



Town of Sudbury

Historical Commission

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Meeting Minutes

SUDBURY HISTORICAL COMMISSION Thursday, July 18th, 2019
Silva Room, Flynn Building, 278 Old Sudbury Road

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

Members Absent: Jan Costa, Fred Bautz

Others Present: Kevin Rossley, Anu Shah, Michael Riley, Patrick McCarthy, Anne Stone, Chuck Mills, Donna Mills, Pat Brown, Adam Duchesneau, Andrew Lewis, Janie Dretler, Bill Schineller, Glenn Davis, Ron Brumback, Edward Freedlender, Carole Kasper, Ellen Joachim, Bella Wong, Lisa Gutch, Jake Tamposi, Joe Tamposi, Michael Melnick, Elaine Jones

554 Boston Post Road – The HC received notices on May 14 and 15, 2019 from the Building Inspector that two separate applications for Demolition Permits for this property had been submitted: one for the c. 1850 red Barn with cupola and the other application for the Tavern Farmhouse. The HC conducted site visits for the Barn and Farmhouse on June 12, 2019. Under the requirements and procedures of the Demolition Delay Bylaw, the HC discussed separately the architectural features and the historical narrative and history of each structure for the purpose of determining historical significance. The first discussion focused on the Stone Tavern Farmhouse application. The discussion related important exterior architectural details (5 bay centered around a large central chimney at the ridge, 1 bay deep, protruding window frames, second floor windows tucked under the eave, small windows at gable end peaks, enclosed front portico, ell, other additions to the structure, and a stone foundation). The 554 Boston Post Road property has been surveyed twice: in 1968 by the Sudbury Historical Society and again in 1995 by one of the leading historic preservationists in the Commonwealth who did not gain access to the interior of the Farmhouse for the survey analysis. Although the dating of the Stone Tavern Farmhouse is given in both surveys as c.1804 tied to mention in the 1804 Farmers Almanac, the age of the Georgian Farmhouse is likely older than 1804 going back to the 1700's. It is listed in the Town of Sudbury Historic Property Survey and also listed on the Massachusetts Historical Commission State list (MACRIS) of historic places. The MACRIS listing notes the breadth of historical significance of the Stone Tavern Farm for its association with Agriculture, Architecture, Commerce, Politics, Government and Transportation. The Stone Tavern Farm has more layers of historical significance than even the c. 1710 Loring Parsonage. It is unique and rare that the Farmhouse is paired with its original c. 1850 Barn and the two structures sited together give historical context to each other. The Farmhouse was also used as a Tavern in the early 1800's by the Stone family beginning with William Stone (1787-1862) and as a mail coach

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stop/post office. There was also discussion about the history of the Stone Family in relation to the the Stone Tavern Farm and the history of Sudbury: connection to original grantees/proprietors of Sudbury Plantation going back to 1638 – the Stone, Haynes, Noyes and Rice families, and descent from 1620 Mayflower passengers. Also, lineal connections to the Hunt, Loring and other early prominent families of Sudbury. The Stones are also descended from/related to at least nine patriots/minutemen of the American Revolutionary War including Josiah Haynes who died at the Battle of Lexington on April 19, 1775, and Daniel (1727-1813) and John Stone (1757-1844). Atty. Riley representing the applicant stated that the applicant does not disagree that the farmhouse is historic. The Stone Tavern Farm has been continuously been owned by this same family prominent in Sudbury's development and history for over 200 years. By a unanimous vote of 6-0, the SHC determined that this farmhouse structure is historically significant.

The next discussion focused on the c. 1850 red Stone Farm Barn with Cupola. The Barn is an example of the design development of New England barns of the period 1820-1850: the banked barn has a gable end barn door as opposed to earlier barns which would exhibit the English style barn with the barn door on the side, a row of small widows on the street facade side to let in light for farm animals, representative of another design evolution feature, and an exceptional Greek Revival cupola with ventilator featuring three arched casings on each side and a metal roof cap. There was discussion on the architectural significance of the Barn and the fact that it had also been surveyed as part of the historic 554 Boston Road property by one of the leading preservationists in the Commonwealth. It is listed on the Town of Sudbury's Historical Property Survey and is also listed on the Massachusetts Historical Commission State list (MACRIS) of historic places. Photographs of the barn (and farmhouse) are included in the surveys from 1968 and 1995. Sudbury's history has been primarily a farming community and very few original farmhouses and their barns have survived. The significance of this Barn was affirmed by being included in a past Sudbury Historical Society tour of Barns in Sudbury. Atty. Riley representing the applicant stated that the applicant does not disagree that the Barn is historic. By a unanimous vote of 6-0, the SHC determined that this structure is historically significant. The SHC will inform the Building Inspector, and the owner/ applicants in writing of the HC decisions on both applications.

Sudbury BOS assignment to SHC – Bill Schineller has been assigned to be the BOS liaison to the SHC and will act as the SHC's point of contact with the BOS. The chair reviewed a recent meeting with Bill Schineller in which the goals of the SHC were discussed – developing a preservation plan for the Carding Mill, undertaking another round of historic building surveys, prepare additional information on the Demo Delay bylaw on our website, update the demo delay bylaw, develop long term sustainability plan for the Hosmer House, support the Town Master Plan development to include a focus on preserving the historical assets of the Town and complete the cemetery restoration.

Florence Hosmer Paintings – The SHC has become aware of a cousin of Florence Hosmer who is in possession of 2 of her paintings of her family members. The SHC agreed that a communication will be developed with this individual to determine if there may be any interest in loaning these pictures to the Town for display at Hosmer House or even a potential purchase. Margi will reach out to this individual.

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Hosmer House Open House/Cleaning – It was agreed by those Commissioners who attended the July 4th open house that it was well run and organized. Many thanks are owed to the docents, volunteers and the Commissioners who made it possible. There was discussion about reaching out to staff who have expertise in cleaning house museums. The Chair passed along some potential candidates to Margi who will reach out to them.

Sudbury Rail Road Historical Assets – Taryn indicated that she plans to set up a walk with a RR expert in the Fall to review these historical assets in Sudbury.

Sudbury Historic Building Database – Fred Taylor reviewed his research to date on the pre1940 Sudbury Houses. As a result of his research, there is a total of 428 pre1940 houses, 238 are on MACRIS, 190 are not. There is a total of 128 houses in the five Sudbury local historic districts and 300 are not in any historic district. It also showed that 207 houses were built prior to 1900 and 221 were built after. Fred asked the Commissioners evaluate what houses (10 in total each) in Sudbury should be historically inventoried as a tool for historical protection that are located outside the Historic Districts. Taryn indicated that \$5,000 remains for historical surveys from a prior approved TM article.

Frost Farm – 148 North Road – The SHC agreed to ask the TM to salvage the following from the historic Frost Farm prior to its demolition: a section of the grand staircase, a 10' long section of the exterior dentil and modillion block molding, the “S” shaped hangers on both chimneys and the free-standing closet on the second floor.

420 Lincoln Road – Under the Demo Delay Bylaw there was discussion on the historical significance of this property. This structure represents Sudbury’s well documented farming history as it was situated on and part of the Featherland Farm and served as a residence for farm workers/manager of the Featherland chicken farm. Parts of Featherland Farm were subdivided and became the Town owned Featherland Park and land (which included this farmhouse structure) for the location of the of the new LS High School built in 1956. There is also some documented history that part of the Featherland Farm was a site for a potential rope tow for skiing in the 1960’s. The construction of the building itself consists of a massive fieldstone foundation between 18” and 36” thick, front porch and dormer, evidence of the original interior stair railing, 2” wide hard wood floors indicative of construction back to the 1870’s. Maps of Sudbury as shown in Jan Hardenbergh’s book shows a structure at the location of the present “White House” at 420 Lincoln Road on maps dated 1875, 1889, and 1938. The applicant provided information that the structure appeared on a county layout in 1913. The house was purchased by the Town in 1954. By a vote of 5-0-1 (abstain), the SHC determined that this structure is historically significant. The SHC will inform the Building Inspector, and the owner/applicants in writing of the HC decision on the application.

280 Goodman’s Hill Road – Under the Demo Delay Bylaw, the SHC held a public hearing on the Demolition Permit application for this property. The hearing follows the HC determination on May 2019 that the c. 1850 Greek Revival Italianate George Edwin Harrington House is historically significant. The property is listed on the Town of Sudbury Historic Property Survey and the Massachusetts Historical Commission State list (MACRIS) of historic places. At the hearing the authorized representative of the property owners, Ed Freedlender, presented the partial demolition plan. Mr. Freedlender stated that the roof to be raised over the porch addition adjoining the proposed garage will have a new height at the same level as the main house and explained other features of the new addition partial demolition plan. Several Commissioners

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raised concerns about the overall massing of the new addition since the partial demolition plan drawing on the proposed plan was on a diagonal and it was not clear how the actual massing of the addition would impact or not the original house. It appeared the new addition would have a front fascade equal to more than approximately 50% of the current length of the current front fascade. A scaled elevation drawing would have assisted this review. Commissioners had concern about the historical appropriateness of the proposed cupola design and height as it appeared it would extend above the height of the original house, of the round window on the garage facade, the new windows, the multi lighted horizontal window to be moved from the right end of current structure to the new façade, and other design features. Comments previously made by a member of the HDC concerning the inappropriateness of the horizontal window in relation to this historic house was noted. In reference to the cupola, the Chair referred to a standard in the US Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as stating: "Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken." After the public hearing was closed, the SHC voted 4-2 to approve the plan presented to the Commission with the following changes, agreed to by the applicant:

- Elimination of the proposed cupola
- Change of the proposed horizontal window in the stairwell to a vertical window double hung style to match the window in the breezeway
- Change of the proposed eaves and the returns on the new structure to match the eaves and returns on the gable part of the main house with identical brackets installed
- Elimination of the four tablets on the proposed round window
- Elimination of the proposed hardware hinges and door handles on the garage doors

The SHC will inform the Building Inspector and the applicants in writing of the HC decision on the application.

484 North Avenue – This property – the c. 1750 Asa Puffer/Josiah Adams House is currently under a 6 month demolition delay beginning June 11, 2019. This house has historical integrity of original design, materials and workmanship as outlined in the HC Report on the Demolition Plan. The applicants/owners discussed their current position which is that it is not economically feasible to restore this building and/or incorporate it into a new structure. They have listed the property for sale but no interest at this point. It was purchased by the current owners from a bank after it had foreclosed on the property. The applicants/owners offered in writing to make a \$5K donation to the SHC (which was acknowledged as not being appropriate for the HC to sanction in return for lifting the 6 month delay) , give the SHC full access to the property to document and assess what could be salvaged as historical artifacts if the demo delay was dropped. They did look at another old house suggested by the SHC on Peakham Road which had been incorporated into a new structure but they did not like the design. They indicated that additional time/consultants/lawyers would be needed to determine if this structure could be restored as a guest cottage in addition to the construction of a new house on the same property and they were not inclined to do this. The SHC encouraged the applicants/owners to do some additional research to determine if any zoning changes/problems would occur if the building was restored and just used as an outbuilding on the property and the applicant/owner agreed to do this. The

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SHC asked the applicants/owners if they would be agreeable to having the SHC provide design review of the new structure if the current structure was allowed to be demolished and they replied in the negative.

Eversource Meeting Request – There was a brief discussion regarding a request by Eversource to meet with the SHC. A letter from Eversource regarding the Sudbury-Hudson Transmission Reliability Project, dated April 3, 2019 and copied to the SHC was also briefly discussed. It was agreed that the SHC would invite Eversource to attend the SHC September 17th meeting.

Remote participation at SHC meetings/Video broadcast of SHC meetings – Margi reviewed the operational conditions of remote participation by phone. There was a brief discussion over the pros/cons of video broadcasting of SHC meetings. It was agreed that further discussion was needed before any final decision.

June 11th and June 12th meeting minutes – By a vote of 6-0, the SHC approved both sets of meeting minutes.

August/September SHC meeting dates – It was agreed that the SHC would meet on Thursday evening, August 29th at 6:30pm and on Tuesday evening, September 17th at 6:30pm. Margi, Fred T., Chris, Diana W. and Taryn stated they could attend August 29th. Fred T., Margi, Chris, Diana W., Taryn and Diana C. stated they could attend on September 17th.

Due to the length of the SHC meeting, it was decided to postpone the following items to a future meeting: Massachusetts Historical Commission Information on Community Outreach, Demo Delay Database maintained by the Planning Department, Financial Report and SHC House Marker Program.

List of Documents and other Exhibits used at meeting: A letter dated April 3, 2019 from Brona Simon, State Historic Preservation Officer for the MHC copied to the SHC regarding the Sudbury-Hudson Transmission Reliability Project; a letter dated July 18th, 2019 from Colchester Ridge, LLC to the SHC regarding a proposal for 484 North Road, Sudbury, MA.; Demolition plan (partial) for 280 Goodman's Hill Road; Background of 420 Lincoln Road dated July 19th, 2019 and provided to the SHC by the Superintendent of the LS Regional School District; MACRIS listings for 554 Boston Post Road.