



# Town of Sudbury

## Historical Commission

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### MINUTES

NOVEMBER 19, 2019

**SILVA ROOM, FLYNN BUILDING, 278 OLD SUDBURY ROAD, SUDBURY, MA**

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

**Members Absent:** Jan Costa, Fred Taylor, and Fred Bautze

**Others Present:** Steve Greene, Nancy Taverna, Kristen Foster, Michael Lynch, Kay Andrews, Quentin Nowland, Bill Dickinson, Patrick McCarthy, Anne Stone, Chuck Mills, and Neal Bingham

Approval of Meeting Minutes: By a vote of 5-0 approval of the September 17, 2019, October 15, 2019, and October 17, 2019 Meeting Minutes.

SHC Meeting Minutes: There was discussion on how to handle minutes going forward as the new Planning Assistant will not be able to help draft meeting minutes as previously suggested. Planner Adam Duchesneau has offered to provide a budget estimate for a professional note taker. The sense of members present was the expense of a professional note taker could be better spent elsewhere and that members will rotate turns taking meeting minutes going forward.

#### 200 Horse Pond Road – Determination of Historical Significance under Demo Delay

Bylaw: Per Section 3 of the Demolition Delay Bylaw the Commission must vote to determine if the structure is historically significant. Several Commission members participated in a site visit with the property owner in early November. There are two buildings on the property. The older building appears on tax records from the 1930s but other records note a structure present in 1912. Chris Hagger was unable to find any further historical records for the home; he did not note any historic or architectural features of significance remaining on the home during the site visit. Other members present at the site walk agreed with Chris Hagger's assessment and noted the structures do not represent a clearly defined architectural period or historical narrative related to the town. The home owner stated she does not believe the building to be historically significant.

By a 5-0 vote the SHC determined the property is not historically significant and a demolition permit may be issued by the Building Inspector.

554 Boston Post Road - Demolition Delay Bylaw: Chris Hagger re the applicable Section 4 (7) of the Demolition Delay Bylaw that relates to consultation stage in the process with the owner. The Bylaw process began when the owner submitted two separate Demolition Permit

applications to the Building Inspector in May 2019: one for the farmhouse and one for the red barn. The Commission began with a discussion about the farmhouse/former tavern.

Bill Dickinson from Dickinson Architects, Quentin Nowland (prospective developer), Anne Stone (owner), Ms. Stone's attorney, Neal Bingham, and Patrick McCarthy and Chuck Mills offered comments and participated on behalf of the applications. Mr. Dickinson who had submitted written information today, November 19th, made an oral presentation of his report on his knowledge of the history of the farmhouse and the proposed reuse of a portion of the Tavern farmhouse — the overall goal is to preserve the one room deep and two room wide front part of the farmhouse and front door portico and remove all other parts of the current farmhouse structure. The commission was told that the original building (farmhouse tavern) is from 1804 or earlier (Mr. Dickinson acknowledge the 1804 date comes from the Massachusetts Historical Commission survey listed on MACRIS). Ms. Warren asked Mr. Dickinson if he had done an analysis of the interior features of the farmhouse like the winder staircase to estimate for himself a date for the farmhouse. He said he had not determined a date for the structure. Mr. Dickinson said that single-story addition was added to the rear of the farmhouse tavern, and was renovated for a new kitchen in the 20th century – the 20's, 30's, 40's. He stated that it is "very hard to date" the back addition and "there's nothing that will allow me to put a date on it". He referred to the back addition area as a "summer kitchen". He further stated that the front door portico was added to the structure at the same time as the lead-to (back addition) in the 1800's. He speculated that there was a reconfiguration of the core (one room deep two room wide part of the farmhouse) when the back addition was added. The 20th century kitchen renovation erased and obfuscated all original finishes and details of historic value, but he also stated there were "hand cut timbers" responding to Chris Hagger's question. The second level above the back addition kitchen area dates to the 1930s – Mr. Dickinson said this 1930's dating came from the Historical Commission's Report. Taryn Trexler asked for the architect to confirm if either of the kitchen or second floor additions are visible from the public right of way; he confirmed they are not. Mr. Dickinson stated the gable, el-shaped addition on the east side of the tavern dates to the 1950s, per the owner. Ms. Warren questioned the 1950's dating for the el and asked the architect what he knew about the el and he said that he had not been in that area and did not know anything about the el to confirm the 1950s date. Ms. Warren indicated her understanding is that the el is historic and will provide information at the next meeting. Mr. Hagger stated that there was a way to nail down the age of the el by doing some research. A 1980s greenhouse addition is on the west. Mr. Dickinson stated the rear, northwest corner of the kitchen addition has settling issues and is unstable; his preference to remove it from the building.

Mr. Dickinson detailed plans for the interior of the renovated one room deep two room wide part of the farmhouse tavern building. The proposed developer will rehabilitate that part of the structure as an office for the proposed storage facility. All other parts of the farmhouse except the one room deep two room wide part of the structure and front portico will be demolished. Also, repointing and repairing the antique interior bricks in the parlor fireplace along the wood paneled wall was not confirmed. Where possible, interior details such as wood paneling, fireplaces, and historic finishes will be preserved; damaged finishes and details will be replaced in kind. Ceiling beams and wrapped corner posts will remain. There are no plans to lower the floor or raise the ceilings. The simple interior winder front stairs will be repaired and refinished.

The second floor will be used for storage; wide plank floors to remain on the second floor. Historic-replica hardware will be used on interior doors.

Front and sides of the one room deep two room wide portion of the farmhouse will largely remain as is, with appropriate repairs and restoration to the current appearance. However, the corner china closet and the other china closet on the back wall in the tavern room will not remain. On the rear the design will hopefully reflect the position of the original windows; their exact location is unknown due to alterations over time and removal of later additions may provide more information. Members noted the small windows at each of the attic level gable ends were not included on the architectural drawings; Mr. Dickinson did not confirm those windows will remain, initially stating there would be “visually” replicated vent, but they are currently windows not vents.

No landscaping plan was provided.

Mr. Dickinson confirmed the following will take place during the renovation/rehabilitation:

- Roof to be architectural asphalt shingles
- Siding to be replaced with cedar clapboards and be graduated towards the ground level
- All exterior trim to be wood
- All exterior windows visible from the public right of way on the first and second floors will be wood, six-over-six true divided light, historically appropriate windows
- Smaller attic windows at both gable ends to remain or be replaced with wood, true divided light windows
- Repoint brick masonry at the chimney with appropriate materials
- Historic exterior paint and trim colors (exact colors not presented)
- No gutter will be added to the front elevation.

Chris Hagger asked the applicant to consider an interior preservation restriction on the interior woodwork on the first floor and be prepared to respond to that request at the next meeting. Commission members thanked Mr. Dickinson for the level of information provided.

On the demolition permit application for the red barn, the applicant confirmed there are no rehabilitation and restoration plans for the barn. The barn will be dismantled and removed from the property. The owner spoke with several professional barn movers and was told the barn is too young to be valuable to them; the barn is from the 1860s and was cut with a circular saw, making it less valuable. (The 1995 HC survey of the property dates the barn to the 1850's.) Restoring the barn on the property is cost-prohibitive for the current owner and the prospective buyer is not planning to keep it.

A lengthy discussion ensued about the recent history of the property and efforts made to sell and market the property. Ms. Stone said the Commission is “not easy to work with”. In response, Chris Hagger explained what the Commission’s role is during the Demolition Delay Bylaw process. Diana Warren provided a history of CPC funds used for other private properties in Town and asked if the owner had applied for preservation funding for the property; the owner

said she had not. Ms. Warren asked that the proposed developer reconsider preserving and retaining the barn. Chris Hagger asked about the overall site plan and the possibility of retaining or moving the barn onsite; Mr. Nowland said preserving the barn anywhere on the current parcel is prohibitive due to the size of the lot. Ms. Warren stated that the developer had presented – at a day time meeting of the Planning Department earlier in the year - a plan to move the barn nearer to the Boston Post Road, retaining it on the property. The owner has an offer to reuse some of the siding and timber beams at another property in Sudbury. The Commission expressed their support for architectural salvage after the demolition delay period has passed, but it is not an option we are allowed to give consideration to under the Demolition Delay Bylaw.

The Commission will vote at the December meeting to either lift or keep the six-month demolition delay for both structures. The Commission will provide meeting minutes to the applicant in advance of the next meeting. Chris Hagger made the recommendation that the renovation include an interpretive panel or plaque with the history of the Stone Family and the Stone Farm property.

484 North Road – Demolition Delay Bylaw: Chris Hagger visited the Historic New England Pierce House in Dorchester and saw hinges (c. 1630) very similar to those on the interior of 484 North Road. Chris Hagger will reach out to the owners to see if they are still willing to donate the door, hinges, and associated hardware to the Historical Commission.

Diana Warren suggested also asking if we can more thoroughly photograph the interior before demolition.

#### Review of Old Home Surveys:

Master Plan Development Update for Historical and Cultural Resources: Several members attended the public meeting on the Historical and Cultural Resource portion of the Master Plan and felt the meeting was well run and many good comments were heard.

Broad Acres Farm Town Forum – November 21, 2019: Chris Hagger encouraged members of the Commission to attend. The sense of the Commission is that we would like to see the property retain it's historic setting of the house, barns, and open fields as few properties in Sudbury still retain all three elements together.

Town Manager Screening/Interview Panel Update: Jan Costa will attend on behalf of the Historical Commission.

Carding Mill Site Visit – November 22, 2019: Chris Hagger will lead a site visit and tour of the Carding Mill for the Historical Commission, Conservation Commission, and Board of Selectmen.

Cemetery Restoration Update: Elin Neitermann forwarded sent an email to the Commission with photographs of recent damage in Wadsworth Cemetery. Margi Katz said her understanding is that damage is not the responsibility of the Historical Commission. Diana Cebra stated in the past we have gotten estimates for repairs and restoration for the cemeteries through CPC funds. Chris

Hagger will follow up with Elin Neitermann to see if she can give us a tour of the damaged stones. Margi Katz provided an update on the process for contacting potential contractors for stone cleaning.

Discussion on Frequency/Duration of SHC Meetings: Per input from members, the Commission discussed alternate meeting schedules or structures to address lengthy meetings. Members stressed the need to stick to the schedule printed on agendas to be respectful of members of the public attending meetings. Chris Hagger said the options are to schedule more meetings or be more strict with member comments and discussion. The sense of the Commission was to give the Chair leeway to be more strict with member comments going forward.

Loring Parsonage Tour: The Sudbury Historical Society has offered the Commission a private tour to see the interior of Loring Parsonage ahead of the Town Forum on Nov. 21st.

Town Hall Meeting Update: Per our request at the last meeting, the Permanent Building Committee (PBC) withdrew the variance application submitted to the Massachusetts Architectural Access Board. The Historical Commission will participate in a joint meeting between the PBC, Commission on Disability, and Historic Districts Commission to discuss the project, the various access options, and which option to support going forward.

CPC Application for Old Home Surveys: Taryn Trexler and Chris Hagger will present the Commission's application for Historic Survey funding before the Community Preservation Commission at their next meeting. Diana Warren (HC representative to the CPC) provided feedback on what the CPC will be looking for. Discussion ensued on how the Commission prioritizes which buildings to survey.

Special Town Meeting: Brief discussion on the submitted article for a Stone Tavern Farm Historic District. Diana Warren suggested the possibility of the Historical Commission sponsoring an article for another historic district to include the recently surveyed railroad bridges. Commissioners expressed this should fall to the Historic Districts Commission or citizen petitioners.