

Historic District Commission Meeting
May 16, 2013

Present: Gretchen Schuler, Margery Baston, George Ives, Desmond McAuley,
Kathie Steinberg

Others: Bryan and Mary Farley, Alex and Kate Finlayson, Dan Hill

Public Comment. There was none.

Minutes of March 19, 2013 Meeting. The minutes were accepted as written.

Town Center Traffic Reconstruction – Update. There was nothing to report. There has been no movement to louver the red light or change the lens at the traffic light at the intersection of routes 27 and 126 in the HD. Nothing has happened to mitigate the light pollution from Stop & Shop onto 10 Old Sudbury Road.

7:45 pm Public Hearing – Mark C. Sibley House 30 Cochituate Road. Mary and Bryan Farley presented their application for a high board wood (cedar) fence along their back yard on Millbrook Road. The purpose of the fence is for privacy and to make the yard safer for their two small children. The fence will run between the trees that edge the property; some trees will be inside the fence and some will be on the outside. The fence is straight across the top except for the two end sections which have a slope. The height of the fence (with the slope) will range from 4 feet to 6 feet. There is a border along the top of the fence. Mary and Bryan would prefer to leave the fence unpainted, and to let it naturally weather to a light gray color. Arrow Fence will do the installing. Mary and Bryan also applied for a split rail fence around driveway area to the back of their patio. On the high board fence Desmond pointed out that with time black mildew spots could appear on the north side of the fence. He recommended the use of bleach and water to remove the mildew. George made the motion for a Certificate of Appropriateness and Desmond seconded. There was a unanimous vote in favor of this motion. (5-0-0)

Sign Design Guidelines – Discussion. Gretchen brought along Historic District (HD) guidelines on signs from Concord, Acton and Lenox. She also brought the guidelines from the Design Review Board in Wayland (headed by Bill Sterling) which can be found on the town website under the Planning Board. Gretchen suggested HDC members have a look at what is online. She pointed out that the sign guidelines for the HD districts in Acton and Concord are also online. Desmond spoke of the desirability of uniformity in signage even beyond the HD.

8:15 pm Public Hearing – Mabel and Ernest Draper House - 39 Old Sudbury

Road. Alex and Kate Finlayson (with baby Theo) were present to review their application with the HDC. Starting with the roof – it is currently gray asphalt shingle and the proposal was to replace with Owen’s Corning onyx black architectural shingles.

The next item related to the shingles and siding. The color of house is currently many shades of green, primarily dark green Alex and Kate would like stain the house and garage with a Benjamin Moore’s Stonehedge Grey with Benjamin Moore’s Chantilly Lace White on the trim. Doors and windows sash including mullions would be in black.

The windows in the house are double-hung, six over two panes. There are three gable peaks. Alex explained that they would like bigger windows up in attic; and they are proposing three custom made windows for the attic. Currently there are three sizes of windows on the house. Desmond spoke of a hierarchy of windows: larger on the first, smaller on second and still smaller on third. Desmond also pointed out that the longer the window (or height of window) – the more it lets daylight come deeper into the room. There is a size and ratio that “just fits”. Desmond recommended a free program called “Google Sketch” that would allow the homeowner to do the geometry and see in three-dimension. Or, Desmond thought that Alex and Kate might go to the manufacturer or window store with a photo of their house for assistance in sizing the windows.

The next item discussed was the back entry. The house was built in 1906; and the bump-out was added in the 1950’s. (Ms. Draper lived in the house up until her old age – so the house was adapted for her.) Currently there are two walkways to the back entrance (one to the lift and one to the stairs). Alex and Kate do not like the way the bump-out looks, and it blocks light into the kitchen. They would also like to replace the back door with a paneled door painted black that would be similar in style and the same measurements as the front door. Currently the rear stairs (Bow Road side of the house) exit the house in a northwest direction. Alex proposed to have new stairs face northeast. This would allow them to eliminate an unsightly overhang that covers the existing stairs. The new stairs would be modeled after the front steps to the house. To mitigate rain water from coming down on the stairs, Alex proposed a gutter that would match the existing gutters on the house. The concrete stairs would be removed and the new steps will be wood. The railing would be very simple, much like the railing on the front of the house. There was some discussion of trim work. Desmond asked about the random trim by the back entrance. Desmond asked if Alex had thought of having simple elevation drawings of the house – because they can give a lot of information. Alex explained that he had looked into this, but the cost was prohibitive. Desmond said he thought simple elevations should not be expensive; and he mentioned Mahoney in Concord, MA, that used to do drawings that were reasonable in price. Desmond

asked about the time frame. Alex explained that because the house has not had attention on the outside in some time – the roof would be the first item, then the windows, then replacing shingles, then the back entrance.

George made a motion that all but the windows receive a Certificate of Appropriateness. (That would include the roof, shingle replacement, door, geometry of stair and roof, etc.) Margery seconded. This motion received a unanimous, favorable vote. (5-0-0)

A motion was made to continue the hearing until Thursday, June 6, at 7:45 pm. Desmond seconded the motion which received a unanimous favorable vote.(5-0-0)

This part of the hearing ended at 9:10 pm.

Discussion of HDC Membership – Expiration of Terms. Margery, Chris, Kevin and Kathie are up for re-appointment to another 3-year term starting in June. Margery and Kathie hope to continue on the HDC.

Other.

Dan Hill asked a theoretical question about appearing before the ZBA and/or the HDC or both at the same time. This led Kathie to point out that the First Parish had to meet with the Planning Board after it had met with the HDC. (The First Parish received its building permit recently.) Gretchen was aware of the overlapping of boards – and mentioned that the HDC should try to work this out with the Design Review Board.

Margery spoke of households in HD that will be affected by staggering betterment charges (along with businesses in the Route 20 corridor) for the new treatment plant.

Margery also mentioned the FEMA grant that was awarded the town to resolve the flooding issue behind the library. Currently there is much digging in the Depot lot in search of pipes that once carried the water from the brook behind the library to the end of the Depot parking lot (and eventually to the Sudbury River).

The meeting adjourned at 9:40 pm.

Respectfully submitted,

Margery Baston