



Town of Sudbury

Historical Commission

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-443-0756

historical@sudbury.ma.us

www.sudbury.ma.us/historicalcommission

FINAL
Meeting Minutes
Thursday, August 29, 2019
Silva Room, Flynn Building, 278 Old Sudbury Road

Members Present: Chris Hagger, Diana Warren, Diana Cebra, Margi Katz, Taryn Trexler

Members Absent: Jan Costa, Fred Taylor, Fred Bautze

Others present: Pat Brown, Elaine Jones, Michael Melnick, Stewart Hoover, Keith Funston, Dan Carty, Janie Dretler, Lyn MacLean, Anne Stone, Bill Schineller, Neal Bingham, Laura Abrams, William Miniscalco, Sarah Guilford, Debbie Dineen, Anu Shah, Kevin Rossley, Glenn Davis, Laurie Smigelski, John Smigelski, Charles Mills, Patrick McCarthy, John Omarel, Michael Riley, Jennifer Roberts, William Dickinson, Richard Testa, Ann McGovern, Nancy Marshall, Jennifer Glass, Ron Brumback, Bella Wong, Patty Mostue, Cara Endyke Doran, Carole Kasper, Kevin Matthews

Loring Parsonage Floors - Mike Melnick of the PBC presented 2 issues: the Sudbury Town Manager will not allow the reinstallation of the Loring Baggott Gallery original wide pine floors due to concern about lead paint and Mike has ordered new pine floors, Mike and the building architect recommend painted floors due to historic and use reasons. Keith Funston of the Sudbury Historical Society stated that there has been a breakdown of communications between the SHS and the PBC and the SHS wants the original floors to be reinstalled in the Baggott Gallery and is looking into installation procedures to minimize the lead paint issue. The SHS also wants the new floors to be stained a pumpkin stain rather than painted. The SHC Chair pointed out that the SHC had previously discussed painting or staining the floors and due to historic reasons of the floors being originally painted, the fact that the Loring project architect recommended painted floors for historical reasons and the fact that all floors should be similarly treated, the SHC voted to have the floors all painted. However, by a 3-2 vote, the SHC decided to revisit this prior decision and voted 4-1 to have the floors in the L to be stained. The SHC Chair recommended that both groups work at increasing the communications and that they both ask the Loring architect for input on installation of floors with lead paint.

July 18th Meeting Minutes – By a vote of 5-0, these meeting minutes were approved.

Cemetery Headstone Restoration Status – Margi stated that she did not have information to do the next step since the following information is needed: size of the gravestones, number of gravestones and if lichen is on the stones. Lyn MacLean offered to help Margi survey the stones.

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CPC Application for Old Home Surveys – Taryn offered to fill out the CPC application for Old Home Survey funding in October assuming that a determination is made by the SHC on which properties will have building inventories performed. The Chair indicated that this will be put onto the Sept. 17th SHC meeting agenda.

Florence Hosmer Paintings – The Chair indicated that a relative of Florence Hosmer is willing to donate 2 of her paintings in their possession to the Town of Sudbury. The SHC agreed to further explore this possibility and Margi will take the lead to reach out to the Town Manager to determine the next steps. Lyn Maclean asked to move a painting that was given to the Hosmer family and currently stored in the Hosmer House Art Room and relocate to the Town Safe which is climate controlled for safe keeping. The SHC agreed to this request. Lyn MacLean also brought 2 small Florence Hosmer paintings that need restoring. By a 5-0 vote, the SHC approved this request for the 2 paintings to be restored.

Hosmer House Open Houses – By a vote of 5-0, the SHC approved HH Open Houses on 12/7, 12/8, 12/14 and 12/15. By a vote of 5-0, the SHC approved the Friday evening reception on 12/6/19.

554 Boston Post Road - Public Hearing under the Sudbury Demolition Delay Bylaw for the Stone Tavern Farmhouse. The Chair opened the Public Hearing. Representatives of the applicant presented the partial demolition plan which encompassed adaptive reuse of only a part of the current Stone Tavern Farmhouse (the one bay deep, five bay wide core) for use as a business office for the proposed self-storage warehouse development, and demolition of all additions and ells to the main part of the Stone Tavern Farmhouse, rehabilitation/restoration of the exterior of the core part of the current Stone Tavern Farmhouse to include the front enclosed portico but without small window under each gable end of the core structure. and support of a single building historic district (for tavern only, not warehouse) after the warehouse is built and changes are made to the Farmhouse. Since the SHC was not allowed access to the interior of the building during the Historical Commission's site inspection on June 12, 2019, members of the SHC questioned the applicant regarding specific information and documentation of the age and history of the Tavern Farmhouse that the applicant is intending to demolish. The applicant replied that no further information will be furnished to the SHC on either application. The applicant contends that the intent of the demolition plan is to bring the Tavern Farmhouse back to its "original" date of 1804, however the 1804 date given in the MACRIS Inventory for 554 Boston Post Road is only derived from the tavern being mentioned in the Farmer's Almanac of 1804. According to information provided by the Sudbury Conservation Commission in 1984, "The farm was originally owned by Ezekial Howe (1720-1796), innkeeper at the Wayside Inn during the American Revolutionary War. At the time, the house was used as a bakery and tannery." The SHC received a letter dated August 29, 2019 from Ms. Deborah Stone that included photographs of the interior of the Tavern Farmhouse that show an abundance of early to mid 18th century architectural features including a boxed staircase, wood paneling, mantels, summer beams, gunstock posts, H door hinges, metal door handles, parlor fireplace (first floor room on left) with what appears to be original brickwork, tavern room (first floor room on right) wide firebox with beehive oven, two china closets (wall and corner), and paneled doors/door

frames. The applicant's architect consultant, who said he had seen the interior of the Tavern Farmhouse, said the photographs of the Farmhouse interior provided with Ms. Stone's letter were an accurate depiction of the current interior of the Farmhouse. The applicant's architect stated that he had more recent interior photos but did not bring them to the public hearing, but offered to provide them to the HC. The SHC asked about the specific impacts of the demolition plan on the historic interior and exterior fabric of this building. The applicant was not willing to discuss or answer questions. The SHC asked if the applicant would share the architect consultant's interior photos with the SHC prior to the Sept. 17th SHC meeting. The applicant would consider supplying these photos only if the SHC did not continue the public hearing, although the architect consultant said he was willing to provide photos. The SHC received many emails/letters concerning the applications for demolition permits for the Tavern Farmhouse and the Stone Farm Barn with Cupola with most supporting preservation of the Tavern Farmhouse and Barn with Cupola and enactment of a demolition delays. Public Comment included those supporting and not supporting enactment of the Demolition Delay. By a 5-0 vote, the SHC closed the public hearing.

554 Boston Post Road Public Hearing under the Sudbury Demolition Delay Bylaw for the red Barn with Cupola – The Chair opened the Public Hearing. Representatives of the applicant presented the demolition plan for to completely demolish the red Barn with Cupola: some of the structural members plan to be reused in the construction of a new building structure in Sudbury. It is proposed that the Barn cupola would be retained onsite and preserved. The applicant's structural engineer indicated that there are structural issues with the current Barn with Cupola. The SHC asked if the structural engineer was experienced in evaluating structural components of Barns of this age (c. 1850) and had provided opinions for other historical structures. The structural engineer said that he had not, that his construction experience including 80% with residential buildings and 20% commercial buildings. The SHC asked if there was a structural engineering report prepared on the Barn which could be given to the SHC to assist in their determination. The applicant indicated that they would get back to the SHC on this if the public hearing was closed and not continued. By a 5-0 vote, the SHC closed the public hearing.

420 Lincoln Road – The Chair opened the public hearing. The applicant's architect presented the plans and detailed drawings for the partial demolition and rehabilitation of the structure. The SHC asked many questions regarding specifics of the plans presented. The Architect fully answered all the SHC's questions and provided additional information brought to the meeting regarding exterior doors, porch columns and exterior railings, including sample materials. The applicant agreed to all design and rehabilitation changes to the structure proposed by the SHC. By a vote of 5-0, the SHC closed the public hearing and determined at this public hearing that the plan presented to the Commission with the following changes, agreed to by Ms. Wong as authorized by the applicant:

1. Front Porch sprinklers to be relocated from the wall to the ceiling
2. Window trim for 2 windows to be installed on the new elevator shaft on both the south facing side and the east facing side to match sizing of windows on the main house
3. New bulkhead to be painted flat black with landscaping around it
4. Replacement front porch columns to be Tuscan style as shown to the SHC

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5. Replacement front, northwest side and north exterior doors to be Craftsmen Style as shown to the SHC all painted white
6. Proposed SS railing from the front porch to the cement landing to have a brushed steel finish
7. Reuse original newel post from the first to second floor staircase in the basement staircase
8. Use white Trex type material for the NW corner framed slatted trim enclosure below landings
9. Install landscape screening along Concord Road to shield the new second floor exterior staircase

would not be detrimental to the historical or architectural heritage or resources of the Town. Therefore, the structure need not be considered preferably preserved and a building permit may be issued by the Building Inspector.

159 Concord Road – The Chair informed the SHC that at the Site Inspection meeting on August 29, 2019, the SHC determined the portion of the roof at 159 Concord Road including the chimney and the area immediately surrounding the chimney on the front side of the house is not historically significant and the building inspector can issue a demolition permit for this particular chimney with replacement of similar colored roof shingles to cover the opening.

484 North Avenue – The Chair pointed out that the applicants had provided an offer to the SHC on July 18th to halt the delay enacted by the SHC. The SHC had asked the applicant on July 18th to research whether the historic structure could be retained onsite but considered as an outbuilding. The applicants had responded that this situation would still create challenges and the applicants have no further offers and do not intend to attend the August or September SHC meetings. The majority of the SHC decided on no further action at this point.

September 17th Eversource Meeting – The Chair reminded the Commission that Eversource will be meeting with the SHC in September. The Chair had requested that the Sudbury Planning Director obtain documents listed in the April 3, 2019 letter from the MHC to the USACE which the SHC was copied on prior to this meeting and encouraged SHC members to review them. Town owned Broad Acres property – There was a brief discussion with the BOS members in attendance that initial discussions have commenced on the future of this property that contains historic structures. The SHC indicated that the Commission would like to work with the BOS on this and provide input.

Scheduling of future SHC meetings – The SHC agreed to meet on the 3rd Tuesday of each month from September through December starting at 6:30pm including a Hosmer House specific meeting on October 17th, 2019 starting at 7pm. A site inspection for 92 Butler Road under the Demo Delay Bylaw was scheduled for Sept. 5th at noon.

List of Documents and other Exhibits used at meeting: Demolition Plans for the Stone Tavern Farmhouse and the Barn with Cupola at 554 Boston Post Road, Copies of photographs of interior

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of Stone Tavern Farmhouse provided with letter dated August 29, 2019 from Deborah Stone, Demolition (Partial) Plan for 420 Lincoln Road, copies of Florence Hosmer paintings