



Town of Sudbury

Historic Districts Commission

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MINUTES

SEPTEMBER 5, 2019

SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA

Members Present: Fred Taylor, Chair; Linda Hawes; Frank Riepe; and Lee Swanson

Members Absent: William Andreas

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

New Business:

1. Public Hearing – Case 19-19, 276 Old Sudbury Road (Assessor’s Map H09-0061), Applicant Amy LaHait seeks a Certificate of Appropriateness to renovate space over the garage including three new dormer windows, one window on the side of the garage, and raising the roof on the back of the garage.

Amy LaHait and West Brookshire were present to discuss the application with the Historic Districts Commission. Ms. LaHait distributed pictures of the existing building which displayed the windows they were seeking to replace. Mr. Brookshire noted the structures of the dormers themselves would not be touched as part of the proposal. Ms. LaHait noted vinyl windows had been approved for installation by the Historic Districts Commission for other windows in the building and they were proposing to use the same type for this project. Mr. Brookshire stated the roof at the rear of the building would be raised by six feet but indicated there would be no changes to the front of the home other than the window replacements. There was then discussion as to how much of the rear of the dwelling could be seen from the public way.

Mr. Riepe asked what the change in the roof pitch would be and Mr. Brookshire stated the pitch of the roof would be much less than it was presently. Mr. Riepe noted the shed dormer would run the entire length of the width of the building and he would prefer so see some preservation of the eastern gable of the dwelling.

Mr. Taylor stated he would prefer to not see the dormer extend all the way to each end of the building.

Ms. LaHait clarified the window on the side of the garage would not be replaced, but instead would be eliminated. Mr. Taylor asked why this window was proposed for removal and Mr. Brookshire stated they had other ideas for the internal programming for the room. Mr. Taylor

noted retaining the window would add more interest to the aesthetics of the building. Mr. Riepe stated it was the mission of the Commission to be preserving the architectural lines of the existing buildings. Ms. Hawes indicated she would prefer to see the window kept on this side of the building.

Mr. Brookshire inquired if the Historic Districts Commission was seeking a setback of the proposed dormer approximately two feet from the edge of the roofline on the east side of the building and Mr. Taylor confirmed this was correct. Mr. Brookshire indicated these adjustments would be made to the plans and then they would return before the Historic Districts Commission to seek their final approval.

2. Public Hearing – Case 19-20, 5 Concord Road (Assessor’s Map K08-0035), Applicant Allyson Reed c/o Unison Realty Partners seeks a Certificate of Appropriateness to reface an existing two-sided monument sign to match the colors of the building and to make modifications to the sign panels.

Allyson Reed was present to discuss the application with the Historic Districts Commission. She explained the proposal for the updated signage on the monument sign along Boston Post Road/Route 20. She noted the changes would be a cosmetic refacing (color changes and wording) and the sizing of the overall sign face would not change. Additionally, the reconfiguration of the sign panels would allow for new landscaping to be installed below the signage. Ms. Reed stated the Design Review Board had already approved the proposal. Should the Historic Districts Commission issue a Certificate of Appropriateness, she would then seek approval of the changes from the Zoning Board of Appeals because the business ‘Date and Time’ had already installed their maximum signage allowance and these changes would exceed the total permissible square footage.

Mr. Riepe stated Ms. Reed should clarify if a Special Permit or Variance was needed from the Zoning Board of Appeals. Ms. Reed indicated she had already spoken with the Director of Planning and Community Development but would confirm again with him prior to making a formal application to the Zoning Board of Appeals.

After discussion, on a motion by Mr. Taylor to approve the signage as proposed with no changes for a Certificate of Appropriateness, seconded by Mr. Riepe, the Commission voted unanimously, 4 – 0, to approve the application.

3. Public Hearing – Case 19-21, 365 Boston Post Road (Assessor’s Map K08-0026), Applicant Viewpoint Sign & Awning c/o Skybar seeks a Certificate of Appropriateness to install three wall signs on the north, east, and south elevations, and to reinstall awnings.

Margaret Vosburgh of Viewpoint Sign & Awning and Louise Mawhinney were present to discuss the application with the Historic Districts Commission. Ms. Vosburgh noted the application had be revised to only apply for two wall signs.

Mr. Taylor clarified where the proposed signage would be located on the building. Mr. Riepe asked if the proposal had been before the Design Review Board and Ms. Vosburgh confirmed it had been.

Ms. Mawhinney spoke to how she had obtained the brand for Skybar and will be making Skybars at this location.

Mr. Riepe asked about the reinstallation of the awnings on the building and Ms. Vosburgh explained striped awnings over the windows would be installed, but would contain no signage.

Mr. Swanson asked if there would be any signage on the front of the building and Ms. Vosburgh confirmed there would not be any on the front of the building, only the awnings.

After discussion, on a motion by Mr. Taylor to approve the two signs and awnings as proposed with no changes for a Certificate of Appropriateness, seconded by Mr. Riepe, the Commission voted unanimously, 4 – 0, to approve the application.

4. Public Hearing – Case 19-22, 365 Boston Post Road (Assessor’s Map K08-0026), Applicant Viewpoint Sign & Awning c/o Infinity MedSpa seeks a Certificate of Appropriateness to install one wall sign on the north elevation of the building on the second story.

Margaret Vosburgh of Viewpoint Sign & Awning was present to discuss the application with the Historic Districts Commission.

Ms. Hawes asked for clarification on the nature of the business, and Ms. Vosburgh explained the business would provide spa and laser treatments.

After discussion, on a motion by Mr. Taylor to approve the signage as proposed with no changes for a Certificate of Appropriateness, seconded by Mr. Riepe, the Commission voted unanimously, 4 – 0, to approve the application.

5. Public Hearing – Case 19-23, 19 Colburn Circle (Assessor’s Map J05-0353), Applicants Brooks and Andrea Barhydt seek a Certificate of Appropriateness to install a stockade fence.

Brooks Barhydt and Andrea Barhydt were present to discuss the application with the Historic Districts Commission. Ms. Barhydt explained they were seeking to erect a fence and there was only a small portion of the fence which would be visible from the public way. Mr. Barhydt explained where the fence would be located and noted there would be gates in the fence to provide access to the backyard.

Mr. Taylor inquired about the specifics of the design of the fence and Ms. Barhydt provided a description which noted it was a two-sided fence.

Mr. Taylor asked that the picture of the fence which was presented digitally at the meeting be provided for the project file.

After discussion, on a motion by Mr. Taylor to approve the fence as proposed with no changes for a Certificate of Appropriateness, seconded by Mr. Riepe, the Commission voted unanimously, 4 – 0, to approve the application.

Miscellaneous:

- Approval of Minutes from August 29, 2019: Mr. Taylor noted these meeting minutes had not yet been prepared for review and they would be taken up at later meeting.

Administrative Report/Update:

Mr. Taylor distributed information for discussion at a future meeting regarding two bridges in town, one behind Mill Village and the other located over Hop Brook, to be considered for inclusion within historic districts.

Mr. Taylor distributed information for discussion at a future meeting regarding the installation of different bricks for the walkway at the Loring Parsonage. He briefly noted the Permanent Building Committee had indicated these new bricks had to be installed in order for the walkway to be handicap accessible.

Mr. Taylor adjourned the meeting at 8:15 PM.