopkinton was included in their application that listed various native species. Ms. Sussman wanted the landscaping to be planted in an informal manner. Boxwoods, dogwood, magnolia, inkberry or buxus, hydrangea, lilacs, holly or cherry trees were discussed.

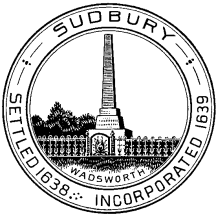
A model number for a Brayden 22-inch Mystic Black post lamp and Brayden 10.25-inch Mystic Black outdoor wall light was also included. Board members noted that the existing lamp post was too tall so the homeowners talked about lowering the post one foot.

In regard to the shutters the Sussmans said that they had bought 100-year old shutters for the front façade so that they would be of the appropriate size. They are to be painted black. Ms. Hawes reminded the Sussmans that the louvers should be facing downward. Mr. Taylor wanted to know how the shutters would be affixed to the house. They are to be hinged.

The Sussmans had found an old door in their barn that they intended to put on as an exterior storm door on the front of the house, however upon further discussion it was determined that the door they had found was an interior door and would not withstand the elements so should not be used as an outside door. There was much discussion about the use of a screen door or another batten door. However that was not the style the homeowners preferred. Other suggested options included a six-panel storm door, replicating the door at the Wayside Inn or First Parish Church, or simply keeping the existing batten door and painting it in a color that the homeowners preferred. The door is to be painted black.

In the end, a motion was made to approve a wooden six-panel front door similar to the existing door or paint the existing batten front door black, paint the barn door black, approve shutters with hinges and paint them black, and change the lighting to the model noted in the application dated April 17, 2014 and lower the lamp post one foot, and install landscaping as discussed. Landscaping will be located in the locations as proposed in the application dated April 17, 2014.

The motion carried unanimously.



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### **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 reported that he cannot put two garage bays under the garage, so he widened the proposed garage to three bays. He noted where windows were added to provide light to the basement. Driveways would be covered in stone dust in the front but would be paved toward the garage. New owners may want to appear before the HDC to change the materials in the future. Ample screening will be proposed for the property line so that the garage does not impact the neighbor's view.

A single window appears in the gable end because the architect found a precedence for the single window in Sudbury versus two. Mr. Riepe noted that the hexagonal window in the projection on the left side needs to be rotated so that a flat side is on the top rather than a corner. Given that the hexagonal window is located in a bathroom muddled glass would be used rather than clear. The Board felt that was reasonable.

Discussion ensued about the roof pitch over the garage. That interior room contains the master bedroom. Mr. Riepe felt that it would be nicer to make the pitch of the garage roof and the house roof the same. Mr. Andreas did not like the expanse of roof showing at the garage wing. He felt that the length of the el was fine but there was too much roof. He felt that the pitch should be more shallow. Mr. Carney did not think that would work because the side of the el would be too large. The Board discussed other houses in the area of Concord Road and Goodman's Hill that had similar el features and suggested that he replicate those. There was a discussion about pulling the porch to the right to lessen the impact of the el wall. In the end it was decided that extending the porch was not needed.

The Board discussed only having shutters on the front façade and not on the garage el.

Mr. Swanson said that he likes the placement of the house and felt it did not encroach upon any neighbors. He said that once built passersby will probably not even notice it as a new building.

Mr. Andreas said that perhaps the open space at the left-hand side of the lot could have fruit trees to further enhance the farmhouse style. The Board was in agreement that a large green lawn was not in-keeping with the goal. Mr. Carney said that he would present a landscaping plan once they have a buyer for the house.

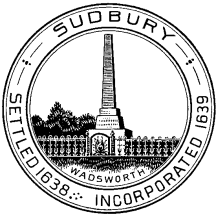
In regard to the location of the house, its footprint size and siting, the Board was in agreement that the applicants could proceed, however the Board wanted to see another rendering of the façade before final approval was given. The hearing was continued to June 5, 2014.

### **Other Business:**

The Board unanimously approved Fred Taylor to serve as Vice Chair of the Historic Districts Commission.

The Minutes of April 10 and May 1, 2014 were also unanimously approved as written.

The discussion of HDC standards and guidelines was held for the June 5 meeting.



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

Respectfully submitted,  
Sally Hild  
Planning and Zoning Coordinator