



Town of Sudbury

Historic Districts Commission

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MINUTES

JUNE 25, 2020 AT 7:30 PM

VIRTUAL MEETING

Members Present: Chair Fred Taylor, William Andreas, and Anuraj Shah

Members Absent: Frank Riepe and Lee Swanson

Others Present: Director of Planning and Community Development Adam Duchesneau and Planning and Zoning Coordinator Beth Perry

Mr. Taylor called the meeting to order at 7:31 PM.

New Business:

1. Public Hearing – Case 20-17, 48 King Philip Road (Assessor’s Map K09-0036), Applicants and Owners Alex Simovici and Marlana Voerster seek a Certificate of Appropriateness to (re)construct a new, single-family dwelling

Applicant and Owner Marlana Voerster was present to discuss her intentions for the new (re)construction of their single-family dwelling. She indicated that as part of implementing the last approval they received from the Historic Districts Commission (raising the roof a few feet), during the construction process the entire house had fallen in on itself. Ms. Voerster stated they were now before the Historic Districts Commission seeking approval to reconstruct their single-family dwelling in very much the same manner and style as the original house, with the changes they had received approval for from Historic Districts Commission in the past.

Mr. Taylor asked Ms. Voerster to review the plans submitted as part of the Certificate of Appropriateness application. Ms. Voerster stated the initial plan was to redo the roof with cedar shingles and to install copper gutters. Subsequent to that, she noted they had sought and received approval from the Historic Districts Commission to raise the overall height of the roof to allow for more interior headroom on the second floor. Ms. Voerster pointed out the exterior elements which would be retained or replaced as part of the reconstruction of the single-family dwelling.

Mr. Andreas commented the plans submitted with the application were the original plans rather than plans for an entirely new construction. He indicated the proposed chimney may not be compliant with the Building Code.

Mr. Shah stated he would not have been comfortable with raising the roof and changing the pitch as part of retaining the original structure, but since the house would retain its antique nature this was acceptable. However, since this new proposal was part of an entirely new rebuild of the dwelling unit, he found this to now be unacceptable. Mr. Shah indicated that since now the project was going to be entirely new construction, he felt the house should be completely different as the historical significance of the structure was now gone. Alternatively, he felt the new house could be an exact replica of the house that previously existed. Mr. Shah discussed some potential design options that could be implemented using sketches he had rendered.

Susan Carboni of 68 King Philip Road commented she had bought a house in a historic district that needed significant work. She indicated that when she applied to the Historic Districts Commission she had a much better experience than Marlana was having and was appalled at the way Marlana was being treated, especially since the original plans were approved and now were being questioned.

Naomi Halpern of 23 Massasoit Avenue echoed all of Susan Carboni's comments. She reiterated what the homeowners had done so far to make their property look better. Ms. Halpern voiced her disappointment as a neighbor and an attorney that the original plans, which Ms. Voerster had already received approval for, were now being questioned and requested to be altered.

Eric Fitzgerald of 14 Massasoit Avenue stated he was a neighbor and had assisted in the design of historical structures in Boston. He questioned why Mr. Shah's ideas had not been presented earlier and did not understand why raising the height of the roof 2 feet was an issue.

William Dewey of 54 King Philip Road supported the Applicant's original plans and expressed his feeling they should be able to move forward with their originally approved plans.

Mr. Taylor then expressed his resentment of the comments made by the members of the public stating the Historic Districts Commission was not doing their job and was not willing to work with homeowners. He indicated the actions of the Historic Districts Commission in the past were exactly contrary to these assertions. Mr. Taylor pointed out nothing had been predetermined about the Applicant's proposal and they were simply having a discussion with the Applicant to explore all possible options for the new structure.

Mr. Andreas motioned approve the application for 48 King Philip Road as submitted with the following conditions:

- The rake and return on the roof shall be exact reproductions, in wood, of what was on the original building.
- The shingling pattern on the roof shall match what is on the approved plans exactly.
- If the Building Inspector requires changes to the plans which necessitate alterations to the exterior of the building, a new Certificate of Appropriateness shall be required.

Mr. Taylor seconded the motion. Roll Call Vote: Mr. Taylor – Aye, Mr. Andreas – Aye, and Mr. Shah – Aye.

Administrative Report/Update

There were no topics discussed under this item.

Mr. Taylor adjourned the meeting at 9:08 PM.