



# Town of Sudbury

## Historical Commission

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### MINUTES

MAY 21, 2020

### VIRTUAL MEETING

**Present:** Chair Chris Hagger, Vice-Chair Diana Warren, Diana Cebra, Taryn Trexler, Steve Greene, Marjorie Katz, Jan Costa, Fred Bautze, and Adam Duchesneau.

**Others Present:** Dr. Jaye Hefner, 79 Nobscot Road – Applicant, Jonathan Detwiler, Buttonwood Renovations, 153 River Street, Norwell, MA – Applicant’s Contractor; Hillary Crowley, 455 Peakham Road, Realtor; Resident Rebecca Cutting, 381 Maynard Road; Beth Farrell, Realtor, 55 Peakham Road; Resident Daniel DePompei, 35 Haynes Road; Adam Duchesneau, Director of Planning and Community Development; Patricia Brown, Selectman; William Schineller, Selectman; and Residents Ray Phillips, 40 Whispering Pine and Daniel DePompei, 35 Haynes Road.

Mr. Hagger opened the meeting at 6:54 PM

Ms. Cebra spoke of the historic garden being planned near Town Hall.

#### **Public Hearing – 79 Nobscot Road under the Sudbury Demolition Delay Bylaw**

Mr. Hagger provided a chronology of 79 Nobscot Road Demolition Delay Bylaw process. He stated that the Demolition Plan application was submitted on April 14.

Mr. Detwiler explained that the building was originally a one-room structure with the additional of many structurally inferior add-ons. He stressed that the building was mechanically and structurally poor and could not withstand remodeling/renovation.

Mr. Detwiler reviewed the Assessment of Existing Conditions documentation. Mr. Detwiler had submitted an Associated Cost Report in April, which had since been updated. Mr. Detwiler stated that he had been a historical property renovation contractor for some 30 years.

Mr. Greene asked if Dr. Hefner would consider selling the building for a dollar to someone who would move it. He asked if elimination of additions with moving the original part of the structure to another location on the lot might be a possibility.

Mr. Detwiler answered that such suggestions would only be possible if the frame was relocated in its entirety. Mr. Detwiler stated that it was unlikely that a contractor would find it feasible to move a portion of the structure.

Ms. Costa stated that Sudbury was a farming community and questioned if it was typical to construct numerous additions during the farming period. Mr. Detwiler responded that such trend was unusual and the additions were very poorly constructed.

Dr. Hefner affirmed that she asked the real estate professionals numerous times if the site was deemed historical, and was repeatedly told not. She stressed that she purchased the property at the height of the housing market, and was not aware that the house was deemed historical by the Town.

Ms. Warren asked Dr. Hefner if a home inspection report was submitted when the mortgage on the property was secured. Dr. Hefner pointed out that an inspection report was given to her and detailed terminate damage, etc. Ms. Farrell stated that banks/mortgage companies did not ordinarily see such inspectors reports and in 2004 the owner and mortgage company were likely not fully aware of the condition of the structure.

Ms. Warren asked if any building permits had been issued since Dr. Hefner purchased the home. Dr. Hefner responded not.

Ms. Warren asked the homeowner if a historical professional had assessed the property for historical significance. Dr. Hefner said not and added that she did her own research and discovered that the earliest information found was in 1890, when greenhouses were on the site.

Ms. Cebra emphasized that the objective of the Commission was to determine the historical significance of properties in the Town. She indicated that it was not surprising to see crumbling foundations, etc. She emphasized that renovation cost was not the concern of the Commission.

Ms. Trexler asked why the homeowner was seeking a demolition permit at this time. Dr. Hefner responded that the property was being marketed as a tear down in order to build a new home. She reiterated that the home was inhabitable.

Ms. Crowley mentioned that the property had been on the market since November 2019, and potential buyers and contractors indicated that such repair would be far too expensive. Ms. Farrell commented that most contractors who viewed the property, said that the structural aspects were horrible and one contractor affirmed that the roof and second floor would collapse if repair was attempted. Ms. Farrell confirmed that an offer to purchase was pending upon the approval of a demolition permit.

Mr. Hagger asked if a second restoration estimate had been submitted. Dr. Hefner replied that Bud Hayward, the contractor who completed the Loring Parsonage, provided his estimate and confirmed the poor condition of the building made restoration too difficult.

Mr. Hagger inquired about the disposition of the land if the building were demolished. Dr. Hefner explained that certain historic pieces of the house, such as doorknobs, flooring, and other objects might be saved and repurposed for the buyer who might build a new house on the site.

Mr. Hagger asked Mr. Detwiler if he was a certified structural engineer. Mr. Detwiler responded that he was not.

Mr. Hagger stated that the smaller building was not a part of the demolition application. Dr. Hefner commented that the shed was constructed by the previous owner and had no historical significance. Ms. Warren noted the Town Assessors Department and the Building Department had no information on file regarding the age or date of construction of the shed.

Mr. Hagger moved to close the public hearing. 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 close the Public Hearing for 79 Nobscot Road under the Sudbury Demolition Delay Bylaw.

### **554 Boston Post Road**

Mr. Hagger noted that the virtual tour of the Stone Tavern was not covered by SudburyTV. He suggested that the Commission send the Stone Tavern advisory listing to the owner.

Ms. Warren requested that the advisory listing include language which detailed that “all posts and beams, including gun post and summer beams to remain as they are, throughout the Stone Tavern.”

Ms. Warren commented that the owner agreed to installing Jeld-Wen; double-hung wood windows with insulating glass, traditional sash and five inch putty – glazed with the individual light. She suggested that the Board support this type of window and include this description at the end of the advisory listing.

Within the Tavern Room section, Ms. Warren also recommending including the phrase “summer beam” to the listing and “uncased Gun posts,” as well. Ms. Warren also recommended inclusion of “wood sheathing” language.

Mr. Hagger commented about the shelving in the parlor. Ms. Warren stated that the shelving was approximately one hundred years old, per information of a Stone family member. She recommended retaining the shelve.

Ms. Warren commented that the presented listing was a written summary reflecting the spirit of understanding between the Historical Commission and the owner of Stone Tavern.

Ms. Warren reiterated that historically appropriate paint colors be included. Mr. Hagger confirmed that the historic paint colors be included in the listing.

Mr. Hagger motioned that the finalized advisory listing be sent to Mr. Nowland, 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: That the finalized advisory listing be sent to Mr. Nowland.

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

Mr. Hagger stated approximately \$3,500.00 remained in the current budget and there would be some expenses incurred by the end of June.

Ms. Costa noted that approximately \$2,500 would remain in the budget in consideration that the Hosmer House would not require cleaning due to the cancellation of the 4<sup>th</sup> of July Parade.

Mr. Bautze stated that IT Director, Mark Thompson, agreed to coordinate a wireless system installation for the Hosmer House, at an estimated cost of \$1,300. He noted that such a wireless system would be

useful for Hosmer House achieving, iPad use, internet access and ensure an effective extension to the Town website, as well as, being on the same network as the Goodnow Library.

Mr. Bautze confirmed that the wireless invoice would be posted to in June, before the beginning of the new fiscal year on July 1, 2020.

Ms. Warren stated the purchase of an I-Pad would help with Hosmer House tours and other related activities.

Mr. Warren motioned to purchase the wireless hardware as described at a cost of \$1,300.00, and also approve the purchase of an I-Pad not to exceed \$1,000.00. 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 purchase the wireless hardware as described at \$1,300.00, and also approve the purchase of an I-Pad not to exceed \$1,000.00.

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

Mr. Hagger stated that the archivist has expressed an interest in continuing Hosmer House archiving work at the end of the year. Ms. Costa agreed that the Board would be wise to see what COVID-19 regulations will permit.

Ms. Cebra asked about a Hosmer House Holiday Open House. Mr. Hagger responded that the Commission must adhere to a Board of Selectmen (BOS) decision regarding a holiday Hosmer House open house closer to December. Selectman Schineller commented that BOS has not made any tentative decisions at this time.

Selectman Brown commented any potential open house event at the Hosmer House might be an event with restrictions, but at this time the Town did not know. Ms. Costa opined that Zoom might be utilized for a holiday open house.

Ms. Cebra suggested tentative dates for such holiday preparations, no matter what form they may take.

Ms. Cebra mentioned that there had been several requests for the fairy garden at the Hosmer House, which would require installation of mulch at a cost of approximately \$160.00 to \$180.00. Ms. Costa noted that such expense would come out of Hosmer House fund.

### **Approval of May 6, 2020 Meeting Minutes**

Mr. Hagger motioned to approve the May 6, 2020 Meeting Minutes, as edited by Ms. Warren. The motion was seconded by Ms. Warren.

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

VOTED: To approve the May 6, 2020 Meeting Minutes, as edited by Ms. Warren.

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

Mr. Hagger noted that the reappointment of Jan Cost on the Historical Commission was on the next BOS meeting agenda.

Mr. Duchesneau confirmed the item was on the next BOS meeting agenda.

### **16 Haynes Road – Bowker Store**

Mr. Greene provided a brief chronology of the site and noted that the property might be changing ownership, which might create an opportunity for the Town. He explained that the Town might consider restoration of the property as a historical landmark.

Mr. Hagger noted that due to an oil spill, remediation could be complicated. He suggested the building could possibly be moved to another site.

Ms. Trexler noted that such restoration might be eligible for Community Preservation Act (CPA) funding and the Commission might consider contacting the current owner.

Ms. Warren agreed that the site would be worth researching and conducting a survey of the structure would be a first step.

Ms. Cebra thanked Mr. Greene for bringing the site to the Commissions attention.

Ms. Costa commented that her former home was close to 16 Haynes Road and indicated the building had gone into further disrepair. She acknowledged it would be interesting to explore possible potential.

Mr. Hagger suggested the Commission begin with some related research on the property.

### **Eversource Update**

Ms. Warren commented that the Eversource project is undergoing a Section 106 review under the National Historic Preservation Act and that the Historical Commission is a consulting party for the purpose of reviewing the project's possible impacts on the historical and archaeological resources of Sudbury, As a consulting party the commission's role is to provide comments about the project to the Massachusetts Historical Commission (MHC). She stated that the commission has not provided comment to the MHC yet and needs to do so. Ms. Warren stated she had done extensive Eversource research over the past several weeks. She summarized the National Historic Preservation Act, Section 106 process.

Ms. Warren stated the commission is not ready to provide comment to MHC due to fact that the Historical Commission (HC) had not received information it had requested from Eversource. She suggested that the commission send MHC a letter to inform that commission that the HC was still reviewing the project and intends to provide comment after the HC finishes its review. She summarized a draft letter to send to the MA Historical Commission and recommended that Town Counsel Attorney George Pucci review the letter before it is sent to the MA Historical Commission. She also commented that a letter needs to be sent to Eversource to follow up on the requested information.

Ms. Warren commented that the HC does not have the expertise to review some aspects of the Eversource project including the bridges and suggested that the HC seek the expertise of a structural engineer and a peer reviewer.

Ray Phillips stated the Department of Conservation and Recreation (DCR) did not have a plan or funding for the rail trail project, and the public and the Historical Commission are strongly encouraged to comment on the historical-related aspects likely to be impacted by a transmission line. He stressed that the archaeological survey and historical documentation is considerable and suggested that a professional with experience would help in that regard, as Conservation Commission has done.

Rebecca Cutting asking about inclusion in the letter for proof of “lack of impacts” on Section Tool House and that the Commission request copies of all correspondence and drafts of the ACOE MOA. Ms. Warren responded Commission’s letter to Eversource would include request for that information and about the Tool House.

Mr. Phillips commented further that the commission should examine for discrepancies between what Eversource presents and what the commission may find as fact. He stated that Eversource documents state they consulted with the Wampanoag tribe and that the tribe said that the Eversource survey was OK concerning native resources s of 2017. But that in 2018 the Town of Sudbury commissioned a report by a Wampanoag representative who wrote a report stating there was the possibility of artifacts and burial grounds and further investigation is required. Mr. Phillips suggested the commission examine the claim by Eversource that it is not possible for the bridges to be rehabilitated.

Mr. Hagger asked Selectman Brown if BOS would approve the Commission meeting with Attorney Pucci. Mr. Duchesneau suggested the Commissioners ask Town Manager Hayes about this aspect.

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

Ms. Costa stated that she was still working on the related document and would consult with the Commissioners regarding any possible omissions in the draft document. She stated that she would distribute the draft to the Commissioners before the next meeting.

#### **Historical Building Survey Grant Update**

Ms. Trexler affirmed that grant funds were contingent on CPA presentation at Town Meeting. She detailed MA Historical Funding comes from National Park Service, and hoped that such application for funding could be extended to sometime after September.

#### **Antique Homes Magazine**

Mr. Hagger stated that he spoke to the Editor of Antique Homes Magazine, John Padraglia, who is from Sudbury. He noted that Mr. Padraglia would be willing to talk to the Commission about the market worth of historical properties in Sudbury.

#### **Get Together with Historical Society Board**

Mr. Hagger spoke of combining efforts with the Historical Society Board and meeting with them at a future meeting. Ms. Cebra mentioned a July meeting would likely be best, and affirmed she would present the suggested joint meeting to the Historical Society Board Director.

Ms. Warren recommended that the commissioners receive a Master Plan update at the next meeting. Mr. Greene motioned to adjourn the Historical Commission meeting. Ms. Warren seconded the motion.

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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 10:15 PM