

# Town of Sudbury

## Historic Districts Commission

Flynn Building  
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### HISTORIC DISTRICTS COMMISSION DRAFT MINUTES July 24, 2014

Present: Fred Taylor, Vice Chair; Bill Andreas; Lee Swanson; and Frank Riepe  
Absent: Linda Hawes.

HDC Vice Chair Fred Taylor called the meeting to order at 7:34 p.m.

#### **Case No. 14-18 - 18 Wolbach Road, Applicant Sudbury Valley Trustees:**

Steve Sloan was present to request a Certificate of Appropriateness for work to stabilize and safeguard a greenhouse following removal of greenhouse frame. Work will include limited fencing, repointing exterior masonry, a new roof over the greenhouse floor, repairs to chimney flashing, and replacement and stabilization of exterior doors and windows.

Mr. Sloan explained that at the last meeting with the HDC it was determined that stabilization of the structure, remediation of asbestos, and removal of the glass was the preferred course of action to ensure that the greenhouse does not fall into further disrepair. Remediation work is still in progress. The cost for remediation and stabilization is approximately \$105,000.00. SVT would like permission to proceed and have no statute of limitation on HDC approvals.

Referencing SVT's application dated July 14, 2014 Section 1A and 1B pertains to fencing required to secure the sight for the safety of visitors. A six foot stockade fence is proposed for the northwestern corners of the potting shed moving northerly to the garden retaining wall edge. On the southwestern side a six-foot green-coated chain link fence was proposed.

Mr. Sloan said that the greenhouse will need spot repointing. The mason will color-match the mortar.

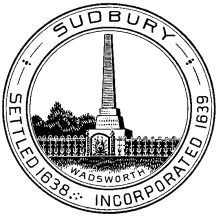
In regard to Window and door replacement (as noted in section 1D of the application), eight windows will be stabilized as funding permits. Windows 1 and 2 will be double-hung with four over four panes. Windows three through seven will be double-hung with six over six panes. The eight window will have three over three lites with a single awning.

Doorway A will be stabilized through interior carpentry, glazing and caulking. As funding permits the single door will be replaced with an Anderson 400 series Frenchwood hinged patio door.

Doorway B will likely become an egress to storage and heavily used so will be replaced with steel French doors. Frames will be replaced with similar frames and lights. Doors will be forest green.

Discussion ensued about stabilizing with interior work in order to protect the structure for several years. Some windows will be worked on in place.

The south east corner of the garden wall requires repairs, as discussed in section 1E of the application. There are five or six fairly substantial fractures and small appointments which will require a mason.



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SVT has funds now to get material specifications to avoid changes in Anderson products.

All of the above area of work is visible from the road.

In regard to the ground level roof, chimney repairs and west end of potting shed, once the glass and metal roof is gone, the weather and rain will pour in. SVT is proposing a rubber membrane roof. Some underground work and drainage may be needed to address the water issues. SVT will speak to the Conservation Commission about the field to the south of the structure. There may need to be downspouts with retention. The potting shed has existing downspouts.

At the west end of the potting shed roof water drips down the chimney which is caused by either weak flashing or shingles in the seam.

Once the greenhouse is removed, the wall will be clad in exterior Hardy Plank Flat-boards with matching paint. This section is not visible from the road.

Interior masonry at the basement level of the greenhouse has growth on walls which will be removed.

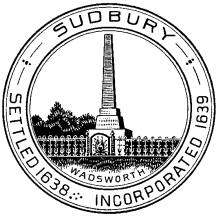
Mr. Andreas reminded the group that the original certificate may expire. Mr. Taylor agreed that it would be nice to do everything because things could change in a few years. Mr. Andreas was comfortable approving the entire package but not with Anderson products. He suggested going to a sash company to remake the sashes. Mr. Riepe noted the advanced degree of rot. He confirmed that the window sashes will be removed back to the brick. He wanted them done correctly and believes that Anderson products are an inappropriate way to restore the windows. The potting shed windows have been repaired and they are in good condition. He also suggested using Cabot's bleaching oil rather than paint to weather wood because it is low maintenance.

A question was brought up about the visibility of the chain link fence. The stockade fence is to create a visual barrier against mischief and to make the property safe. The chain link fence is visible from some angles.

Mr. Taylor asked whether it would be easier to postpone the window work. Mr. Riepe agreed. Mr. Sloan mentioned that the asbestos is not stable and the building is not required to be de-leaded because it is not a school.

A motion was made and unanimously approved to grant a Certificate of Appropriateness to Sudbury Valley Trustees for partial demolition and partial restoration of greenhouse as shown in the application entitled Support Materials for Certificate of Appropriateness for Wolbach Greenhouse Stabilization Project dated July 14, 2014 provided that:

1. 1A – A six foot (6') stockade fence to be constructed as described and shown in Proposed Improvement, page 5 of application materials, except white bleaching oil to be used in place of paint.



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2. 1B – A six foot black chain-link fence to be constructed as described and shown on page 6 of the application materials.
3. 1D – Short Term: Stabilization of greenhouse windows and doors and replacement of Doorway B as described on page 13. Long Term: Replacement of windows and doors as described on page 13 as funding becomes available with like kind, window configuration, and color, historically appropriate wood and glass, single-page windows and doors.

### **Case #14-15 – 353 Boston Post Road, Applicant Laura Meier, Black Horse Realty:**

Laura Meier (owner) requested a roof sign as submitted with the application dated June 2, 2014. The current sign is 100", the proposed sign is 90". At a meeting with the Design Review Board an oval-shaped sign was suggested. The concern is that the oval may not look anchored on the roof. Posts on the roof will help make the sign look anchored. Mr. Riepe was not convinced about the oval shape and he suggested a base, however the owner did not like the idea. Bart Steele (sign-maker for another case) explained that the base would change the logo. Mr. Andreas was concerned that the sign will look flimsy and he would like to see an anchor. Mr. Swanson was in agreement that it needs a base. Initially Ms. Meier was asked to come back with a new design, but Mr. Taylor instead asked if the HDC could specify a base so that she did not have to come back for an additional hearing. Mr. Riepe sketched a base onto the application materials which was submitted to the file.

A motion was made and unanimously approved to grant a Certificate of Appropriateness to Laura Meier to construct a 20.6 square foot front-facing wall sign with base as shown in revised rendering dated and submitted to the file at the HDC meeting on July 24, 2014, and a wall sign measuring 10.5 square feet to be affixed to the west side of the building as described in application.

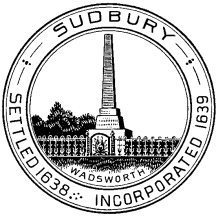
### **Case #14-16 – 359-365 Boston Post Road, Applicant Viewpoint Sign and Awning for Yumi Couture:**

Bart Steele was present on behalf of Yumi Couture. The business is on the 2nd floor of the building. Yumi Couture would like one ten square foot wooden business sign and a two square foot business sign. The application has appeared before the Design Review Board and an 18"x80" sign facing Boston Post Road was approved. Mr. Riepe commented that the sign on the north wall seems randomly placed. This sign location was specifically requested by the DRB. It is a smaller sign so there is no need for a variance.

A motion was made and unanimously approved to issue a Certificate of Appropriateness to Viewpoint Sign and Awning (Yumi Couture) for a two square foot sign and a ten square foot sign with same colors as shown and described in application materials dated June 16, 2014.

### **Case 14-17 – 241 Old Sudbury Road, Applicants Bernice and Matt Ryan:**

Matt and Bernice Ryan were present to request a Certificate of Appropriateness for an addition of a screened-porch and addition at the rear of the property. The only part of the addition that may be viewed from a public way would be part of the screened porch. The proposed addition moves slightly toward the road. Mr. Ryan explained that the application included more than was probably required given what was actually visible from the road. Mr. Andreas asked if there was a full disclosure of materials. Mr. Ryan said there was and listed wood partitions, a rubber membrane roof, and white paint to match the house.



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A motion was made and unanimously approved to grant a Certificate of Appropriateness for the addition of a screened in porch with screens, wood partitions and flat membrane roof as described in an application dated June 20, 2014 with the condition that existing landscaping remains unchanged except by prior approval of the Historic Districts Commission.

### **Other Business:**

Minutes from the June 19, 2014 HDC meeting was unanimously approved. Mr. Riepe, since he was not in attendance at that meeting, abstained from the vote.

Next was a continued discussion and drafting of the HDC's General Guidelines. Specific items to be included in the guidelines are measures to ensure the cohesiveness of neighborhoods, address changes to building exteriors that would alter historic features, and ensuring that no house plaque signs installed on historic properties are larger than 12 square inches except for signs issued by the Historical Commission.

Discussion on landscaping guidelines and the consideration of HDC exhibits at Sudbury's 375th Anniversary were postponed

There being no further business the meeting was adjourned at 9:36 p.m.

Respectfully submitted,  
Rachel Ganimian  
Recording Secretary