

Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Rd
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Minutes

April 28, 2016 - 7:30 p.m.
Flynn Building, Silva Conference Room

Members present: Chairman, Fred Taylor; Vice-Chairman Linda Hawes; Lee Swanson; Frank Riepe and William Andreas.

Others present: Peggy Fredikson, Christopher Hagger, William Warren, Liz Rodoski, Lynn MacLean, Sally Hild, Steewart Hoover, Elaine Jones, William Braun, Arthur Vogt, Lynn Spencer, Taryn Trexler, Janie Dreher and Bill Cooper.

New Business:

1. **Discussion: Sudbury United Methodist Church - Building Committee**, Preliminary plans for proposed renovations at the church.

Bill Cooper presented the preliminary plans to the Board, he stated that the motivation for this project was getting the parking lot re-done because it needed re-paving.

A member of the Board asked for clarification on the vestibule drawing that is showing on page 3 of the plans and not showing on page 2. Mr. Cooper acknowledged that the plan is not correct but stated that this plan is only to illustrate the parking lot work.

The members agreed that the church is on the right track and that they would like to see pictures or drawings in more detail in the future, when time comes to submit an application.

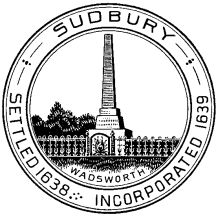
2. **Continuation - Public Hearing – Case 16-5, Applicant Town of Sudbury, 288 Old Sudbury Road (Town Assessor's Map H09-0062)**. For a Certificate of Appropriateness to approve proposed designs for the Sudbury History Center and Museum at the Loring Parsonage.

Lynn Spencer and Arthur Vogt were present at the hearing to describe the project.

The Historical Society space needs exceed what is now available at the Loring Parsonage, but at the same time the building has a great presence and they want to design the interior in a way that will accommodate their needs for exhibits, office and storage space.

They have done a study and they propose an addition that will extend the L shape of the building, this will represent the first face to a future addition to the building.

Ms. Spencer has met multiple times with the Permanent Building Committee. She presented a site plan to the Board, showing the proposed main entrance on what is now the rear of the Loring Parsonage.



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Ms. Spencer stated that the two driving forces are to accommodate contemporary usage for this building and to provide a safer egress. This will require a new stair case for the second floor and handicap access.

Ms. Spencer continued with her presentation and added that the first floor of the parsonage will be used for exhibit space, the second floor will be for offices and volunteer space as well as storage. An important piece to preserve are the two fireplaces, one located on the first floor and one small one located on the second floor.

Ms. Spencer added that with the extended L shape, they are maintaining the same roof line, as well as preserving the building, proposing an addition of 16 feet to the structure. They are introducing an arch opening that recalls an earlier version of this building; the arch is merely an expression of what was there originally.

With this design they are proposing a trellis that would extend a little bit from the building; the trellis could be independent of the building not attached but on its own post, creating a shadow line.

For the entrance opening of the building they are proposing a door to be glazed. They are also aware that some museums make use of screens for exhibitions and some kind of shading will be a good idea.

On the East elevation they propose relocating the existing window, and introducing another window. The rear of the building will be the main entrance and there will be an extension and a small covered area. The kitchenette entry and the whole back wall will be reconstructed.

Mr. Riepe expressed that he liked what was being proposed and that he will be in favor of extending it further.

Mr. Taylor asked for clarification about the back of the drawing and he felt that the extension proposed is appropriate, but he would not agree to extended more than 16 feet.

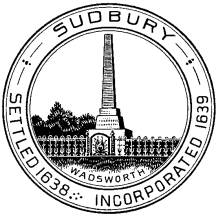
Mr. Andreas liked the idea of the window, but in his view the idea of that much white space makes the building look too sterile.

Ms. Hild explained that some of the thinking in regards to how the second floor of the museum will be is that it will need to have room for storage and perhaps this is one of the reasons why the conversation of relocating the window took place.

Mr. Taylor did not see the trellis on the first rendering, he added that the two best ideas of this proposed project are the glass door and the porch with the trellis.

The Board talked about the type of glass and this will need to be study further.

Mr. Taylor asked about the two arches on the right, Ms. Spencer replied that one is a porch that is being added and behind it will be clapboard with wood trims.



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Ms. Spencer commented that a structural reinforcement project is in the works presently at the Loring Parsonage.

Mr. Taylor stated that at one point in time the HDC will need to approve the walkways, he also asked if the windows will be single pane. MS. Spencer replied that the windows will be single pane.

Mr. Taylor observed that the window types are not consistent. Ms. Spencer agrees that the windows are an issue, the front windows are 12 over 12, and one window in the back is 6 over 6.

Ms. Spencer stated that only one new window will be added, which will be in the back of the property and it will be a 6 over 6.

The Board asked the applicant to try to keep this more authentic to the period.

Mr. Taylor stated that the Board likes the preliminary plans presented.

Motion made and voted to continue Petition 16-5 to May 12, 2016 at 7:30 pm.

Other Business:

1. Impact of proposed "Village at Sudbury Station" 40B on Town Historic Center.

The Board exchanged comments about the proposal. One of the members stated that clearly there is opposition to this project by the neighbors. This member also stated that the information given to the HDC, portraying the project as a green space development, was misleading, when clearly based on the information presented at the ZBA meeting, there will be close to 450 parking spaces and this will make the project look like a concrete top, and totally inappropriate for the area.

The Board expressed concerned about the density, and that the plans show no architectural character.

The Board's concerns are the impact on the historic district, design and density.

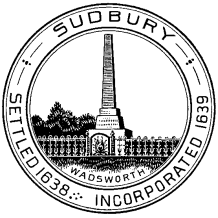
The Board will like to see a constructive approach and would like to be able to offer their expertise and try to help to make this a better project.

Mr. Taylor stated that this is just the start of discussions about this subject and it will continue at future meetings.

2. Updated Guidelines for HDC

The Board discussed about scheduling a future meeting to strictly discuss HDC guidelines.

3. Approval of Minutes from April 14, 2016 meeting.



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Approval of April 14, 2016 minutes was postponed to May 12, 2016.

Miscellaneous:

The meeting was adjourned at 9:30 PM.