

SUDBURY HISTORICAL COMMISSION

Tuesday, December 18th, 2018

Those Present – Chris Hagger, Lyn MacLean, Jan Costa, Bill Johnson, Fred Bautze, Diana Warren Guests: Taryn Trexler, Diana Cebra, Mark Herwick

First order of business was a discussion regarding the SHC budget for FY 20. The discussion included consideration for requesting additional budget for management of the Hosmer House. By a vote of 5-0, a motion was approved to only request level funding of \$5800 for FY20. Chris will fill out FY20 Form 1 requesting \$5800 for FY 20 and send it to Dennis Keohane.

Next order of business was a discussion of the SHC annual report due to be submitted to the Town in January. Chris asked Jan to draft up a short paragraph on the HH Holiday Open House and asked Lyn to draft up a recognition of our former Commissioner, Barbara Bahlkow. Chris will review past meeting minutes and draft the rest of the document for finalization and signing at our January 15th meeting.

There was a discussion with Taryn Trexler who has applied for an open position on the SHC. Each SHC member had an opportunity to ask Taryn questions. Taryn summarized her qualifications which include a Masters in Historic Preservation from the University of Pennsylvania, her past role as a member of a municipal Historical Commission which included the development of a preservation plan, her professional work on section 106 reviews for an Architectural firm and her involvement in promoting preservation in Sudbury's Historic Town Center. She expressed interest in helping the SHC develop a preservation plan for the Town as well as evaluating ways to preserve historic properties in Sudbury that are not protected in Sudbury Historic Districts. She expressed interest in learning more about the HH.

Fred informed the SHC that he was resigning from the current role on the Commission but would like to be considered for an alternate position. The SHC had received applications and interviewed 3 residents to join the SHC. As a result of a motion which passed 6-0, the SHC agreed to recommend to the BOS that: Taryn Trexler be appointed to fill the unexpired term of Barbara Bahlkow who resigned in the summer of 2018, Marjorie Katz be appointed to fill the unexpired term of Fred Bautze who resigned on 12/18/18, Fred Taylor to be appointed as an Alternate member of the SHC and Fred Bautze to be appointed as an Alternate member of the SHC. Chris will so inform the BOS and the new members.

There was discussion of the items from the last meeting on December 3 regarding revised options for the renovation of the Sudbury Town Hall project. Points made included the revised changes were an improvement over options previously presented but the proposed access to the building from the parking area still needed revision. The SHC would need to see additional details and plans before any final approval. Diana W. and Jan were going to draft an email for Chris to send to the PBC regarding this subject.

Renovations on the Loring Parsonage were discussed. The SHC has been unable to attend the weekly meetings chaired by the PBC on Loring Parsonage. Chris will send out the past Loring PBC meeting

minutes and meeting schedule as he receives them to all SHC members and ask for volunteers to attend the weekly meetings. Diana presented a draft letter to send to the PBC summarizing past requests for preservation of interior/exterior historic materials in the Loring Parsonage. Comments were given to Diana and she will finalize the letter for Chris to send to the PBC.

Chris led a discussion over the past request from Eversource to provide in writing a request to preserve any railroad related material prior to the construction work along the tracks. Chris consulted with Rick Conard, local railroad preservationist and member of the Wayland Historical Commission, who advised that the SHC should ask for Eversource to preserve 2 uncut complete rails (either 30' or 33' long sections) with attachments and bolts associated with the attachments. Rick had also recommended that the SHC either use existing B&M RR Rail Rests along the tracks to showcase these rails or have new rail rests constructed per past B&M RR designs. Chris will ask Rick about ownership of these rails and the cost of the RR Rests and report back to the SHC.

By a 6-0 vote, a motion was passed authorizing Lyn to spend up to \$300 to make additional copies of the 3 volume set of historic building surveys to be shared with SHC members and Sudbury's building inspector.

Chris shared that Sudbury's Interim Town Planner, Beth Suedmeyer, had requested to meet with the SHC to discuss coordination of handling inquiries regarding changes to privately owned historic (pre 1940) buildings in Sudbury. The SHC welcomes this request and will propose that Beth meet with us at our January 15th, 2019 meeting. Mark pointed out to the SHC that the definition of a demolition permit under Sudbury's Demolition Delay Bylaw includes partial demolition. Based on this clarification, the SHC provided the following guidance to Mark to direct building permits to us on properties built prior to 1940 under the Demolition Delay Bylaw which consist of any of the following: 50% or more of the structure is proposed for demolition, removal of the roof, replacement/removal of windows or doors visible from the street, major additions to the building and significant alteration to the street-view face of the building. Diana W. will bring the MHC guidance for new Demolition Delay Bylaws to the next meeting so the SHC can review their definition of partial demolition.

Regarding 484 North Road, Chris shared his conversations with 2 potential purchasers of this property that was previously surveyed as a historic structure. Chris had indicated that the SHC would have an interest in preservation/restoration of the historic structure and would be willing to meet with interested parties and review any plans prepared by an architect experienced in historic preservation.

Regarding the building permit received for 25 Pinewood Road, Chris will contact the owner and arrange for a site inspection under the Demolition Delay Bylaw on either Saturday morning, January 12th or January 19th.

The SHC discussed the situation with 59 Dudley Road with Mark as it appears that a historic structure has mostly been demolished and a new larger structure built. The original building permit did not detail the amount of demolition and new construction which has occurred. The SHC expressed frustration with this situation and the loss of a historical structure but decided there was nothing to be gained from interaction with the property owner at this point in time.

Fred offered a recommendation that owners of Sudbury properties built prior to 1940 and local realtors should be better informed about the potential applicability of the Sudbury Demolition Delay Bylaw and the SHC role in administering it. Fred offered to draft a letter on this subject which could be sent to all these interested parties.

The December 3rd SHC meeting minutes were approved by a 6-0 vote. The Treasurer's report was briefly discussed. It was agreed to schedule 2 meetings in January on the 15th and 29th with the meeting on January 29th to be focused on the Hosmer House. 2018 HH Holiday Open House summary will be discussed on January 15th.

It was decided to defer the agenda item on Carding Mill until the January 15th meeting.

Chris summarized his recommendations that all HH key holders have a responsibility to directly report any non emergency issues at HH to Art Richards and any emergency issues to 911. By a 6-0 vote, a motion passed that existing partial repairs to the Garden Arbor be removed and the Garden Arbor be repaired by restoration to the existing posts in the ground which may involve taking down to make repairs so that there will be no changes in appearance to the Arbor. Chris will so inform Art Richards. Chris pointed out to the Commission to an upcoming (March) MHC workshop in Framingham on developing municipal preservation plans and encouraged members to consider attending as this is an item the SHC has discussed developing. Under the Scenic Roadway Act, Lyn pointed out that a stone wall on Old Lancaster Road has been covered by dirt/pine needles. With SHC approval, Lyn intends to move a painting in storage at HH into the Town vault for safe keeping. Fred will reach out to Bill Barletta to ask for an inspection of the structural integrity of the HH front Hall floor due to the potential loads from people in that area during Open Houses. Diana W. gave an update on 554 BPR property – no application from the owner has been resubmitted.

Lyn will reach out to the Town Manager to get access to Town Counsel to discuss 1) if the SHC can have public meetings in the HH if the HH does not meet all ADA State requirements and 2) inquire whether the SHC can present aspects of historical significance to Town Boards on a property that may come before the SHC under the Demolition Delay Bylaw. Diana W. and Chris will also attend this meeting.

List of documents and other exhibits used at meeting: SHC Treasurer's Report and building permit for 25 Pinewood Road