

Town of Sudbury

Historic Districts Commission

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

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

MINUTES

February 12, 2015

7:30 p.m.

Flynn Building, Silva Conference Room

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

HDC Chair Fred Taylor called the meeting to order at 7:30 p.m.

Public Hearing – Case 15-2: Applicant Mike Carney, Walker Development, 4 Maynard Road:

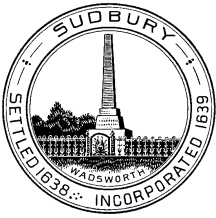
Mike Carney and Jeff Walker were present to discuss with the Board their application for a Certificate of Appropriateness to remove a chimney, remove and replace windows, remove siding, and paint the house and trim located at 4 Maynard Road.

Mr. Walker passed around photographs showing the existing condition of the house which is in poor shape. He said that the overall structure is fine but a new roof will need to be put on. Mr. Walker said that they are not gutting the house but there will be some movement of interior walls. The date of the house was estimated to be circa 1929. There are currently two chimneys. The central chimney will be rebuilt with a gas insert and decorative cap and the exterior southern chimney will be removed. He said that the house cannot be sold with the chimneys as is.

Ms. Hawes asked about the space on the third floor. Mr. Walker said that it is not living space.

Mr. Carney said that the aluminum siding will be taken off. The clapboards under the siding appear to be in good shape. Some replacement may be needed. The rear of the building has a lot of rot where water has gotten in so will need replacement. The house needs insulation and there was a hole in the roof.

Mr. Walker said they want to use vinyl windows made by Pella to match the number of lites as the existing windows. Mr. Walker had brought in a sample to show the HDC. Mr. Riepe pointed out that the HDC has never approved windows that have spacers between glass but rather only approve simulated divided lights. Mr. Walker said that due to budget if the vinyl windows are not approved then they would keep the original windows in the front of the house. Mr. Riepe felt that the glass in the sample window was really green. Mr. Riepe suggested that the applicants go with the original windows and proper storms or a different window choice. He did say that windows not visible from the public way are not in the HDC's purview, however. Mr. Walker said that the view of the house is limited. Mr. Riepe said that the HDC cannot set a precedent by approving the type of window proposed. Restoration rather than replacement is typically encouraged. Mr. Andreas agreed. Mr. Walker said that the original windows would remain where visible from a public way.



Town of Sudbury

Historic Districts Commission

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

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

Mr. Taylor asked about the clapboard. Mr. Carney said that it would possibly be could be three- or four-inch but would match what exists.

Paint colors will remain white. If, however, a new owner buys the property before the project is completed and the buyer wants the house painted a particular color the applicants would return to the HDC for approval.

The chimney would be treated with a Waterstruck Vermont thin brick veneer, similar to the chimney at 239 Concord Road.

No neighbors were present to express any concerns.

A motion was made to approve a Certificate of Appropriateness to renovate an existing single family house as shown in plans prepared by Dennis Colwell Architects, Inc. dated January 20, 2015 including:

- Removal of northern exterior chimney. Remaining interior chimney to be rebuilt and clad with Waterstruck VT thin brick.
- Aluminum siding will be removed and existing clapboard found underneath will be reused.
- Windows visible from any public way will be restored. Storm windows will remain.
- Exterior paint color will remain white.
- Masonry will be repointed.
- A new roof will be comprised of black architectural grade asphalt shingles.

The motion was unanimously approved.

Other Business:

Minutes from the February 5, 2015 HDC meeting were approved. Mr. Taylor abstained from the vote as he was not present for the February 5, 2015 meeting.

There being no further discussion the meeting adjourned at 8:40 p.m.