



# Town of Sudbury

## Historic Districts Commission

Flynn Building  
278 Old Sudbury Rd  
Sudbury, MA 01776  
978-639-3389  
Fax: 978-443-0756

<http://www.sudbury.ma.us>

**Minutes**  
April 5, 2018

Members present: Fred Taylor (Chair), Linda G. Hawes, William Andreas and Lee Swanson.  
Regrets: Frank Riepe

Others present: Mrs. Bernice Ryan and Mr. Matt Ryan.

### **New Business:**

**Public Hearing – Case 18-6, Applicant Matt & Bernice Ryan, 241 Old Sudbury Road (Town Assessor's Map H09-0054).** For a Certificate of Appropriateness to remove one bay garage and build a two bay garage.

Mrs. and Mr. Ryan said that they have lived at their house since 1996 and they would like to add a bay to it. They said they thought it would look natural for the area.

Chair Taylor asked what materials will be used.

Mr. Ryan replied the siding will be wood clapboard. Regarding the design, he said the garage will be flush with the walkway and the roof height will be similar to the house. He said they plan to build a family room on top of the proposed addition and the side doors will match the existing breezeway door.

Chair Taylor said he liked the house and the breezeway, but he felt the addition appeared to be big compared to the house and bit overwhelming. He said he understood the intent of the request. He suggested by adding a 9-over-9 or a 6-over-6 window and spreading the windows out might help to break the front facade up visually. He also suggested spreading the side awning windows out and to make them 2-over-2 windows.

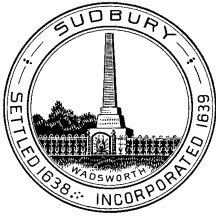
Ms. Hawes was fine with the size of the addition, it reminded her of a barn, big enough that it does not look much like a garage, but a barn instead.

Mrs. Ryan said the addition will not be flush to the house (only the walkway) and it will be in line with the breezeway.

Mr. Andreas suggested another option would be to add two small transom windows.

Mr. Ryan replied he liked the idea of more light for the addition, and stated he was fine with the suggestions. Mrs. Ryan wanted more windows in the back of the addition.

Chair Taylor said that the garage doors would look better if paneled.



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Chair Taylor noted the plans did not show gutters and that either gutters or crown moldings would add detail. He said these should match the design of the front of the house.

Mr. Swanson commented a diverter (roof diverter for storm-water) might be a good idea.

After discussion and questions to clarify the nature of the proposal, the Commission approved the Plan as shown with the following conditions:

- Garage doors will be wood with panels. Lights (windows) can replace top row of panels.
- Siding will be cedar clapboard.
- A minimum of 50% more window square footage will be added to the windows over the garage doors. (Example, one more window of same size to be added to the two in the plans submitted).
- Transom lights over each garage door may be added.
- Transom lights over the entry door on front of garage will be added to match height of garage doors as shown in the plans.
- Windows over the garage will be 6 over 6 small panes similar to design of those on the house or 6 over 1 lights.
- Windows on west side of the garage will be 2 over 2 lights and may be separated (not abut each other).
- All new windows will be wooden simulated divided lights or wooden true divided lights.
- All colors and roof materials will match existing colors and materials.
- Gutters or crown moldings will be added to the garage.

Motion made, seconded and unanimously approved the request petition 18-6 as shown on the application with changes as noted.

### **Miscellaneous:**

- The Minutes from March 15, 2018 meeting were unanimously approved.

The meeting was adjourned at 8:03 PM.