



Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3389
Fax: 978-443-0756

<http://www.sudbury.ma.us>

Minutes
June 7, 2018

Members present: Fred Taylor (Chair), Linda G. Hawes (Vice Chair), William Andreas, Frank Riepe and Lee Swanson.

Others present: Jorgen Aabo, Henrik Aabo, Vanessa Rumbel, Ron Ham, Ron E. Ham, Louis Stephan.

New Business:

1. Public Hearing – Case 18-8, Applicant Portside Realty Trust, Ron Ham and Owner Chad Blair, Lot 11 Carriage Way (Carding Mill Subdivision, Town Assessor's Map K04-0511, Res WI, Wayside Inn Hist. Pres.) For a Certificate of Appropriateness to build a new dwelling on a vacant lot. The new residence will measure approximately 3,800 s.f., the approximately size including the basement will be 5,000 s.f.

Mr. Ron Ham presented an application to build a new home in the Carding Mill Subdivision, the portion of land known as Lot 11 Carriage Way. He noted that this is the last house in this subdivision to be built. Most of the other homes are about 20 to 30 years old and they vary in design.

Ms. Hawes commented that the design presented fits in with the Sudbury look.

Mr. Ham replied that they have built a few colonial homes in the area and that they like the design as well. He hoped the Commission will like it for the same reason noted by Ms. Hawes.

Chair Taylor asked if wood clapboards would be used for the exterior.

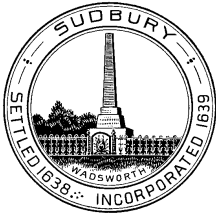
Mr. Ham replied that that is their intent and that they are planning on using Anderson 200 Series windows.

Mr. Riepe noted that there have already been at least two different developers trying to build on this lot and that the land on this particular address rises in a way that any construction will not be visible very much from the main road. He asked for clarification on the differences between a 200 and a 400 Anderson Series windows. He added that the Commission insists that windows be either true a simulated divided lights with spacer bars. He said that Anderson 400 Series windows are SML and would be approved.

Chair Taylor asked for a description of the proposed front door.

Mr. Ham replied it would be a wooden, paneled door.

Mr. Swanson asked about the color scheme chosen.



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Mr. Ham replied that they had chosen Benjamin Moore Historic Colors in a gray scheme. The house will have wooden shutters and gutters he said.

After discussion and questions to clarify the nature of the proposal, the Commission approved the plans as shown with the following conditions:

- Asphalt Roof
- Cedar clapboards
- Wood front paneled door
- Wooden sidelights
- Simulated divided lights for the windows with spacer bars
- Wood shutters
- Gutters
- A color choice using one of the following Benjamin Moore colors with white trim:
Stonington Gray HC-170
Wickham Gray HC-171
Chelsea Gray HC-168
Coventry Gray HC-169

Motion made, seconded and unanimously approved the request petition 18-8 as shown on the application with conditions as noted above.

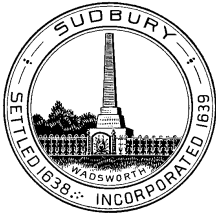
2. Public Hearing – Case 18-9, Applicants and Owners Vanessa Rumble & Jorgen Aabo, 54 Old Garrison Road (Town Assessor's Map J04-0018, Res WI, Wayside Inn Hist. Pres.) For a Certificate of Appropriateness to replace and install windows, build an addition, install gutters and repaint home.

Jorgen Aabo and Vanessa Rumble began by saying they are in the process of restoring their home at 54 Old Garrison Road. The home was built in 1965, it is set back approximately 186 ft. from the road, and in a neighborhood of houses built between 1952-2002. The home is located in the Wayside Inn Historic District. The home was in serious disrepair when they acquired it with no working plumbing or heat.

The applicants are proposing to make the following changes and addition:

1. Replace the two windows on the western façade.
2. Install 6 windows: 3 windows (24" h x 28" w) on the main floor and 3 windows (48" h x 28" w) aligned beneath them, at the basement level (western façade/main structure).
3. Build an addition to the main structure/southern façade.
4. Install gutters. The house currently has no gutters.
5. Repaint the house in its current colors.

Mr. Riepe agreed with the applicant that the house is in need of work.



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Mr. Riepe and Chair Taylor observed that the windows on this property have different styles.

Mr. Riepe suggested that the house should be looked at as a modern style home and to install windows that were consistent with that in order to create a more coherent look. He added that that the applicants could benefit from hiring an architect for advice and guidance.

After discussion and questions to clarify the nature of the proposal, the Commission recapped some details:

- Siding will be cedar clapboard.
- The house will be painted the same color, Behr Marquee Classic Silver (grey with a hint of green in it).
- New windows will be single light; tilt turn windows with insulated glass.

Mr. Andreas expressed concern that the Commission was not presented with architect drawings, plans, or elevations, only a 3D model. Chair Taylor explained to the applicants that while the model was helpful, to approve the plans the Commission needed definitive drawings that reflect the design, exterior elements, and proportions.

Motion made, seconded and unanimously voted to continue petition 18-9 to July 19, 2018.

Miscellaneous:

- The Minutes from April 5, 2018 meeting were unanimously approved.

The meeting was adjourned at 8:39 PM.