



# Town of Sudbury

## Historical Commission

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### MINUTES

APRIL 16, 2020

### VIRTUAL MEETING

**Members Present:** Chair Chris Hagger, Vice-Chair Diana Warren, Diana Cebra, Jan Costa, Steve Greene, Margi Katz, Taryn Trexler, and Associate Member Fred Bautze

**Others Present:** Quentin Nowland, Owner - 554 Boston Post Road, Resident Lynn Maclean, Director of Planning & Community Development Adam Duchesneau, Selectman Patricia Brown, and Selectman William Schineller

Ms. Hagger called the meeting to order at 6:30 PM.

#### **554 Boston Post Road**

Mr. Hagger confirmed that a condition of Site Plan Review Approval, the Planning Board included Provision #24, which requires "Prior to the issuance of any Demolition or Building Permit for the Stone Tavern building, the Applicant/Owner shall provide reasonable and timely access to members designated by the Town of Sudbury Historic Districts Commission and Historical Commission, in connection with the plans to renovate the Stone Tavern Building, to be used as an office for the self-storage facility, to determine, to the extent possible, what interior elements of historical significance may be preserved during such renovations." Mr. Hagger stated that Mr. Nowland did issue a site invitation to the Commission, and asked members how they would like to proceed with the tour, in light of Covid-19.

Mr. Greene suggested that one or two members of the Committee take the tour with masks on.

Ms. Cebra stated due to the stay at home order, she would be reluctant to go out for a site visit and wearing of a mask in not full proof, but it is definitely important to see the building and have documentation of what we see.

Ms. Warren stated that given Historical Commission's charge is for the protection and preservation of the historical resources of the town is very important to carry out the site visit of the interior as stipulated, and indicated that she would feel comfortable taking the tour in late spring or early summer, depending on the virus status, but not currently, even with masks. She noted that condition #24 is a two-step process, firstly the physical visit to the site location, and secondly, for the Historical Commission to make recommendations as to determine what interior

elements of the farmhouse are to be preserved. She stated that the terms of the visit should be established – timing and areas of the house to tour.

Ms. Costa acknowledged that a virtual tour of the site would eliminate risk. She also suggested that Mr. Hagger and Ms. Warren might consider meeting with Mr. Nowland at the site, and report back to the Committee with photographs.

Ms. Trexler indicated that a virtual tour might be the best solution, and the Committee did have some photos and drawings. She noted that the Committee should not prolong the process.

Ms. Katz commented that if timing were critical, the virtual tour of the whole house would be the direction to take. She stressed that she did not feel comfortable going in the building at this time.

Mr. Nowland suggested that he could conduct the virtual tour using the Zoom approach, similar to how the meeting was being presented tonight. He stated that he would share the screen, going from room to room, and would answer any questions the Commission members might have.

Mr. Nowland stated that he would want to conduct the virtual meeting by the end of April, and noted that the tour invitation had been sent to the Commission in March.

Mr. Hagger requested photographs be taken by Mr. Nowland, and sent to Commission members before the virtual tour would take place. Mr. Nowland replied he would have to check with Mr. Dickinson, his attorney, before he could take additional photographs.

Mr. Hagger asked about the length of the virtual meeting. Mr. Nowland responded about an hour.

Mr. Hagger asked about sufficient lighting in the building before the pictures and virtual tour took place. Mr. Nowland answered that he would check the lighting.

Ms. Cebra suggested putting numbers on the interior areas to enable the Historical Commission to identify those areas when the commission makes its determination.

Ms. Warren asked that pictures be taken prior to the virtual site visit and then photos and a video, would serve as permanent record of the historical structure. She asked if photos of the barn had been taken. Mr. Nowland responded affirmatively and agreed to make copies for the Commission.

Ms. Cebra asked if the barn had been taken down. Mr. Nowland responded that it had been taken down.

Ms. Warren commented that the Commission would want the tour to provide detail of the tavern room, basement, stone foundation, attic, second floor and the wooden flooring. She expressed her concern about adequate lighting when pictures were taken and the virtual tour took place. In consideration of proper lighting, Ms. Warren suggested that the video tour be conducted on a

sunny day. She also asked if Mr. Nowland could take pictures of the historic antique fireplace in the farmhouse.

Mr. Hagger emphasized if the owner had some photos taken before the renovation it would show what restoration was, it would be impressive to include some original pictures on the wall (before restoration) beside post-renovation pictures.

Ms. Costa stated that the tour might require more than one hour.

Ms. Trexler suggested that providing pictures before the tour, would save time for everyone. She asked what would happen after the visit.

Mr. Nowland stated that the demolition permit would then be issued.

Mr. Duchesneau stated that condition #24 was not a prescriptive condition, and the applicant would not be required to make changes.

Ms. Warren acknowledged that although the condition was not prescriptive, but that it is providing the opportunity for the Historical Commission and the Historic Districts Commission to give guidance and recommendations for preservation.

Mr. Hagger summarized that the Commission consensus was to arrange a virtual tour of the inside of the Stone Tavern and that photos could be taken before the video tour – for documentation for the Historical Commission and Historical Society, and:

- Duration of Tour could be longer than one hour
- Attic detail with two windows
- Basement detail
- First floor detail
- Second floor detail – including wooden flooring
- Staircase
- Fireplace in the addition

Mr. Hagger reiterated the importance of taking the tour early in the day on a sunny day, to ensure proper lighting, with preference for electricity, as well. He commented that the Historical Commission would be providing guidance and recommendations based on what the Historical Commission sees from the photos and the video.

Mr. Nowland stated that he understood the areas that the Committee wanted highlighted and would check the electricity aspect and the possibility of taking photos. Mr. Nowland said he was in favor of identifying each room via a numbering system.

Mr. Duchesneau noted that the virtual tour would be conducted in the same manner as tonight's meeting.

Ms. Warren asked if the farmhouse currently has electricity. Mr. Nowland responded that he would check that aspect, as well.

### **Open Meeting Law Review regarding Meeting Minutes**

Mr. Hagger highlighted the mandates related to the Massachusetts Open Meeting Law and Commission minutes. He recommended that the Commission keep current with approval of such minutes.

Mr. Hagger stated that Mr. Duchesneau provided definition of minutes, synopsis of a meeting, inclusion of relevant comments and is not a transcript of what occurred at that meeting.

### **Approval of January 14, 2020; March 9, 2020, and March 24, 2020 Meeting Minutes**

Mr. Hagger motioned to approve the Historical Commission minutes of January 14, 2020. Ms. Warren seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: To approve the Historical Commission minutes of January 14, 2020.

Mr. Hagger motioned to approve the Historical Commission minutes of March 9, 2020. Ms. Warren seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: To approve the Historical Commission minutes of March 9, 2020.

Mr. Hagger motioned to approve the Historical Commission minutes of March 24, 2020, as amended. Ms. Warren seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: To approve the Historical Commission minutes of March 24, 2020, as amended.

### **Historical Commission Chair/Vice-Chair Positions**

Mr. Hagger stated he wanted to continue his post as Chairman and asked if any other Committee members had interest in the post.

Among continued areas of focus, Mr. Hagger outlined several areas he wished to advance:

- Continue partnerships/dialogue with Town officials.

- Develop education/outreach for the Demolition Delay Bylaw
- Increase sustainability for the Hosmer House
- Advance the Carding Mill Preservation Plan

Ms. Cebra acknowledged that Mr. Hagger is doing a great job and supported his continuance as Chair of the Commission.

Ms. Costa stated that Mr. Hagger has developed a successful preservation prospective to Sudbury historical homes.

Ms. Warren motioned to appoint Chris Hagger as Chairman of the Historical Commission. Ms. Costa seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: To appoint Chris Hagger as Chairman of the Historical Commission.

Ms. Warren affirmed she was happy to continue her post as Vice-Chairman of the Historical Commission, stressing her passion for historic preservation in the Town.

Ms. Costa stated that Ms. Warren is a wonderful Vice-Chair and shared her preservation expertise with the Commission.

Mr. Hagger affirmed that Ms. Warren diligently works with the Community Preservation Committee and performs an extensive amount of historical research.

Ms. Warren affirmed she would:

- Advance Partnerships in Town
- Continue working with Town officials
- Work on the Demolition Delay Bylaw and other preservation incentives

Mr. Greene stated that he appreciated Ms. Warrens' thoroughness.

Ms. Cebra maintained that Ms. Warren possessed considerable Town history, connections and advanced community outreach efforts.

Mr. Hagger motioned to appoint Diana Warren as Vice-Chairman of the Historical Commission. Ms. Costa seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: To appoint Diana Warren as Vice-Chairman of the Historical Commission.

### **Jan Costa Historical Commission Position**

Mr. Hagger motioned to recommend the re-appointment of Jan Costa to the Historical Commission and recommend the Selectmen vote to appoint Jan Costa to the Historical Commission. Ms. Cebra seconded the motion.

Ms. Warren stated that Ms. Costa serves as the treasurer of the Committee.

Selectman Brown asked that the Commission submit an official request to the Board of Selectmen, regarding the appointment of Ms. Costa.

### **Historic Districts Commission Position**

Mr. Hagger introduced Anuraj Shah as candidate for the Historic Districts Commission (HDC) position.

Mr. Shah provided his related experience in architecture and construction and noted that he lives in the Sudbury historic district and has a great passion for historical architecture.

Mr. Greene asked Mr. Shah if he would want to expand the Town historic districts, and/or add more districts. Mr. Shah responded that firstly, an accurate historical home inventory would help identify homes and buildings that are not currently protected with the preservation bylaw.

Ms. Warren commented that Mr. Shah would be a great asset to the Historic Districts Commission and mentioned the Town of Concord Preservation Plan Book. Ms. Warren asked Mr. Shah if he supported the creation of a Town of Sudbury Historic Preservation Plan. Mr. Shah responded affirmatively, adding that a prioritized listing is essential to a Historic Plan.

Mr. Hagger asked how the Historical Commission and the Historic Districts Commission might work together on a common goal. Mr. Shah responded that open communication not limited to a case by case prospective, would be essential.

Ms. Trexler noted that Mr. Shah is her neighbor and indicated he would make an excellent Historic Districts Commission member.

Ms. Cebra expressed her support for Mr. Shah.

Ms. Costa supported the appointment of Mr. Shah and asked him about balancing development with preservation/maintaining the historical character of the Town. Mr. Shaw answered that preservation must focus on design and scale, adding that new development cannot always replicate, but it can be in keeping with the image, scale and landscape (green space) of the Town.

Ms. Katz stated that Mr. Shah would make an excellent addition to the HDC.

Mr. Hagger motioned that the Historical Commission nominate Anuraj Shah to be considered by the Board of Selectmen for appointment to the Historic Districts Commission. Ms. Warren seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: That the Historical Commission nominate Anuraj Shah to be considered by the Board of Selectmen for appointment to the Historic Districts Commission.

### **Eversource Update**

Mr. Hagger explained his recent meeting with Attorney George Pucci, who suggested that the Historical Commission should appoint a leader to communicate with the Massachusetts Historical Commission regarding the related bridge structure.

Ms. Trexler commented that she would be happy to work on this aspect and asked if mitigation should be discussed before she sends a letter to the Massachusetts Historical Commission. Mr. Duchesneau recommended that the Commission present a list of questions to Mr. Pucci before submitting the letter to the Massachusetts Historical Commission.

Ms. Warren stated that this is a two-step process: to consider what needs to happen as an alternative to Eversource demolition of the bridge, and determine if mitigation is possible. Mr. Hagger stated that this item would be kept as an agenda item at the next meeting.

### **Hosmer House – Archivist/Future Open Houses/Cleaning**

Mr. Hagger wanted assurance that the archivist status would remain on the Town payroll. Members were in support and Mr. Duchesneau confirmed such status.

Mr. Bautze stated it was premature to consider future open houses in consideration of Covid-19. Ms. Mclean agreed.

Mr. Bautze affirmed that the Hosmer House could be cleaned in mid-May. Mr. Duchesneau mentioned that Town buildings are being cleaned during this period. Mr. Hagger emphasized that only staff should be allowed into the Hosmer House at this time. Members agreed.

### **Demolition Delay Bylaw – Website Update/Outreach**

Ms. Costa updated her progress with the Demolition Delay Bylaw process and stated that the objective is that is presented as user friendly, especially to those buying a historical home. Discussion regarding historic districts and 24 Church Street took place.

### **Historic Building Survey Grant Update**

Ms. Trexler noted that the grant was dependent on Massachusetts Historical Commission funding. Mr. Duchesneau confirmed that the grant was not finalized.

### **Cemetery Restoration Update**

Ms. Katz stated that the restoration was on hold at this time.

### **Current Fiscal Year Commission Budget – use of Remaining Funds**

Ms. Costa provided the general budget and the Hosmer House budget including the expenses of the Hosmer House archivist, Historical Commission note taker and Hosmer House cleaning services.

Other possible expenses discussed included: Hosmer House Wireless Service, I-Pad for site visits and recording of historical items, digitalized scanner.

Mr. Hagger recommended that the topic of budget allocation be continued at the next meeting.

### **Future Historical Commission Meeting Dates**

Members agreed to the following meeting schedule:

May 21, 2020 @ 6:30 PM  
June 16, 2020 @ 6:30 PM  
July 21, 2020 @ 6:30 PM  
August 21, 2020 @ 6:30 PM

Mr. Hagger motioned to adjourn the Historical Commission meeting. Ms. Warren seconded the motion.

Roll Call Vote: Hagger – Aye, Warren – Aye, Cebra – Aye, Costa – Aye, Greene – Aye, Katz – Aye, and Trexler – Aye.

VOTED: To adjourn the Historical Commission meeting.

The meeting was adjourned at approximately 10:00 PM