

SUDBURY HISTORICAL COMMISSION MEETING

Tuesday, April 16th, 2019

Those Present: Chris Hagger, Jan Costa, Margi Katz, Diana Warren, Taryn Trexler, Diana Cebra, Bill Johnson (part of meeting), Fred Bautz (part of meeting) Absent: Fred Taylor Guests: Adam Duchesneau, Joe Tamposi, Jake Tamposi, Glenn Davis

Welcome New Member – The SHC welcomed Diana Cebra as its newest member. Diana indicated an interest in helping the SHC with Hosmer House landscaping decisions, HH arbor restoration, helping to develop a preservation plan, HH collection inventory update and Carding Mill preservation efforts.

484 North Road – The SHC discussed the recent site inspection of this property. By a vote of 6-0, the SHC concluded that this structure is historically significant. Reasons given for this decision include: the property has been surveyed and listed in MACRIS, it is one of the earliest built houses remaining in Sudbury and it is in its original location, it used to be a tavern, it posses many original features including hand hewn beams and pegging throughout, some early period interior and exterior doors with original HL hinges, paneling and fireplace mantels. The original beams show the evidence of the growth of the structure over time including 3 additions to the original house. Chris will so inform the Sudbury Building Inspector. The SHC explained the next steps to the owners under the Demolition Delay Bylaw.

604 Peakham Road – Under the Demolition Delay Bylaw, it was agreed to schedule a site inspection of this property for Thursday, May 2nd at 1pm. Chris will so notify the owner.

212 Pratts Mill Road – The SHC was asked by the owner’s representative for an opinion if this structure would come under the Sudbury Demolition Delay Bylaw if a building permit for demolition was applied for. By a 7-0 vote, the SHC determined that 212 Pratts Mill Road could not be historically significant due to the significant alterations and updates to the original structure. The Chair will so inform the owner’s representative and the Building Inspector.

390 Lincoln Road (“White House”) – Glenn Davis, architect, representing the LS Schools made a presentation on potential changes to this property to accommodate a new use for the school building for special needs students. There was an informal discussion as no application has been filed yet under the Sudbury Demolition Delay Bylaw. Our comments were nonbinding and the SHC reserves the right to make additional or different comments once final plans are before us as part of a demolition application.

Our comments were as follows:

- Additions (elevator shaft, new outside door/staircases) moved to the rear or north side of the building where possible
- The elevator shaft ventilation opening be relocated to the north side of the elevator shaft
- Since the existing building has plain trim, trim on the elevator shaft should match
- Stone veneer should be used on the elevator shaft new foundation to match the stone foundation on the house
- Check the proposed roof slope on the elevator shaft vs the existing house roof slope to both appear more similar
- Recommend inspection of the cladding material under the vinyl siding - recommend removal of the vinyl siding and the siding of the elevator shaft should match what is on the main house (shingles or clapboard)
- width of clapboards on elevator shaft should match that on the house
- Since Concord Road is under the Scenic Road Bylaw, landscaping should be added on the west side to shield any new staircases
- The SHC would want to know more details on the proposed window changes and recommend researching early photos of this house showing the original window pattern/style
- No comments on the front porch changes but retain as much as possible

25 Pinewood Ave. – The owner/applicant under the Demolition Delay Bylaw has indicated via email that the proposed construction project on this property is postponed. According to the Sudbury Town Planner in attendance, the process is on hold until the owner/applicant submits further documents

Sudbury Town Planner Discussion – Adam Duchesneau, Sudbury’s new Town Planner, met with the SHC and reviewed aspects of the Demolition Delay Bylaw and answered questions from members of the SHC. There was discussion about the basis for not including exterior doors and windows in the definition of partial demolition. Adam suggested the SHC ask the Sudbury Building Inspector for a copy of the State Law(s) that would exclude this from this definition. There was also a discussion with Adam about the Master Plan process and a concern was expressed why the SHC had not been considered to be represented on the Steering Committee. Adam suggested that a member of the SHC meet with the Planning Board Chair to discuss this. Adam recommended that the SHC appoint a Primary SHC contact and Secondary SHC contact to serve on a Master Plan Historic Resources subcommittee and attend the regular meetings of the Master Plan Steering Committee including the Public Forum on May 22. The Chair asked for SHC volunteers to serve as the primary and secondary SHC contacts for the Master Plan process – it was agreed to further discuss this at the next SHC meeting.

554 Boston Post Road – There was discussion that Diana Warren will represent the SHC at the upcoming ZBA hearing on April 29th. By a 7-0 vote, a motion was approved indicating the SHC is opposed to the use variance being considered by the ZBA as it would lead to the destruction of significant historical resources. The exact wording of the motion is as follows:

The Sudbury Historical Commission is strongly opposed to the granting of a use variance for the 554 Boston Post Road property which includes the c. 1804 Tavern Farmhouse and iconic c. 1850 red barn with cupola. The granting of the variance will lead to the destruction and demolition of

the most iconic historically significant and well known farmhouse and barn still in existence in Sudbury.

These structures are listed on the Town of Sudbury's Historic Property Survey. The structures were accepted as having historical significance and value by the Massachusetts Historical Commission and are listed on the Massachusetts Cultural Resources Inventory System (MACRIS).

The Stone Tavern farmhouse and barn together are a rare Sudbury historical and cultural treasure, and are unique because they possess historical integrity in all the categories that are used to judge whether or not a structure is historically significant.

The Town of Sudbury Zoning Bylaw defines the intent of purpose of the bylaw: "...to preserve the cultural, historical and agricultural heritage of the community".

The proposed project for 554 Boston Post Road is not in harmony with and will alter permanently the historic character of the Stone Tavern Farm and neighborhood, is not in harmony with and will substantially derogate for the intent of purpose of the zoning bylaw, and will be a substantial cultural and historical detriment which will affect the public good immediately and in the future permanently if a the variances are granted.

Loring Parsonage – At our next meeting, Diana Warren will summarize the status of the preservation of areas of the Loring Parsonage of concern to the SHC.

Gravestone Restoration – Margi will contact Elaine Jones to review the procedures for procurement of the contractor to complete the Gravestone Restoration efforts. The goal is to engage the services of the contractor prior to the end of the FY.

Old Home Surveys - Taryn will contact Elaine Jones to review the procedures for procurement of the contractor to conduct building surveys. The goal is to engage the services of the contractor prior to the end of the FY. Taryn will work with Fred T. to develop a draft list of properties to present to the SHC.

184 North Road – Frost Farm – Concerns were expressed by members of the SHC that the SHC had not been consulted or asked to provide input to a February BOS meeting regarding the proposed demolition of the Town owned historically surveyed and listed Frost Farm or for the decision in March to condemn this historic building which had been lived in until very recently.

Hosmer House Events – Hope Sudbury plans to use the HH for a function on May 22 from 10-1pm. Bill and Marji will represent the SHC at this event. Fred B. discussed plans for the HH Memorial Day Open House. Barbara Bahlkow will volunteer for this event. Fred B. will contact docents for support at this event. Fred B. plans to soon reach out to potential HH Decorators interested in participating in the 2019 HH Holiday Open House.

The SHC Chair asked Bill about the status of the HH Fire Security Plan focusing on needed removal of HH artifacts in the event of a fire. There was discussion about a exterior window shutter needing repair – Bill offered to do this. The Chair reminded the SHC that the Town Facilities Director had agreed in March to be responsible for HH repairs going forward.

There was a discussion about plans for the April 24th Appreciation Party for Lyn MacLean. It was agreed that a police detail would be needed for the event. Margi will follow up on this item.

Sudbury Colonial Faire at the Wayside Inn – Fred seeking volunteers to help with the booth and event. Fred and Marji to attend representing the SHC.

Financial Report – Jan reviewed the current financial report for the SHC. Potential Installation of a security camera at HH was discussed if our current year fiscal budget would allow.

Meeting Minutes – By a vote of 6-0-1 (abstain), the meeting minutes for 2/19, 3/19 and 4/2 were approved with potential additional comments from Diana W.

Upcoming SHC meetings – April 25 starting at 7pm to include 787 Concord Rd (handouts given out to SHC members but not discussed) and Town Hall presentation (6 paper /1 electronic handouts). May 21 starting at 6.30pm to include meeting with Sudbury Town Manager.

MHC Workshop on Historic Preservation Planning on 4/30 – Jan, Diana W., Chris to attend.

List of Documents and other exhibits used at meeting: Architectural renderings for proposed changes to 390 Lincoln Road, Demolition Delay Bylaw, Demo Application for 484 North Rd.