



# Town of Sudbury

## Historic Districts Commission

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### MINUTES

**AUGUST 6, 2020 AT 7:30 PM**

### VIRTUAL MEETING

**Members Present:** Chair Fred Taylor, William Andreas, Susanna Finn, Frank Riepe, and Anuraj Shah

**Members Absent:** None

**Others Present:** Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Taylor called the meeting to order at 7:30 PM.

#### **New Business:**

**1. CONTINUED Public Hearing – Case 19-9, 322 Concord Road (Town Assessor’s Map H09-0062), Applicant Town of Sudbury seeks a Certificate of Appropriateness to renovate the Town Hall building for accessibility and code compliance. Proposed renovations include an addition for code required restrooms, the Town Clerk’s office, and accessible entry from the parking lot, as well as an accessible ramp for the main entryway, among other items.**

Mr. Taylor made a motion to continue the public hearing for the 322 Concord Road (Town Hall) Certificate of Appropriateness application to the Historic Districts Commission meeting on September 3, 2020. Mr. Shah seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Finn – Aye, Riepe – Aye, and Shah – Aye.

**2. CONTINUED Public Hearing – Case 20-20, 24 Church Street (Assessor’s Map K09-0020), Applicants and Owners Stephen and Elizabeth Garofalo, mgrs., ETG, LLC seek a Certificate of Appropriateness to replace and eliminate windows, replace the porch roof, raise the back wing of the roof, and paint or replace aluminum siding on a single-family dwelling; and replace windows, paint or replace clapboard siding, add a second garage door, and replace the existing garage door on a barn.**

Applicants and owners Stephen and Elizabeth Garofalo were present to continue the discussion with the Historic Districts Commission. Mr. and Ms. Garofalo and the Commission discussed the

various types of window options and their costs for the proposed replacement windows. The main types/styles of windows discussed were Pella, Marvin, Ultimate, and Brosco.

Mr. Taylor made a motion to approve the replacement of 13 windows as shown in the materials submitted with 13 Marvin Ultimate Wood/Wood, two-over-two, double hung windows; to allow the replacement of the triple hung window on the second floor with a double hung Marvin Ultimate Wood/Wood window with the same window configuration as the other windows on the second floor; and to require all muntins be the same width as those on the house now at 24 Church Street. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Abstain, Mr. Riepe – Aye, and Mr. Shah – Aye.

**4. Public Hearing – Case 20-23, 293 Concord Road (Assessor’s Map H09-0007), Applicants and Owners James & Elizabeth Andrews seek a Certificate of Appropriateness to construct an addition to the kitchen and a screened porch.**

Applicants and owners Elizabeth and James Andrews were present to discuss the application with the Historic Districts Commission.

Mr. Taylor noted the Historic Districts Commission only had jurisdiction to comment on changes to the front and south elevations of the house, as other parts of the building were not visible from the public way.

Mr. Andreas commented the Historic Districts Commission’s discussion would only be regarding the portion of the work that would be visible from the public way of Concord Road.

Mr. Shah suggested an overhang for the entryway and eliminating the window next to the door near the garage. He offered to create sketches of a few ideas.

Mr. Andreas made a motion the Historic Districts Commission find the proposed work at the rear of the dwelling to not be under the jurisdiction of the Commission and to continue the public hearing for the other aspects of the 293 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on September 3, 2020. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**5. Public Hearing – Case 20-24, 11 Maple Avenue (Assessor’s Map K08-0015), Applicant and Owner Paul Poteat seeks a Certificate of Appropriateness to replace eight (8) windows their sills and trim, and to replace damaged clapboard siding.**

Applicant and owner Paul Poteat was in attendance to discuss the application with the Historic Districts Commission.

Ms. Finn and Mr. Shah both raised questions and concerns regarding the reasoning to replace the windows without divided lights.

Mr. Taylor made a motion to approve the application for 11 Maple Avenue as submitted with the following conditions:

- Windows shall all be a 6 over 1 style.
- Exterior dimensions of the exterior trim shall remain the same size.
- All trim shall remain the same size within a ½ inch.
- Windows shall all be one (1) of the following styles: Pella Architect Series Clad, Marvin Ultimate Wood/Wood, Green Mountain Wood, or JELD-Wen Clad.
- Windows shall be simulated divided light (SDL).
- Like for like clapboard siding repair and wood sill repair is permitted.

Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

**3. CONTINUED Public Hearing – Case 20-21, 61 King Philip Road (Assessor’s Map K09-0049), Applicant and Owner Nicholas Chunias seeks a Certificate of Appropriateness to demolish, but save portions of, an existing barn and construct a new barn in its place.**

Mr. Taylor made a motion to continue the public hearing for the 61 King Philip Road application to the Historic Districts Commission meeting on September 3, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Abstain, Mr. Riepe – Aye, and Mr. Shah – Aye.

**Other Business:**

**308 Concord Road – Discussion regarding Front Door and Entryway**

Mr. Shah stated he would prefer to see the side lights match the original without compromising the one original aspect of the home.

Mr. Riepe suggested recommending to the Building Inspector the pilasters be returned to their original width and spacing.

The Historic Districts Commission discussed the possibility of the property owners seeking Community Preservation Act funds to restore the entryway to something much more like what had originally been in place.

Mr. Taylor made a motion to inform the homeowners of 308 Concord Road the Historic Districts Commission wanted to see the entryway returned to the way it had been and to urge the homeowners to apply for Community Preservation Act funds, with the support of the Historic Districts Commission, to conduct this work; and to inform the homeowners if they chose not to do this, the Historic Districts Commission would request the Building Inspector to enforce the Certificate of Appropriateness which had been awarded as appropriate. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – No, and Mr. Shah – Aye.

### **288 Old Sudbury Road (Loring Parsonage) – Discussion regarding Trellis/Arbor**

Mr. Taylor noted the trellis/arbor which had been constructed did not follow exactly what had been approved in the Certificate of Appropriateness. He then asked for the opinions and thoughts of the other members of the Commission on the trellis/arbor.

Mr. Shah noted the discrepancies in the structure as compared to the approved drawings.

Mr. Riepe commented installing vegetation on the trellis/arbor would make it much more appealing.

Ms. Finn was not in favor of the black support bases at the bottom of the trellis/arbor.

Mr. Taylor made a motion the Historic Districts Commission write a letter to the Permanent Building Committee asking them to plant Wisteria on either side of the trellis/arbor, to consult with Sudbury Garden Club on the plantings, and to change the stain of the trellis/arbor to grey. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Abstain, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

### **Discussion regarding Supplementing the Historic Districts Commission Guidelines**

The Historic Districts Commission decided to postpone the conversation on the matter until their September 3, 2020 meeting.

### **Approval of Minutes from July 9, 2020**

Mr. Duchesneau indicated there were no draft minutes ready for review by the Historic Districts Commission.

### **Administrative Report/Update**

There were no items discussed by the Historic Districts Commission under this topic.

Mr. Taylor adjourned the meeting at 10:19 PM.