

Town of Sudbury

Historic Districts Commission

Flynn Building
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MINUTES

December 11, 2014

7:30 p.m.

Flynn Building, Silva Conference Room

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

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

Case Number 14-28 – Applicant Gerard O’Doherty, 62 King Philip Road, (Assessor’s Map K09-0034):

Homeowners Kathryn Kenney and Vic Dekermendjian were present to discuss their request for a Certificate of Appropriateness to alter west elevation of their home at 62 King Philip by raising the back shed roof line, changing an existing door, and adding a casement window. The changes are needed because work is being done on the kitchen in that area of the house and the homeowners expanding a dining area which requires raising the ceiling slightly. The homeowners wish to add larger windows in the back and change an existing door to a double-door. The window in the existing kitchen is not changing. The front façade will remain as is.

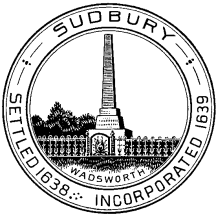
Ms. Hawes asked whether the front of the roof is all on the same level. Ms. Kenney said that it was. The footprint is not changing. Ms. Kenney said that the house was purchased so that they could stay in Sudbury for a while, aging in place. To do so a 4’x7’ bathroom will be added in the back section of the house. Ms. Kenney said that the old plumbing had leaked so they had to do some work there.

Ms. Hawes said that the roofline can really only be seen during the winter when the leaves are down. She liked the design.

Mr. Taylor asked about the windows in the front of the house. Ms. Kenney said that the two over two windows will remain. The proposed window will match the front windows. Ms. Kenney said that they wanted to add the French doors in order to allow wheelchair access eventually.

Ms. Hawes felt that the side of the house was obscured enough by trees.

Mr. Andreas said that the only changes visible from street would be the French door but he was uncomfortable approving the plans because there was not a sufficient photograph or model number of the proposed door. He asked if the builder would be removing plantings. Ms. Kenney said probably a few of the plantings would need to be moved. Mr. Andreas felt that the twelve-pane doors would be too visible and French doors were not really appropriate to the period of the rest of the house. The homeowner said they would be installing solid wood doors. The Board discussed adding landscaping language into the conditions of the certificate. Mr. Andreas said that the change would be very visible to the neighbors, however all acknowledged that no neighbors were present at the meeting.



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The Board discussed the date of the house. The addition may be circa 1840. Then the house was added to around 1900 or 1910. Mr. Andreas said that the date of the main house may be circa 1804. It was said to have been built for a widow by her children after her husband had died. The homeowners said that they had been told that the date of the house was 1750.

Mr. Taylor asked whether the new window casing was going to be similar to that of the front windows. Ms. Kenney said that it would be. A product had not been selected yet, however Pella was suggested by the builder. The siding is being replaced with cedar.

The Board then discussed the French doors. Mr. Swanson and Mr. Andreas were not inclined to agree with the plans unless the doors were blocked from view. Mr. Andreas wanted to see a photograph of the proposed door and its location. A planting plan was also requested to ensure coverage and privacy.

The Board then asked the homeowner to come back before the HDC with specs for the windows and doors, including manufacturer name and materials, and also a landscaping plan. The plan either needs to prove that the door will not be visible or the doors must be changed to something more period.

A motion was made to approve a certificate of appropriateness for alterations to the roofline as shown on plans dated August 19, 2014 and submitted with the November 19, 2014 Application for the Certificate of Appropriateness. Decisions on doors, windows, and landscaping would be done at the January 8 continuance.

Mr. Andreas expressed discomfort with approval of a partial certificate and allowing a building permit to be issued without complete plans.

Mr. Dekermendjian said that he and Ms. Kenney have been without a kitchen since June and they are concerned that their contractors will move on to another job. Ms. Kenney said that they have been working with Sudbury's Building Inspector on plans for the interior spaces.

Mr. Taylor, Ms. Hawes, and Mr. Swanson approved the Certificate of Appropriateness. Mr. Andreas was opposed because the proposal was incomplete.

There being no further discussion the meeting adjourned at 9:30 p.m.