

SUDBURY HISTORICAL COMMISSION MEETING

Final Meeting Minutes

Tuesday, January 15th, 2019

Those Present: Chris Hagger, Jan Costa, Bill Johnson, Taryn Trexler, Fred Bautze Absent: Diana Warren, Margi Katz, Fred Taylor Guests: Diana Cebra, Sally Hild, Renee Newton, Beth Suedemeyer, Mark Herwick

First order of business was to welcome new members to the Sudbury Historical Commission (SHC), recognize a vacancy on the SHC with the recent resignation of Lyn MacLean and inform the Commission of an application received from Diana Cebra, a former SHC Commissioner, to serve on our Commission again. The SHC acknowledged the long (36 years) and far reaching impact Lyn has had in her leadership role on the Sudbury Historical Commission with a tremendous track record preserving Sudbury's history and artifacts with a special emphasis on the "crown jewel" of Sudbury – the Hosmer House. There will be a posting of a vacancy on our SHC website and the Commission will consider voting to fill this vacancy at our next meeting. The SHC Chair appointed Fred who is an alternate member to be seated as a full member for this meeting as some of our full members were not in attendance. An updated SHC Contact List prepared by the Chair and previously distributed to Commissioners was reviewed and no further changes were offered.

By a 5-0 vote, the SHC approved and signed the 2018 SHC Annual Report. Chris will submit this Annual Report to the Town.

Beth Suedemeyer (Interim Town Planner) and Mark Herweck (Building Inspector) met with the SHC on a several subjects including discussions on the Sudbury Demolition Delay Bylaw. Some of the guidance they provided was based on discussions with Town Counsel. The following points were made:

- If the SHC anticipates that a historic property will come before it under the Demolition Delay Bylaw, the Commission will not jeopardize its standing under the Demolition Delay Bylaw or put at risk any future determinations of "historical significance" by our Commission under the Bylaw if we participate in meetings of other Sudbury Commissions about this historic property and provide in public forums factual information about the historic nature of the property.
- There is no detrimental consequence for the SHC for early dialogue if the SHC chooses to meet informally with a property owner who anticipates completing a building permit that would fall within the Demolition Delay Bylaw. The SHC should make it clear in these discussions that any opinions expressed by the SHC would be nonbinding.
- In certain situations, the Sudbury ZBA would need to get a property owner's decision to talk with a prospective owner on an application before them.

- Based on discussions with Town Counsel on the definition of “partial demolition”, guidance provided to the SHC is that this would include removal of roofs, exterior porches and exterior walls. It would not include removal/replacement of streetscape windows or doors and should not be related to a certain % or more of the structure proposed for demolition. Mark offered to provide the SHC with additional examples of partial demolition.
- Under the Demolition Delay Bylaw, the SHC is required to perform a site inspection. The SHC does not have jurisdiction over the interior of a structure. In some instances, asking for a walk through of the interior could be reasonable if the owner is claiming the structure can’t be saved. It is up to the owner to grant this permission. If the owner declines, the SHC does not have the right to enter private property, but could consider the owner’s refusal in evaluating whether to believe a claim that the structure cannot be saved. Several SHC members indicated that only an interior site inspection would determine if there are architectural details that would lead the SHC to make a determination of “historical significance.”
- It was recommended that the SHC develop guidance on the Demolition Delay Bylaw and put it onto the SHC website. Mark offered to prepare draft guidance for our review and placement onto our website.
- By a vote of 5-0, the SHC authorized the Chair to serve as a gatekeeper to assess applicability of potential demolition building permits based on information that the Sudbury Building Inspector would provide the Chair. If the Chair is unable to make such a determination based on the information presented by the Building Inspector, the full Commission will make such a determination at a scheduled SHC meeting.

The SHC Chair asked Beth and Mark about the town owned Frost Farm building and if the Town was planning any changes to the building. The Chair explained that the Frost Farm has been surveyed by the SHC as part of the old home surveys and the SHC has an interest in its preservation. Beth and Mark had no current knowledge of any plans for the building. Beth indicated that she would look into it and get back to us.

The SHC Chair asked Beth to discuss the Master Plan Committee and to explain why the SHC has not been informed about this and why the SHC was not invited to participate in light of the fact that the Sudbury Historic District Commission was invited to participate. Beth was not sure why the SHC had not been informed about this or invited to participate. She indicated that over the last 4 months, members of the Steering Committee have been appointed and subcommittees will be formed and perhaps there could be a role for us on a subcommittee. Beth will look into this and see if there might be a role for us on a subcommittee. The SHC expressed its disappointment over this situation and lack of communication about it.

Mark was asked about the historic barn located at 0 King Philip Road. Mark indicated that the barn is in a historic district and would be covered under the Sudbury Historic District Commission. Mark indicated

that the SHC had previously concluded that the barn was not historically significant. The SHC Chair indicated that if a new owner applied for a demolition building permit, the SHC would need to evaluate the historic significance of the barn.

Mark had previously asked the SHC to evaluate whether the garage at 280 Goodmans Hill Road is a pre 1940 constructed building and would need to come before the SHC if the owner decides to demolish it. The house at this address is a historic house built in C. 1850 and is surveyed in the SHC old homes survey, however, the garage appears to be built after 1940 and the SHC would not need to be involved in its potential demolition under the Sudbury Demolition Delay Bylaw.

There was discussion regarding the historic and surveyed property at 484 North Road which is currently for sale. This property, the Asa Puffer/Josiah Adams house built c. 1750, is one of the few eighteenth century extant capes left in Sudbury. Renee Newton, a neighbor and interested party in potentially purchasing this property, discussed different ideas for development of this property. One of her ideas would be to stabilize and partially restore this house while building a new home on the same property. She would use the historic house either as an accessory structure for a home business and/or potentially as a rental property. The SHC stated that all SHC comments at this time should be considered as nonbinding as Renee is not the owner and no specific plans have been submitted to the SHC. The SHC indicated that it would be favorable to stabilization/restoration of this historic house as an accessory building but having someone actually live there would be more beneficial to its long term preservation.

The next discussion was regarding a request from the Community Preservation Act Commission (CPC) regarding past Town Meeting warrant articles for funding historic preservation activities. The CPC inquired about the status of these activities and the status and need of the remaining funding for each Article. Regarding 2013 TM, Article 33 related to restoration of Sudbury's historic cemeteries and gravestones, the SHC agreed by a 5-0 vote to inform the CPC that the final step in cemetery restoration (bacterial cleaning of gravestones) will need to be conducted in 2019 and the remaining funding of approx. \$40K will be needed. Regarding 2013 TM, Article 35, the SHC agreed by a 4-1 vote to inform the CPC that a need still remains to paint some Hosmer House windows and the approx. \$7500 remaining funding will be needed for this. Regarding 2015 TM, Article 48 related to cemetery signs, installation of kiosks and conducting old home surveys, only the old home surveys still remain to be conducted and by a vote of 5-0, the SHC agreed to inform the CPC that the remaining funding of approximately \$22K will be used in 2019 to conduct these needed surveys.

The SHC discussed individual member goals/interests for 2019. Results of discussion as follows: Carding Mill Preservation – Chris, Jan; Update Demolition Delay Bylaw – Diana W., Taryn; Assess/evaluate preservation needs of Town owned historic structures other than HH/Loring Parsonage/Town Hall/Carding Mill – Taryn, Fred. T.; Develop overall plan to preserve historical assets non currently in Historic Districts – Fred T.; Update Historic Building Surveys using current available CPA funds – Taryn; Track Scenic Roadways Act – TBD; Lead effort to complete cemetery restorations – Margi; Lead effort to preserve RR tracks from Eversource project – TBD; Lead SHC effort re Loring Parsonage renovations – Diana W., Fred T.; Lead SHC effort re Town Hall renovations – Diana W., Fred T., Jan; SHC rep to CPA Committee – Diana W.; SHC Treasurer – Jan; Develop HH artifact removal plan for Fire Chief – Bill;

Update SHC website – Fred B.; and Lead House Plaques development – TBD. SHC member support of Hosmer House needs will be discussed at the next SHC meeting.

There were no updates offered on the Town Hall renovations.

The SHC Chair summarized discussions at a recent Permanent Building Committee regarding Loring Parsonage renovations. Areas of interest for the SHC include: the flooring (original flooring will remain in the second floor front room on the right, original flooring will be put back in the first floor front room and the first floor northeast corner room with some reclaimed pine flooring put into the other first floor rooms including the ell and second floor of the ell, carpeting will be used in the second floor rooms on the west side and northeast corner where the SHS offices and special collections archives will be, retaining the original summer beams to be reinstalled in the same locations as non load bearing but visible, maintaining the ell fireplace and reinforced chimney, floor beams removed from the first floor NE corner to be documented and photographed and stored at Loring, doors removed from Loring to be documented and photographed and stored at Loring, door openings that have been widened to have original chair rail returns replaced and milled trim work replaced around these door openings to match existing trim that remained in place, paint analysis in 3 areas of Loring that retain original interior architectural details which are the 1st/2nd floor front halls/stairway, the first floor right front room and the second floor front right room and consideration of painting these areas with the original colors. The SHC will research the costs involved in paint analysis on a per room basis and share with the PBC. Sally Hild, Ex. Director for the Sudbury Historical Society summarized some of the unexpected challenges faced due to poor building conditions during the renovation of Loring and therefore the significant increased cost impacts on the funds raised for the renovation. Sally indicated that since the paint analysis was only recently discussed, it was outside the scope of Phase II work and the SHS has no available funds for the paint analysis – she suggested the SHC contact the BU graduate school in preservation studies to see if any students could conduct the paint analysis. Sally also said that the SHS has an Interiors Subcommittee working on the interpretive scheme and layout of galleries and work spaces for the History Center and would be selecting paint colors as part of that process. Consideration of historic paint colors would be given depending upon what was found if a paint analysis were conducted. However, the paint analysis may not dictate the colors of the three rooms. An alternative with more value might be sectional reveals that could show the public the various historic paint treatments at the property such as is seen in other historic structures.

Chris reviewed recent communications with Rick Conard (Train Historian) from the Wayland Historical Commission regarding replica rail rests to support reclaimed sections of rail from the potential Eversource construction project along the Sudbury RR ROW. Rick has not yet obtained quotes for the purchase of these manufactured concrete rail rests – Weston and Wayland have also expressed interest in this potential purchase.

In terms of the Carding Mill, Chris reviewed the request from Len Simon (BOS) to make a power point presentation to the BOS on Carding Mill, to develop a working group to plan its restoration/preservation including other Sudbury interested parties and to plan a tour of the property for the BOS in the Spring.

As part of the Demolition Delay Bylaw, Chris reminded the SHC members of an upcoming site inspection at 25 Pinewood Avenue for Saturday, January 19th at 9:30am. He recommended that the SHC members review the old homes survey for a nearby similar cottage located at 524 Hudson Road prior to the site inspection to identify similar architectural characteristics.

The December 18th meeting minutes were approved without change by a vote of 4-0.

Jan will send an updated Treasurer's report to the SHC members.

The discussion on the HH 2018 Holiday Open House was rescheduled for the next meeting.

Jan will prepare the meeting agenda and lead the discussion on the Hosmer House (HH) at the SHC meeting on January 29th. She discussed possible agenda topics including a review of HH current status, impending trends, ways to keep HH viable and potential future management options. The objective is to ensure the sustainability of the HH moving forward as a community engaged town resource through viable, ongoing strong management and appropriate resources.

Chris Hagger was elected Chair for 2019 by a 4-0 vote. There was discussion of the Vice Chair role which is important to fill in if the Chair is not available. It was proposed that the Vice Chair role be elected on a six month basis to provide opportunities for all interested SHC members to gain experience in this position. The Vice Chair role will be discussed at the next SHC meeting.

It was agreed that the Chair would reach out to Art Richard and ask for 3 new sets of HH keys to be made up for the new SHC members. The Chair also reminded SHC members to consider signing up for the free Mass Historical Commission workshop on "preparing a municipal preservation plan" which will be given in March in Framingham. The Chair also reminded SHC members to take a look at the Wayland Historic District Commission Design Review Guidelines as it is an excellent reference document which the SHC could use during "partial demolition" discussions.

List of Documents and other exhibits used at meeting: SHC 2018 Annual Report, List of SHC Needs