

Town of Sudbury

Historic Districts Commission

Flynn Building
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MINUTES

February 5, 2015

7:30 p.m.

Flynn Building, Silva Conference Room

Present: Linda Hawes, Vice Chair; Bill Andreas; Frank Riepe, and Lee Swanson

HDC Vice Chair Linda Hawes called the meeting to order at 7:30 p.m.

Follow up to Case Number 14-1 – Police Station at 77 Hudson Road:

Mike Melnick of the Permanent Building Committee and Mike Carell of the Carell Group were present to discuss exterior paint color and roof color for the new police station at 77 Hudson Road. Approval of color selection was a requirement of the HDC's Certificate of Appropriateness dated February 25, 2014.

Mr. Melnick first gave an update on the status of the project. He said that at the last HDC meeting the choice was made to use hardi-board siding rather than brick. The Town approved the project for \$8.1 million. The contract was awarded in November 2014. Work began but winter has delayed it. Relocating the roadway to reach Musketaquid Village occurred first. The driveway was paved so that firetrucks can drive on it. The relocation was a difficult process but work could not occur until that was completed.

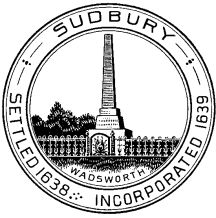
The building foundation is now installed, structural steel has been erected and structural framing is almost done. The main story is in process of starting. He said that the outbuilding in the back cannot be built yet. The carport is being reduced to ten spaces of approximately 120 feet. Roofing for the carport was undecided but would most likely be metal.

Mr. Melnick said that at the last meeting the PBC and HDC discussed installing a black roof to match the roof on the fire station. He passed around some asphalt shingle samples. For the exterior of the building a smooth-faced hardi-board product with a 4-inch exposure was discussed. He said that the HDC directed the PBC to select a color other than white. Blue was preferred. Mr. Melnick showed a sample in "Boothbay Blue."

Mr. Riepe said that the color was fine given that it was more gray than blue. Mr. Andreas preferred a lighter blue which he felt would not be as dark and foreboding. The HDC discussed white again. Ms. Hawes was concerned about two large, white buildings situated so close together. Trim color would be white.

Mr. Carell said that Chief Nix was enthusiastic about the building being blue. Mr. Andreas suggested that the Boothbay Blue was perhaps more of a period color. He agreed that it has a lot of gray and would therefore be appropriate, particularly with the white windows. Mr. Swanson said that blue was used mostly around the coast, but he said that he has found evidence that some municipal buildings have historically been blue.

The Board discussed placing the smooth side of the hardi-board facing out so that it would weather well and not show dirt accumulation. Mr. Melnick said that it would have a slight sheen.



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As for the roof color, Mr. Riepe said that he would prefer something that was not totally black. The alternative was a pewter gray Timberline HD asphalt roofing material.

Unrelated to the decision on colors the Board then discussed that the doors would be white aluminum with glass. The police need to see who is coming into the building and they wanted a metal door that could lock. The choice was functional. Mr. Carell asked about divided lites. The Board decided that there should be no division on the glass since it would not look authentic. Undivided glass windows were preferred. Mr. Andreas suggested that the glass be etched with "Sudbury Police Department" in a serif font or a Sudbury Police Department logo.

No neighbors were present to express any concerns. There being no further discussion from the public or the Board a motion was therefore made to approve an addendum to the existing Certificate of Appropriateness for the exterior of the building to be clad in Boothbay Blue Hardi-board installed with the smooth side out with a 4-inch exposure and Pewter Gray Timberline HD asphalt roofing. The motion was unanimously approved.

Continuation Public Hearing – Case 14-21: Applicant Mike Carney, Walker Development, 197 Old Sudbury Road, Lot A:

Mike Carney and Jeff Walker were present to discuss with the Board a schematic for their proposed house at 197 Old Sudbury Road, Lot A. The Board was in receipt of elevations. Mr. Andreas asked if there were any plans available. Mr. Carney said that he did not have them at this time but plans would be submitted to the HDC file.

Mr. Riepe said that the attic window in the front gable needed to be re-worked as the scale was off. He suggested putting the same size window as appears on the second floor or two smaller windows without shutters at the attic level.

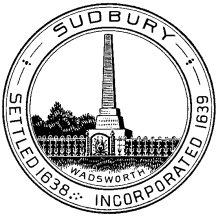
On the eastern elevation of the gabled section the front second floor window needed to be moved back approximately one foot as it was too close to corner of the house.

Ms. Hawes said that overall the house is a good size and is in scale with the neighborhood.

Mr. Riepe pointed out a drafting error with the number of lites on each of the main windows on the first floor. Windows should be six over six rather than six over nine. Second floor windows are to be six over one. Also, the height of the windows on each floor should match each other.

The Board discussed the columns suggesting that they were perhaps too bungalow-like. If they were made slightly more slender they would look better. The size of the base was fine.

The Board liked the shingle cladding. Mr. Riepe suggested that the corner boards be removed as they were not typically used on shingle style houses. He suggested putting frieze boards on main body of the house and also at the porch and front gable to make it look richer.



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All Board members felt that the garage was better-designed. Larger strap hardware was suggested.

The Board requested that the applicants come back to the HDC once a front door is selected.

A motion was made to change the attic window to a single window in the center gable; the second and third floor windows are to be six lites over one and all equal in height; first floor windows are to be six over six lites all equal in height; the two second-floor windows facing east shall be shifted one foot to the left; frieze boards shall be added on all roof edges; strap work on the garage doors shall be larger; columns are to be square with a classical capitals; the applicant will return to the HDC once a front door is selected and plans will be submitted to the file as applicant can submit them.

All were in favor of approving the Certificate of Appropriateness for the house at Lot A.

Next Mr. Carney and Mr. Walker presented the Board with an image of a house style that they would like to use for Lot B, 197 Old Sudbury Road. The style is similar to a Colonial Revival modified cape. Mr. Walker said that there would be a side-loading garage on the right-hand side of the house.

Mr. Andreas suggested that there is an example of such a house on Dutton Road that has a porch treatment. He said that a building built in the style of architect Royal Barry Wills with modern livability would be a good choice.

Mr. Carney and Mr. Walker, having gotten the sense that the HDC would approve a house of that style, said that they would return with drawings to obtain their Certificate.

Other Business:

Minutes from the January 8, 2015 HDC meeting were approved unanimously.

There being no further discussion the meeting adjourned at 9:00 p.m.