

Town of Sudbury

Historic Districts Commission

Flynn Building
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MINUTES

March 5, 2015

7:30 p.m.

Flynn Building, Silva Conference Room

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

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

Follow-up Discussion on Case #14-1 - Permanent Building Committee, Police Station at 77 Hudson Road:

Mike Melnick, Co-Chair of the PBC, was present to request a modification to the previously approved product and color of roofing material for the new police station at 77 Hudson Road. He explained that the color that was approved was made by Timberline roof products which turns out to not be compatible with the insulation that is going under the roof. He explained that they are using a spray-on insulation and a hot roof and Timberline will not warranty their product on that kind of roof.

Mr. Melnick showed a product sample of another fifty-year shingle that he would like approved. This product line is CertainTeed, Landmark Premium Designer Shingles.

HDC members did not care for the shadow effect of the gray option that would have most closely matched the Timberline product. However, there was a sample called Pewter Wood that was just a little darker gray but more acceptable.

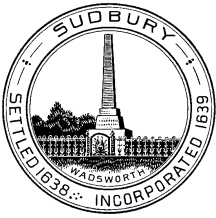
A motion was made and unanimously approved to allow the PBC to use CertainTeed, Landmark Premium Designer Shingles in Pewter Wood for the Police Station roof. The Certificate will be updated to reflect this change.

Public Hearing – Case 15-3: Applicant Griff and Jess Noble, 47 Concord Road:

Griff Noble was present to request a modification to Certificate #14-19 so that he could change the window arrangement and add a hayloft door on the front façade of a previously approved addition from August 2014.

Mr. Noble said that the original approval was for a round decorative window and four smaller windows symmetrically spaced across the façade above the barn door. He and his wife felt that the design looked too modern. Instead he presented a mock-up of the façade showing one square window centered in the gable and two of the same sized windows below. The interior area is living space and the front-facing barn door is fake. A three-car garage with side entry for cars is underneath the addition. He said that he and his wife could not find a round window that they really liked for their price point. He said that the square 24" window would then match the window at the side of the faux barn door.

Mr. Riepe felt that the modifications were ok.



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Mr. Noble noted that the windows had already been framed out because of the building schedule. He said that the hay door was added in the hopes that the HDC would agree to the change.

Mr. Taylor noted that the Nobles had gone ahead and done work that was not actually approved so the HDC was going to have to address that issue. Mr. Noble did acknowledge Mr. Taylor's concern but said that he had to make a decision because the barn builder was ready to work.

Another question was whether the garage doors should have a herringbone pattern. Ms. Hawes felt that herringbone was appropriate and typical of barns in this area.

Mr. Andreas felt that the changes looked ok. He noted that the appearance looks as though the addition has always been there and more importantly that the addition looks like a barn.

Mr. Noble said that a line of shrubs will be planted at the garage. The faux barn door will even have a ramp with two strips of cobblestones leading up to it to look like a driveway.

As the discussion proceeded Mr. Riepe and Mr. Taylor disagreed about the windows. Mr. Riepe marked up the drawing to place the two windows closer together. Mr. Taylor did not care for the bottom window next to the barn door. Mr. Andreas did not mind the arrangement.

Ms. Hawes said that the rendering looked like other Sudbury barns. Mr. Andreas said that it appeared normal. There was a good deal of discussion about the arrangement of the windows, however with some board members feeling they should be closer together and some feeling as though they should appear more irregular.

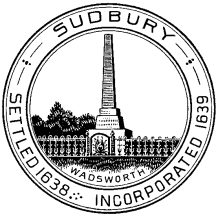
Mr. Noble then suggested having only one window but the Board felt that one window was too small. Given that the hay door was already framed no one wanted to move that. In the end it was decided that one window in the gable was fine.

Mr. Noble then said he would like more light but with the original plan of three windows across it looked too modern. He felt the triangle looked more organized.

No one had concerns with hay door.

Mr. Taylor said that if the Nobles could live with only one window he would approve that. Mr. Riepe was concerned that there may not be enough light. Mr. Andreas said that barns did not have a lot of windows.

After more discussion the Board determined that one square window in the gable was too small, however, if the window were placed on an angle as a diamond, which would also replicate the detail they have on their front door, then the diamond window in the gable plus the two lower windows and the window to the side of the barn door would look ok. The window would be square with a standard grill. Ms. Hawes wanted to be sure that the muntins would be vertical, however and not situated in an x.



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Mr. Noble wasn't sure that he liked the diamond. The Board said that the window would be less expensive than finding a round window.

A motion was made to grant a certificate of appropriateness to allow a hay door, a herringbone barn door, a 24"x24" window to the left of the barn door, two 24"x24" windows above the hay door and a 24"x24" window in the gable to be situated either horizontal or angled as a diamond as shown in a rendering dated March 5, 2015 and submitted at the hearing.

There being no further discussion the motion was unanimously approved.

Continuation of Public Hearing Case #14-21 – Applicant Michael Carney, Walker Development, 197 Old Sudbury Road, Lot B:

Mike Carney and Jeff Walker were present to discuss general design plans for 197 Old Sudbury Road, Lot B. However, they first showed the Board a sample of a window product that they wanted approval for that might be used for some of their concurrent building projects. The window was made of vinyl which the HDC does not approve. Mr. Carney and Mr. Walker explained that the expense of windows was making other aspects of their building projects difficult to budget. The Board attempted to recommend other products and in the end the discussion of windows was tabled for another hearing.

Moving on Mr. Carney walked the Board through some handouts. Included was a photograph of a house that they wanted to emulate, and a rendering provided by their architect. Mr. Carney admitted that the rendering was not exact and they needed to go back to their architect to correct some things. However, he wanted a general sense of the Board as to whether the plans were headed in the right direction.

Mr. Carney explained that the garage doors would point toward the west side of the lot so that it would not be seen from the street.

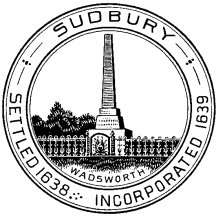
In regard to the windows he felt that the window would be so far back from Old Sudbury Road that no one would see that they were not made of wood.

Mr. Taylor asked for an explanation about the details because the photograph has several design elements but the rendering does not. He said that plans shown to the HDC should have more details so that they can make an informed decision.

Mr. Carney suggested that the main body of the house could have five dormers or two big dormers. A decision was not yet made. The garage would be located on the right-hand side.

Mr. Walker said that he did not want to prepare finished drawings at this stage due to costs but agreed that the rendering was off. He said that if the finished house looked like the photograph that would be a house that would sell well.

Ms. Hawes asked about tall windows on the first floor. Mr. Carney said it was their intent to have taller windows on the first floor.



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In regard to the dormers over the main section Mr. Andreas suggested that three would be better than five and could be larger.

The Board also suggested that the left wing should be reduced and the roof lowered. The end chimney seemed odd. Mr. Andreas suggested a bigger center chimney. Mr. Carney said that a lot would depend upon how the kitchen was laid out. He said that the goal for the interior was an open, modern and livable plan while the outside would be old-looking. They were not certain that a center chimney would allow them to achieve that goal.

Mr. Walker said that the house would probably require a 2 ½- to 3-car garage. It would probably have four bedrooms.

Ms. Hawes likes the sun porch look. Mr. Carney said that the left addition was supposed to be more like the sunroom. There would also be a great room with cathedral ceiling that would go back to flat roof. They discussed French doors which the Board agreed would be ok for a colonial revival style house.

Mr. Taylor mentioned the left-hand wing again. He wanted the proportion decreased. He asked about whether a hipped roof might work. He also agreed that three dormers would work best on the main section of the house. Mr. Carney said that the entrance would most likely be bigger to make the dormers look smaller. The Board requested more detail be added throughout.

In terms of windows Mr. Andreas said that they should find a window by a manufacturer that knows what it is doing. For example, Anderson, Green Mountain, and Jeld-wen windows with simulated divided lites that are made with aluminum and wood cladding are products that have been approved.

Mr. Walker said that there is a huge cost problem when it comes to windows and he was trying to make the projects they are working on feasible.

The Board agreed to continue discussion on 197 Old Sudbury Road, Lot B to March 19, 2015.

Other Business:

Minutes from the February 12, 2015 HDC meeting were approved with one minor change.

Next the Board continued discussing draft guidelines for new construction, additions, demolition and reconstruction. Considerable time was spent talking about policies for windows. Additional discussion would continue at the next meeting of the HDC.

There being no further discussion the meeting adjourned at 10:00 p.m.