



# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

HistoricDistricts@sudbury.ma.us

www.sudbury.ma.us/historicdistricts

### MINUTES

**JULY 9, 2020 AT 7:30 PM**

### VIRTUAL MEETING

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

**Members Absent:** Lee Swanson

**Others Present:** Director of Planning and Community Development Adam Duchesneau

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 August 6, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**2. CONTINUED Public Hearing – Case 20-13, 28 Maple Avenue (Assessor’s Map K08-0021), Applicant and Owner Daniel Vellom seeks a Certificate of Appropriateness to replace cedar siding shingles, remove storm windows, replace windows, replace roofing, replace gutters and downspouts, modify an existing dormer, and repaint a single-family dwelling; and to replace roofing, replace siding, and repaint an existing garage.**

Contractor Duane Houghton was in attendance to discuss the application with the Historic Districts Commission. He noted the windows that would be replaced. He also discussed the quote he had obtained from JB Sash & Door for the large picture window and the two dormer windows.

Mr. Riepe asked if the roof frame of the dormer would be reframed. Mr. Houghton stated he did not think it would be an issue. Mr. Houghton believed the problems with the dormer were simple water issues.

Mr. Shah asked about the trim on the windows and Mr. Houghton indicated the windows would be retrimmed.

Mr. Riepe stated the proposed installation of fiberglass gutters was a good idea.

Mr. Shah inquired about the siding and how it would be affixed to the dwelling unit. Mr. Houghton stated the siding would be aligned with the sills and tops of the windows. He also indicated he would pass along the specifications for the Marvin windows and had a hard copy of the quote sheet.

Mr. Taylor made a motion to approve the application for 28 Maple Avenue as submitted with the option to have any changes to the dormer be treated as a continuation of the public hearing. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**3. Public Hearing – Case 20-16, 794 Boston Post Road (Assessor’s Map K04-0021), Applicant and Owner George Mautner seeks a Certificate of Appropriateness to install an electrified driveway gate and supporting masonry columns at the end of a shared driveway.**

Applicant and owner George Mautner was in attendance to discuss the application with the Historic Districts Commission. He stated he would be using natural field stone for the support pillars and the gate would be very similar to the photograph which had been provided.

Mr. Riepe stated he preferred the proposal displayed in the photograph as compared to the sketch and Mr. Taylor agreed.

Mr. Shah indicated he would prefer a wooden gate and Mr. Mautner stated he would prefer wood as well. Mr. Mautner expanded on his preference stating he would like the gate to be wooden or Azek.

Mr. Andreas asked what color the gate would be and Mr. Mautner indicated it would be something similar to the stones or a gray color. Mr. Mautner then discussed the dimensions of the wall and gate. He inquired as to what the Historic Districts Commission would prefer. Mr. Andreas stated he would prefer to see a dry stacked stone or mortar appearance for the stone wall.

Ben Brill of 790 Boston Post Road confirmed there were young children living in the homes on the shared driveway and safety was a concern. However, he also indicated his desire for the gate and walls to meet the goals of the Historic Districts Commission.

Mr. Andreas made a motion to accept the proposal for 794 Boston Bost Road as shown on the sketch with the mortared field stone walls, with blue stone or granite caps, with a wooden or Azek gate as displayed in the photograph in a taupe or gray coloring. The masonry design shall be as displayed in the sketch and the gate design shall be as displayed in the photograph. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**4. Public Hearing – Case 20-18, 11 Maple Avenue (Assessor’s Map K08-0015), Applicants and Owners Ryan Marsh and Paul Poteat seek a Certificate of Appropriateness to replace second story dormer windows and repair clapboard on a single-family dwelling.**

Applicant and owner Paul Poteat was in attendance to discuss the application with the Historic Districts Commission. He indicated he was not aware he needed approval from the Historic Districts Commission to install the dormer windows until he received the letter from the Planning and Community Development Department.

Mr. Taylor affirmed the installed windows on the dormers were closer to the originals than the ones which had been replaced.

Mr. Poteat indicated he intended to replace the first floor windows at a future point in time.

Mr. Shah stated he felt some details of the windows were unusual, such as the sills being wider than the windows themselves and the fact the windows were vinyl. Mr. Poteat indicated all of the windows on the house were vinyl.

Mr. Shah noted he felt it was odd the second story windows were larger than the ones on the first story. Mr. Poteat indicated his intent would be to install the same size windows on the first floor.

Mr. Andreas made a motion to approve the work at 11 Maple Avenue as completed with the first floor windows immediately below the second story dormers being replaced to match the second story windows within the next two years. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**5. Public Hearing – Case 20-19, 22 Colburn Circle (Assessor’s Map J05-0354), Applicant and Owner Tyson Tu seeks a Certificate of Appropriateness to remove an existing walkway and railroad tie retaining wall, and install a new stone retaining wall and cobblestone/paver walkway.**

Applicant and owner Tyson Tu was in attendance to discuss the application with the Historic Districts Commission. He stated they were hoping to keep as natural a look as possible. Mr. Tu noted the wall and walkway were not the visible from the roadway. He also stated they will likely need to install some steps at certain points on the walkway due to the grade in the front yard.

Mr. Taylor made a motion to approve the application for 22 Colburn Circle as submitted leaving the step configuration to be installed up to the Applicant's discretion. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

At 8:40 PM the Historic Districts Commission took a five minute recess and reconvened at 8:45 PM.

**6. 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 in attendance to discuss the application with the Historic Districts Commission. Mr. Garofalo discussed the location of the existing house and the boundary of the local historic district. He indicated their plan was to rebuild the roof on the porch, raise the roof to match the fascia line, and replace the windows on the dwelling.

Mr. Taylor stated the barn did not appear to be visible from the public way.

Mr. Shah indicated he had toured the house and it had good bones. He raised concerns about the possibility of painting the aluminum siding as opposed to just replacing it. Mr. Shah also noted the proposed Harvey Majesty windows do not have historic sight lines. Mr. Garofalo stated it was their intention to replace all of the windows over time.

There was then discussion regarding the use of Harvey windows for the replacement windows.

Mr. Riepe stated that due to the proximity of the dwelling to the public way, he was not too concerned about the proposed siding material.

Mr. Shah indicated he did not feel he could approve Harvey windows in a historic district.

Mr. Riepe noted he would prefer to see the project handled as a restoration and not just a fix up.

There was then further discussion about the proposed replacement of the windows.

Mr. Taylor and Mr. Shah stated they would prefer to see single-pane windows with storm windows on the building. Mr. Shah advocated for some repairs and some replacements of the windows.

Pella Architect and Marvin Ultimate windows were recommended as the replacement windows by the Historic Districts Commission. Mr. Garofalo indicated he would research these windows and return to the Historic Districts Commission for further discussion about them.

Eric Fitzgerald of 14 Massasoit Avenue spoke regarding different types of windows including costs and provided some clarifications.

Gary Hall of 68 King Philip Road inquired as to what would happen with the interior portion of the building. Mr. Andreas noted the Historic Districts Commission has no purview over the interior of buildings.

Mr. Taylor made a motion to approve the application for 24 Church Street as submitted except that no windows on the single-family dwelling shall be modified, removed, or replaced, except for the removal of the kitchen window on the first floor of the east side of the building, which is permitted. All other windows shall receive approval from the Historic Districts Commission before they are modified, removed, or replaced. Proposals to modify, remove, or replace other windows on the building shall be treated as a continuance of the original public hearing. The garage/barn was also found to be exempt from review by the Historic Districts Commission. Mr. Shah seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**7. 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.**

Applicant and owner Nick Chunias and contractor Bud Haworth were in attendance to discuss the application with the Historic Districts Commission. Mr. Chunias stated he felt the barn was too far gone to rehabilitate or refurbish. He noted they were proposing a brand new barn be constructed that would preserve the character of the existing barn.

Mr. Shah stated he believed money could be saved by trying to rehabilitate the barn. He indicated that if a new barn was being proposed he wanted to see architectural drawings for the new structure because there was a lot to consider as part of such a proposal.

Mr. Haworth stated he did not feel safe trying to rehabilitate the barn. He noted the walls were not secure enough to rebuild the roof.

Mr. Taylor pointed out the existing barn added to the antique quality of the entire street. He noted the Historic Districts Commission and Applicant needed to look at addressing the barn from inside as opposed to just the outside.

Mr. Riepe noted the conversation was about the feasibility of restoring the barn.

There was then discussion regarding obtaining a third opinion about the barn from a structural engineer.

Mr. Chunias stated if the project did not make sense financially then he may not do the project. Mr. Haworth added the entire interior framework of the barn would need to be replaced.

Diana Warren of 32 Old Framingham Road noted there were a diminishing number of barns in Sudbury, and the architectural details of the barn were very important and should be preserved.

Mr. Riepe stated the Applicant should not take the Zoning Board of Appeals Special Permit application process lightly, which would also be required as part of their overall proposal.

Mr. Taylor made a motion to continue the public hearing for the 61 King Philip Road Certificate of Appropriateness application to the Historic Districts Commission meeting on August 6, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**8. Public Hearing – Case 20-22, 17 Concord Road (Assessor’s Map K08-0086), Applicant and Owner Gabriela Marquez seeks a Certificate of Appropriateness to install a fixed bench.**

Office Manager Diana Carmello was in attendance on behalf of the Applicant and owner to discuss the proposal with the Historic Districts Commission.

Mr. Taylor asked if any trees would need to be removed to install the bench and Ms. Carmello indicated none would need to be removed.

Mr. Andreas asked if the proposal needed to be reviewed by the Design Review Board.

Discussion ensued regarding the orthodontics lettering on the bench.

Mr. Riepe recommended reducing the size of the lettering so it would look less like a sign.

Mr. Shah was comfortable with the bench itself but thought the lettering on the bench was not appropriate.

Mr. Taylor made a motion to approve the application for 17 Concord Road as submitted with the condition there shall not be any lettering or placards on the bench. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

**Other Business:**

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

Owner Todd Jewett was in attendance to discuss the matter with the Historic Districts Commission.

Mr. Shah stated the drawing in the approved application materials was different than what had been installed in the field. He indicated the door which was built was wider than what was shown on the approved plans.

Mr. Taylor noted the discrepancy and asked Mr. Jewett to seek Community Preservation Act funding to correct the situation. Mr. Taylor requested the funding be used to make the new door and entryway match the original door and entryway.

There was then discussion about what modifications could be made to rectify the situation, such as widening the entablature and/or kickboard.

There was then discussion regarding the Community Preservation Act application process through the Community Preservation Committee.

Mr. Taylor noted the Historic Districts Commission would support an application seeking Community Preservation Act funding.

Diana Warren of 32 Old Framingham Road appreciated the homeowners attention to address the matter. She noted she believe a preservation restriction would need to be placed on the building if Community Preservation Act funds were to be used. Ms. Warren also indicated the side lights of the entryway were an important feature.

The Historic Districts Commission decided to continue the conversation on the matter at their August 6, 2020 meeting.

### **Interviews for Historic Districts Commission Member**

Susanna Finn was in attendance to discuss her interest in joining the Historic Districts Commission.

Mr. Riepe noted Ms. Finn had no background in architecture or historic preservation, but she had an interest in the field of the Historic Districts Commission's work. Ms. Finn stated that was correct as her formal background was in research but indicated she would love to learn more about those areas. Ms. Finn added she had also owned two historic homes.

Mr. Shah asked Ms. Finn where she saw the Historic Districts Commission moving forward in the future. Ms. Finn stated she believed the Historic Districts Commission's work would make people stop and think more about what they are doing to their homes, and perhaps to work with property owners to save buildings.

Mr. Taylor made a motion to recommend the Board of Selectmen appoint Susanna Finn to the Historic Districts Commission. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

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

The Historic Districts Commission decided to postpone the conversation on the matter until their August 6, 2020 meeting.

### **69-71 Brewster Road – Preliminary Subdivision Plan**

Mr. Duchesneau provided a brief summary of the proposed residential subdivision for 69-71 Brewster Road, which would contain lots with frontage on Old Sudbury Road. He pointed out the structures proposed to access Old Sudbury Road would likely be constructed in one of the Town's historic districts and would require approval from the Historic Districts Commission before they could be built.

### **Approval of Minutes from June 4, 2020 and June 25, 2020 (AM and PM Meetings)**

Mr. Andreas made a motion to approve the minutes of June 4, 2020. Mr. Shah seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

Mr. Andreas made a motion to approve the minutes from the morning meeting of June 25, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Aye, and Shah – Aye.

Mr. Taylor made a motion to approve the minutes from the evening meeting of June 25, 2020 as amended. Mr. Andreas seconded the motion. Roll Call Vote: Taylor – Aye, Andreas – Aye, Riepe – Abstain, and Shah – Aye.

### **Administrative Report/Update**

There were no topics discussed under this item.

Mr. Taylor adjourned the meeting at 11:15 PM.