



Town of Sudbury

Historic Districts Commission

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MINUTES

OCTOBER 17, 2019 AT 7:30 PM

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

Members Present: William Andreas, Linda Hawes, and Lee Swanson

Members Absent: Fred Taylor, Chair, and Frank Riepe

Others Present: None

As Acting Chair, Ms. Hawes called the meeting to order at 7:30 PM.

New Business:

1. Public Hearing – Case 19-28, 48 King Philip Road (Assessor’s Map K09-0036), Applicant Marlana Voerster & Alex Simovici seek a Certificate of Appropriateness to raise the height of the roof line by 1 foot and increase the width of the back dormer by 1.5 feet.

Marlana Voerster and Alex Simovici were present to discuss their proposed project with the Historic Districts Commission. Mr. Simovici noted the Commission had already approved the cedar roof and the proposed project would replace the top half of the house. The only visible changes were an adjustment to the pitch of the roof and the dormer being wider.

Mr. Andreas asked how high was the existing dormer. Mr. Simovici indicated it was approximately four to five feet high.

Mr. Andreas asked if the Applicant planned to use cedar shingles. Mr. Simovici stated they did and noted that with the change in the roof line, the existing chimney would be the same height as the roof line.

Ms. Hawes indicated she did not think the chimney height was an issue. Mr. Andreas stated it was not a problem visually, but more of a legal issue, and asked if the chimney was legal. Mr. Simovici stated it was not legal and he did not plan to use the chimney.

Mr. Swanson asked what type of heating system was in place now and Mr Simovici stated it was a gas furnace. Mr. Andreas asked if the furnace was vented through the chimney and Mr Simovici confirmed it was.

Mr. Andreas noted the Building Inspector may not approve the plans.

Ms. Hawes asked if the Building Inspector conducted inspections of chimneys. Mr. Andreas stated he thought the chimney would be inspected.

Mr. Simovici noted they may need to consider raising the chimney or having the furnace vent out from another location.

Ms. Hawes asked if the structure inside the chimney was in good shape. Mr. Simovici indicated the structure was not in good shape, but he had the name of a mason if he needed to have the chimney redone. He asked the Commission if he should ask for permission now for the chimney work. Mr. Andreas stated Mr. Simovici could not ask for permission for the chimney work at the meeting because the Commission would need to know all of the technical specifications, the exact bricks that would be used, etc.

Ms. Hawes asked if the Applicant needed to go to the Building Inspector for the roof change. Mr. Andreas and Mr. Simovici both replied they would need to.

Mr. Andreas noted the chimney may not be legal according to modern standards.

Mr. Simovici indicated he would not be using the fireplace and mentioned he may come back to the Historic Districts Commission next year to saltbox the back of the house if they were granted a waiver for the leach field.

Mr. Andreas motioned to approve the plans as proposed. Mr. Swanson seconded the motion. The Commission voted unanimously, 3-0, to approve the Certificate of Appropriateness as presented with the following conditions:

- Change roof line height (raise 1 foot)
- Shingles to match existing
- New siding and trim to match color and material
- Increase width of back dormer by 1.5 feet

The meeting was adjourned at 7:55 PM.