



Town of Sudbury

Historic Districts Commission

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MINUTES

SEPTEMBER 3, 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.

Old Business:

2. 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 accept the Applicant’s request to withdraw the Certificate of Appropriateness application for 61 King Philip Road without prejudice. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

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.

Craig Blake was in attendance to discuss with the Historic Districts Commission whether or not the application should be withdrawn without prejudice. He indicated he had been waiting for the Historic Districts Commission to agree when the application would be discussed and was hoping to have the next discussion about the application at an in-person meeting.

Mr. Shah stated that when the Historic Districts Commission had last discussed the application, there were many suggestions for Mr. Blake to take into consideration to advance the design. Mr. Taylor agreed with this assessment. Mr. Blake indicated he was under the impression nothing was to be changed regarding the design until the Historic Districts Commission was able to meet again in-person.

It was suggested Mr. Blake prepare a schematic design for the next meeting to obtain a sense from the Historic Districts Commission whether or not the project was headed in a positive direction.

It was determined Mr. Blake should bring some type of rendering/design to the next meeting for review and comment by the Historic Districts Commission. The application could then be withdrawn without prejudice and the plans could be advanced for reapplication at a later time.

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 October 1, 2020. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Abstain, Mr. Riepe – Aye, and Mr. Shah – Abstain.

3. 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.

Ms. Andrews was in attendance to discuss possible new ideas for the design of the southern front door and entryway with the Historic Districts Commission.

Mr. Shah displayed and discussed renderings he had created for the proposed design of the southern front entryway.

There was discussion regarding the type of glass to be used for the side light next to the southern front door.

Mr. Taylor made a motion to continue the public hearing for the 293 Concord Road Certificate of Appropriateness application to the Historic Districts Commission meeting on October 1, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Abstain.

New Business:

4. Public Hearing – Case 20-25, 288 Old Sudbury Road (Assessor’s Map H09-0062), Applicant Sudbury Historical Society and Owner Town of Sudbury seek a Certificate of Appropriateness to erect two (2) freestanding signs, one in the front and one behind, the Loring Parsonage.

Stewart Hoover was in attendance to discuss the application with the Historic Districts Commission. He noted the freestanding sign proposed for the front of the property was similar in size to others in the surrounding area and around town.

Mr. Taylor suggested the sign proposed for the rear of the property appeared to be out of proportion with the other posts and signs in the area.

Ms. Finn recommended a similar style font be used for both the front and rear signs.

Mr. Shah suggested having less words on the sign at the rear of the building.

Mr. Andreas displayed other freestanding signs as suggestions.

There was discussion regarding rewording both signs to be consistent with one another and modifying their sizes as well.

Mr. Taylor made a motion to continue the public hearing for the 288 Old Sudbury Road Certificate of Appropriateness application to the Historic Districts Commission meeting on October 1, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Abstain, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

5. Public Hearing – Case 20-26, 48 King Philip Road (Assessor’s Map K09-0036), Applicants and Owners Marlana Voerster and Alex Simovici seek a Certificate of Appropriateness to install French doors and relocate windows on the rear of the house, install a new pediment over the front door, add skylights, add granite lamp posts, and replace wood shutters.

Marlana Voerster was in attendance to discuss the application with the Historic Districts Commission. She discussed the proposed alterations they were requesting as part of the ongoing renovation of their single-family dwelling. Ms. Voerster noted the proposal called for relocating doors and windows, including adding skylights. She indicated the proposed pediment over the front door was intended to offset the new height of the house. Ms. Voerster displayed photos of the skylights which were being proposed as well as outdoor lighting. She noted they hoped to add wooden shutters at some point in the future.

Mr. Taylor commented the modifications being proposed were not of a period relative to the home.

Mr. Shah pointed out there were many elements to this house and he felt the application drawings were not specific enough to formally document the proposed changes.

There was significant discussion as to which architectural elements would make sense for the building in terms of the style it was trying to achieve.

Mr. Taylor made a motion to continue the public hearing for the 48 King Philip Road Certificate of Appropriateness application to the Historic Districts Commission meeting on October 1, 2020. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

6. Public Hearing – Case 20-27, 404 Concord Road (Assessor’s Map G10-0214), Applicant and Owner Hiliary Van Voorhies seeks a Certificate of Appropriateness to change the color of the house and doors.

Hillary Van Voorhies was in attendance to discuss the proposed color changes for the house, trim, and front door.

There was substantial discussion regarding the four different colors which were presented as options for the body of the house, as well as the proposed color combination for the trim.

Mr. Taylor made a motion to approve the application as submitted using the color Benjamin Moore #840 for the house, Benjamin Moore White Ice for the trim, and Benjamin Moore Dragon’s Blood for the door. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – No, and Mr. Shah – No.

7. Public Hearing – Case 20-28, 11 Maple Avenue (Assessor’s Map K08-0015), Applicant and Owner Paul Poteat seeks a Certificate of Appropriateness to change the color of the house, its front door, and the garage.

Mr. Taylor made a motion to continue the public hearing for the 11 Maple Avenue Certificate of Appropriateness application to the Historic Districts Commission meeting on October 1, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

8. Public Hearing – Case 20-29, 5 Southwest Circle (Assessor’s Map K04-0617), Applicant and Owner David Howe seeks a Certificate of Appropriateness to change the color of the house and its trim, install a fence, and make landscaping modifications.

David Howe was in attendance to discuss the application with the Historic Districts Commission. He stated the cedar fence along Peakham Road had been installed without any approvals as he did not know the property was located in a local historic district. Mr. Howe explained the purpose of the fence was to help screen some of the traffic of Peakham Road from the residence.

Kevin Farrell of 55 Peakham Road acknowledged Mr. Howe had done a nice job rehabilitating the subject property, but he indicated he did not feel the fence fit the character of Peakham Road or the historic district. Mr. Farrell stated he was not supportive of the size or the length of the fence.

The fence was discussed at length by the Historic Districts Commission, in particular if it was deemed to be appropriate for the area.

Mr. Taylor made a motion to approve the color changes to the house as submitted. Ms. Finn seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Abstain.

Mr. Taylor made a motion to approve the installation of fence as submitted in the application materials. Mr. Shah seconded the motion. Roll Call Vote: Mr. Taylor – No, Mr. Andreas – No, Ms. Finn – No, Mr. Riepe – No, and Mr. Shah – No.

Mr. Howe requested the Historic Districts Commission consider an alternative proposal for the existing fence which was to reduce it to a height of 42 inches while simultaneously enhancing the landscaping on either side of it.

Mr. Taylor made a motion to approve the installation of the fence with a reduction of its height to no more than 42 inches and to enhance the landscaping in front of the fence. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – No, Mr. Andreas – Aye, Ms. Finn – No, Mr. Riepe – Aye, and Mr. Shah – No.

Other Business:

Discussion regarding Enhancing the Historic Districts Commission Guidelines

Mr. Taylor suggested adding pictures and examples of cases that had arrived at good resolutions in past.

Discussion regarding Amending Section 12. Changes in Historic District of Chapter 40 of the Special Acts of 1963

The Historic Districts Commission determined they preferred to discuss this matter at their meeting on October 1, 2020.

Approval of Minutes from July 9, 2020 and August 6, 2020

Mr. Taylor made a motion to approve the minutes from July 9, 2020. Mr. Andreas seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Abstain, Mr. Riepe – Aye, and Mr. Shah – Aye.

Mr. Taylor made a motion to approve the minutes from August 6, 2020. Mr. Riepe seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, Ms. Finn – Aye, Mr. Riepe – Aye, and Mr. Shah – Aye.

Administrative Report/Update

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

Mr. Taylor adjourned the meeting at 11:31 PM.