

# Town of Sudbury

## Historic Districts Commission

Flynn Building  
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### HISTORIC DISTRICTS COMMISSION MINUTES November 14, 2013

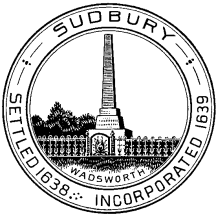
Members Present: Linda Hawes, HDC Chair; Lee Swanson; Fred Taylor; Bill Andreas  
Also Present: Applicant/Builder Robert Haworth and Owner Rick Watson, 71 Concord Road;  
Mike Melnick, Permanent Building Committee; Jim Kelly, Combined Facilities Director;  
Architect Greg Corell; and Project Manager Neil Joyce

#### **Case No. 13-19, 71 Concord Road:**

Builder Robert Haworth intends to demolish the existing single-bay garage attached to the house and construct a 1 ½ story, 2-bay garage measuring approximately 24x36 feet. A small wooden porch will be added to the house adjacent to the garage, as well. The garage will have two dormers on the second floor as illustrated in the drawings dated October 30, 2013 submitted by the applicant. Windows on both levels will be *Green Mountain, Milestone Series*, with divided lights, all 6 over 6. The garage will be painted yellow to match the house, and two wooden doors will be black or a dark green. Roofing shingles will be identical to those existing on the house. Crown moldings will be used in place of gutters. The HDC unanimously approved the plans.

#### **Other Business:**

1. An informal discussion took place with the Permanent Building Committee about the proposed Police Station at 77 Hudson Road. Mike Melnick displayed a drawing of the Police Station and a Carriage House for storage in the rear. Architect Greg Corell then explained that the Police Station is intended to be constructed of antique-looking brick with pre-cast stone around the windows, as well as a one-foot stone base. However, it has not yet been decided if brick will be used on all four sides. The mass of the building has been reduced from a previous plan and the roof lowered. The approximate size is now expected to be 72 ft. x110 feet. Windows will be Pella Architectural Series, 6 over 6, true divided lights, with an overhang of 1 ½ - 2 feet on the eaves. Asphalt shingles will be used on the roof, and trim around the roof is planned to be PVC, resembling wood. Some reservations were raised about the use of PVC for trim work. No security panels on the windows or heating system will be visible from the outside. The Commission generally approved of the simple style of the building, and there were no large issues with the plans. In addition, it was hoped that there would be landscaping on the property, unlike the adjacent Fire Station. The Police Station will again be an agenda item for 2014 Town Meeting, seeking further funding.
2. The HDC mission statement and guidelines were briefly reviewed by the Commission. It was decided that each member would further review the materials, including comparison with other towns, and mark things for discussion at a later meeting to decide what should



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be retained, changed or added. Fred Taylor will write up general statements and standards for the group. He also suggested creating a uniform checklist for approvals in order to make decisions consistent and to be reviewed before each Certificate of Appropriateness is dispatched.

3. The minutes of the October 24, 2013 meeting were unanimously approved.

Respectfully submitted by:  
Dev Glaser, Recording Secretary