



Town of Sudbury

Historical Commission

historical@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/historicalcommission

MINUTES

MAY 6, 2020

VIRTUAL MEETING

STONE TAVERN TOUR

Members Present: Chair Chris Hagger, Vice-Chair Diana Warren, Diana Cebra, Jan Costa, Steve Greene, Margi Katz, Taryn Trexler, Associate Member Fred Bautze, and Sudbury Historical Society Advisor, Bill Andreas

Others Present: Quentin Nowland, Owner - 554 Boston Post Road; Bill Dickinson, Architect for Stone Tavern – 554 Boston Post Road; and Director of Planning & Community Development Adam Duchesneau

Mr. Hagger called the meeting to order at 11:00 A.M.

Mr. Hagger stated Condition 24 of the 554 Boston Post Road Planning Board Site Plan Review Decision, conditioned the issuance of a Demolition or Building Permit on prior Historical Commission access to the interior of the farmhouse for the Historical Commission to determine what interior elements of historical significance may be preserved during renovations.

Mr. Nowland commenced with the virtual tour of the Stone Tavern at 554 Boston Post Road.

Tavern Room with Fireplace (East Side)

Mr. Dickinson stated the trim and beams (including corner beams) would remain, but the plaster would be removed for new plastering to be done on the walls and ceiling. He confirmed that a new front door would be installed and a window.

Mr. Hagger asked if all of the trim could be saved. Mr. Dickinson answered that usually trim crumbles when insulating and re-plastering takes place.

Mr. Hagger inquired about the corner cabinet. Mr. Dickinson replied the cabinet would be removed. Ms. Warren asked about the location of the china closet and the interior door in the same location. Mr. Howland stated he did not see a door and assumed a previous owner might have thrown it away. Mr. Greene asked if the corner cabinet could be used as storage. Mr. Dickinson responded that keeping the corner cabinet was not shown in the plans, and affirmed

that the cabinet was not original. Ms. Warren requested a close-up of the corner beam inside the cabinet, and noted that the beam next to the fireplace was wider at the top and narrower at the bottom. Ms. Warren asked to see if the beam in the china closet was similar – and she noted it was wider on the top and narrower at the bottom and is a gunstock post. Mr. Andreas noted that the cabinet was 1950s vintage. Mr. Dickinson noted that the last update to the Tavern was in the 1950s and agreed that the trim and cabinet was from the 1950s. Ms. Warren indicated that the corner china cabinet according to a descendent was earlier.

Ms. Warren noted that the walls inside the corner cabinet were wide horizontal boards which should be kept.

Mr. Dickinson indicated that the walls would be examined after removal of the plaster to determine if the walls are wood paneled and if so would retain.

Mr. Hagger asked if the trim around the door opening could be preserved and relocated in another area of the tavern. Mr. Greene suggested that any horizontal trim should be preserved. Ms. Warren requested that all posts, beams, including summer beam and at the cabinet, be preserved.

Tavern Room – East Wall

Mr. Hagger noted there was another gunstock beam in the corner.

Tavern Room – South Wall

Mr. Nowland stated that the trim around the windows would remain.

Mr. Dickinson noted that the fireplace wall would remain, including tool for cleaning the brick. He stated that the door on the left would be removed and relocated to the west side area. Mr. Dickinson stated that the pegs around the oven would remain, as well as, the hinges.

Mr. Hagger asked if the flooring would remain. Mr. Dickinson replied that the subflooring was rotted so replacement would be preferred, though the boards underneath is very wide.

Mr. Hagger affirmed that the cased summer beam on the ceiling would remain.

Parlor Room – N. Wall

Note that audio transmission was rather difficult at the beginning of this section.

Mr. Dickinson spoke of the replaced wall being outside the foundation and must be remedied by adding a post to hold up the second floor. He explained there would be a new wall enclosing the bathroom.

Mr. Hagger asked to view the mantle. Mr. Dickinson stated that the mantle was probably circa 1950s. Mr. Hagger stressed that the cooking arm in the fireplace must be retained. Mr. Howland confirmed that the hearth would remain, as would the cooking arm. Ms. Warren stated that the mantle was older and is part of the building's evolution.

Mr. Dickinson stated that the bathroom would be floored with tiling and door framing would remain.

South Wall

Mr. Hagger confirmed that the corner beams would remain. Mr. Dickinson responded in the affirmative.

Mr. Hagger recommended that the chair rail between the two front south windows be retained.

West Wall

Mr. Hagger asked if door to greenhouse was a window. Mr. Dickinson confirmed, adding that the detail on the beams would remain.

Entry Way – First Floor

Mr. Dickinson stated that the front door will be repaired and kept, as well as, the hardware. He stated that the door to the basement would be re-used and would attempt to keep all hinges.

Stairway to the Second Floor

Mr. Dickinson asserted that any loose plaster would be replaced, but the woodwork would remain. He stated that the stairs may need some repair, but would be retained. Mr. Hagger noted that the treads were well-worn and replacement/repair would be out of character.

Staircase Walls

Mr. Hagger requested that the plank wall be saved. Mr. Dickinson confirmed the plank wall would be saved.

Mr. Nowland stated that the floor would be replaced throughout the area.

Mr. Hagger commented that the railing at the top of the stairway would be retained. Mr. Dickinson confirmed.

Second Floor Area

Mr. Dickinson stated that the second floor was not habitable, but would be used as storage and:

- All trim would remain.
- Plaster would be taken off walls and ceiling for insulation.
- Wide board flooring and walls would be retained.

Mr. Hagger suggested that the sheathing behind the second floor and the sheathing behind the Tavern Room, be retained. He inquired about the window trim in this area. Mr. Dickinson responded that the trim was originally flat and replacement windows were added.

Second Floor – East Wall

Ms. Warren commented about the corner post on the East Wall. Mr. Dickinson reviewed the walls.

Second Floor – West Side Wall and Fireplace

Mr. Dickinson stated that the door would remain. Mr. Hagger suggested blowing in insulation from the outside in order to retain the walls. Mr. Dickinson responded he would have to examine the wiring and piping, but blowing insulation from outside was not as effective.

Mr. Hagger stated that the end irons should remain. Mr. Dickinson agreed.

Ms. Warren asked that all door hardware be retained in the passageway hall.

Second Floor – North Wall (4th Room)

Mr. Dickinson commented that windows would be installed in the room. Mr. Hagger mentioned trim around door opening and bathroom.

Second Floor – East Wall

Mr. Hagger asked about that the original woodwork around the fireplace.

Ms. Warren recommended that the two missing doors in this area be replaced with the extra doors with hardware from downstairs. Mr. Dickinson agreed.

Commissioners agreed that the floors looked good in this area.

Ms. Cebra inquired about the floor restoration method. Mr. Dickinson responded that the floor would be stripped back to the natural wood and a clear finish would be applied. Mr. Hagger stated that it might be historically more appropriate to paint the floors.

Second Floor – South Wall

Ms. Warren asked where the two extra doors came from.

Mr. Hagger asked if the second floor will have plumbing. Mr. Dickinson responded in the affirmative, adding that the electrical system would be updated, as well. Ms. Warren confirmed that radiators would be removed. Mr. Dickinson confirmed that the radiators would be replaced by electric baseboard.

Mr. Hagger commented it would be best to leave the second floor area alone, as much as possible, and remain a type of “time capsule.”

Mr. Hagger asked about access to the attic. Mr. Nowland stated there is a hatch, but no ladder to the attic.

Ms. Warren suggested that Mr. Nowland take a picture of the attic to include the interior structure and windows. Mr. Dickinson explained that the attic had 5” x 6” rafters on center, 4” x 4” ceiling joints with pegged ridge beam, 8 x 10 timbers running along the wall, front to back. Mr. Dickinson said that the windows were not visible.

Mr. Warren asked if pictures of the attic, to include the pegged ridge beam, could be provided for the Historical Commission before construction. Mr. Nowland confirmed that such pictures would be provided before construction.

Ms. Warren asked if interior paint colors had been selected. Mr. Dickinson replied not.

Basement

Mr. Dickinson described the fieldstone foundation. Mr. Hagger queried if the wide-floored underboard could be utilized. Mr. Dickinson stated it was not worthy as flooring.

Mr. Dickinson pointed out the oil tank and added that most of the basement was crawl space, with the exception of the part of the basement under the parlor.

Ms. Warren indicated that the tavern was moved from another location years before. Ms. Warren requested photos of the stone foundation. Mr. Nowland agreed.

Mr. Hagger stated that the structure had impressive historic features.
The tour ended at 12:25 p.m.

Mr. Hagger provided recap:

Overall Comments:

- All encased posts and beams would remain throughout the Stone Tavern Farmhouse
- All door hardware to be retained and restored where possible
- All hearths and fireboxes would remain including mantels and paneling around fireplaces
- All unused doors to be stored within the building

Tavern Room:

- Encased posts and beams would remain in walls and ceilings
- Trim around the doors and window/s in the Tavern Room be saved and reused
- Horizontal sheathing walls in Tavern Room - attempt to save
- Plywood currently covering the cellar doorway in the Tavern Room to be replaced with the original door – try to keep L-hinge on this door
- Maintain the wooden pegs over the fireplace in the Tavern Room
- Restore and keep in place the cast iron door in the fireplace bake oven
- Paneling to be saved on the fireplace wall

Parlor:

- Fireplace mantel shelf in Parlor to be eliminated as it is a newer addition – Historical Commission to discuss this
- Keep wood trim between windows on the south side
- Consider retaining built in shelving
- Paneling to be saved on the fireplace wall

Front Door Area:

- Retain front door and restore the hardware to remain
- Keep door and hinges, as might fit opening at the basement
- Do not dispose of any doors in the Tavern

Second Floor West Room:

- Consider replacing door with another period door on the west side (left of fireplace)
- Leave the painted floors as they are and do not sand them
- Do not remove plaster unless necessary
- Suggest attic access through Pass Through closet between both second floor rooms

Second Floor East Room

- Retain horizontal sheathing on walls if found under plaster
- Leave the painted floors as they are and do not sand them
- Do not remove plaster unless necessary

Front Hallway

- Existing treads show wear as expected due to age – retain these treads as much as possible – particularly those visible from the front first floor hallway
- Maintain the second floor railing as is

Ms. Warren summarized that all hearths and fireboxes would remain. Hardware would remain. 6 over 6 windows wood divided lights with muntins would be appropriate and should be further discussed when the Historical Commission meets again.

Ms. Cebra asked about selection of paint colors. Mr. Dickinson stated that the paint colors would be historic colors from the Sherman Williams selection.

Ms. Cebra asked about the glass to be used for replacement windows. Mr. Dickinson responded that the replacement windows would look like the old windows. Mr. Hagger noted that the Historical Commission would discuss the windows at the May 21st meeting.

Mr. Greene asked if excavation would be necessary around the house and consideration of any architectural fixtures. Ms. Warren stated she would check the site plan decision. Mr. Duchesneau mentioned inclusion of condition #5.

Mr. Greene reiterated that any old hardware in the basement or attic is to be kept. Mr. Dickinson responded there would be some excavation around the blockhead door, as all utilities would be entering through that door.

Ms. Warren asked Mr. Nowland if a Cultural Resources Assessment summary report regarding archaeological studies at the property had been completed. Mr. Nowland responded that it was in process of completion.

Mr. Hagger suggested that Commissioners should submit any other additions/comments they may have.

Approval of April 16, 2020 Meeting Minutes

Ms. Warren provided addition to those minutes during Mr. Shah's interview. Ms. Warren motioned to approve the April 16, 2020 minutes, as amended. Mr. Hagger 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 April 16, 2020.

Upcoming Agenda

Ms. Warren recommended postponing the advocacy goals discussion, and perhaps address those goals at a separate special Historical Commission meeting. Mr. Greene agreed that the advocacy goals should be a face-to-face meeting, which could be held in the next several months. Mr. Hagger confirmed putting the item on a future agenda. Mr. Greene suggested that the Commissioners develop related ideas for discussion in the meantime.

Mr. Hagger stated that the public hearing for the 79 Nobscot Road demolition was scheduled for the May 21, 2020 meeting.

Mr. Duchesneau affirmed that the demolition hearing for the shed at 79 Nobscot Road would be presented as well, with documentation from the applicant to support that such shed was built after 1940. He commented that if the shed was not built after 1940, the applicant would be required to come before the Historical Commission again.

Ms. Warren stated that she contacted the Building Inspector and the Director of the Assessors Department, who stated that the shed was of “indeterminate age.”

Mr. Hagger requested an abutters list for those who received notice of hearing, especially the abutter at 78 Old Framingham Road. Mr. Duchesneau affirmed that the notice of hearing was sent to abutters at 60 Nobscot Road and 78 Old Framingham Road and he would send such list to the Historical Commission.

Mr. Hagger asked how many participants could attend the public hearing. Mr. Duchesneau responded that attendance was unlimited, any calls could be identified, and he would be the host at the May 21, 2020 meeting. Mr. Hagger mentioned that the public hearing would be covered by SudburyTV as well. Mr. Duchesneau affirmed.

Ms. Cebra inquired about a projected date for the Hosmer House Open House. Mr. Hagger responded that because of mandated closure at this time, a date for the Open House could not be projected.

Ms. Cebra suggested that the Historical Commission be included at a Historic Society meeting. Ms. Cebra stated that some 300 students are involved in community service and might be able to assist in various areas. Ms. Katz suggested that the Commissioner discuss this possibility at a future meeting. Ms. Warren stated that such endeavor could serve to formalize a program with Mr. Skelly and also serve as an informal educational awareness program with student videos of Wayside Inn, the Haynes Garrison site as examples.

Mr. Hagger confirmed that programming discussion would be included on the May 21, 2020 meeting agenda.

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 1:06 PM.