

FINAL

SUDBURY HISTORICAL COMMISSION MEETING

Meeting Minutes

Tuesday, January 29<sup>th</sup>, 2019

Those Present: Chris Hagger, Jan Costa, Bill Johnson, Taryn Trexler, Fred Bautze, Diana Warren, Margi Katz  
Absent: Fred Taylor  
Guests: Diana Cebra, Lyn MacLean

First order of business was to welcome an additional new member to the Sudbury Historical Commission (SHC). The Chair asked all members to be prepared for SHC meetings by reviewing any material provided prior to our meetings and copy and bring any needed material. The Chair also asked that SHC members confirm their ability to attend our meetings in advance so the Chair can determine that a quorum will exist for our posted meetings. The Chair provided HH keys to Margi and Taryn.

By a vote of 6-0, the SHC voted to recommend to the Town Manager and BOS that Diana Cebra be appointed to fill a vacancy on the SHC. By a vote of 6-0, the SHC voted to appoint Diana Warren as SHC Vice-Chair through June 2019. Jan Costa offered to provide administrative support to the Vice Chair for the March meeting when the SHC Chair will be absent.

By a vote of 5-1 (abstain), the SHC approved the January 15<sup>th</sup>, 2019 meeting minutes. By a vote of 6-0, the SHC approved the January 29<sup>th</sup>, 2019 meeting minutes.

There was a discussion of the HH 2018 Open House and any items to consider for the 2019 Open House. The following points were made:

- Coordinate with the Town's Tree lighting ceremony and History Center activities to take advantage of the large number of attendees
- Evaluate the timing of the HH evening dinner to take advantage of potential Town employee attendance
- Have discussions with Town Fire Officials to further evaluate the limit of 49 people on the second floor of HH at any one time. If this limit continues, evaluate having choral groups perform on the first floor
- Have the Town Facilities Department evaluate the structural integrity of the HH first floor front hallway to hold large numbers of guests
- The planning process for the 2019 Holiday Open House will need to begin in March

There was a lengthy discussion by all members regarding the best way to ensure the sustainability of HH moving forward. Comments made by members include:

- Keep management of HH the same as it has been because it works
- There is nothing in our Historical Commission Bylaws that requires or encourages the Commission to hold Holiday Open Houses at HH

- In 2018, the SHC spent the majority of all our meetings discussing HH Open Houses and/or facility related issues with HH
- The SHC should think about how our efforts to support HH fit into a new Town Master Plan
- The SHC bylaws mirror the State Statute for Historical Commissions with a focus on historic preservation and that should be the main focus of the SHC
- The SHC should engage in research on how other municipalities and historic preservation groups manage historic properties.
- The SHC should consider the utilization of professionals at HH with experience in managing/operating house museums
- HH management should include educational outreach, community engagement, grant writing – someone needs to be in charge
- There will be a manpower/volunteer shortage issue in the future with maintaining open houses at HH
- Up to 3 SHC members (alternates and full members) can meet/discuss HH management (Open Houses/day to day facility issues) in informal settings and then consult with the full Commission regarding any significant HH issues during a posted public meeting.
- The SHC should not lose control over the HH
- The Town should become more involved in day to day management of HH facility issues
- In the past, the SHC was focused more on HH management and less on historic structure preservation
- The SHC should consider appointing a HH subcommittee reporting to the SHC to focus on HH, accessibility to the public, open houses, docent recruitment/retention and exploration with the Town and the Sudbury Historical Society on integration of HH with the History Center
- The Town has very limited funds available to allocate for a PT Director of HH
- There should be a new HH Commission formed by the Town which is separate from the SHC

Areas of HH discussion with the most agreement including action items as follows:

- The SHC respects and values the HH
- The SHC would like to have Open Houses continue at the HH
- Some change is needed for HH management from the current status quo
- A HH focus group of up to 3 SHC members (full and alternates) be formed to: research professional HH management options and funding sources, explore alternative HH functionality (study house, mission based facility, increasing exposure to the community, relationship to the History Center), planning/executing Open Houses, fundraising options. Fred Bautze and Margi Katz offered to be part of this group. Other SHC members will consider this.
- The Town's Facility Manager will be invited to the next SHC to discuss HH facility management

There was a discussion regarding the Town owned Frost Farm house located at 150 North Road which has a completed MHC Form B historic survey. The Sudbury BOS at a recent meeting discussed possible disposition of the property. Upon learning of this, the SHC informed the Town Manager of the historic nature of this structure and the SHC strong interest in it and that we want to be involved in all discussions related to potential changes at Frost Farm. Members of the SHC will try to attend the next

BOS meeting where this is an agenda topic. It was agreed that the Chair would reach out to Beth (interim Town Planner) to set up a date that the SHC could tour the inside and outside of Frost Farm.

There was an update regarding 484 North Road that was discussed at the prior SHC meeting. Renee Newton who attended the last meeting as a potentially interested party in purchasing this historic property had recently communicated with the SHC chair. She had stated that she was engaging the services of a preservationist to survey the house to develop a plan and estimate for its rehabilitation.

There was a discussion of the Loring Parsonage rehabilitation specifically related to potential paint analysis of the front stairway, front right first floor room and front right second floor room. Taryn was still in the process of obtaining information from 3 paint analysis companies on costs. The SHC agreed that it would only be for analysis of the original color(s) and limited in overall scope due to budget concerns. Taryn will report back to the SHC at our next meeting. Diane W. will be attending the weekly PBC Loring meeting on Thursday, Jan. 31<sup>st</sup>.

The Chair announced that Margi has offered to lead the effort to complete the restoration of the cemetery head stones and the effort to respond to requests for old home plaques from Sudbury residents. Fred B. will lead the effort to update the SHC website.

It was agreed that the next SHC meeting will be on Tuesday, February 19<sup>th</sup>. The Chair informed the members that we will need to decide if 25 Pinewood Ave. is historically significant under the Demo Delay Bylaw at this meeting. The Chair also informed the members that the Building Inspector has prepared a draft definition of Partial Demolition which will be distributed to members and will be on the agenda. The Chair also informed the members that he and Lyn will be meeting on Feb. 6<sup>th</sup> with the Town Manager and Town Counsel to discuss ADA issues preventing the SHC from holding public meetings at HH. It was also agreed that the March SHC meeting will be on March 19<sup>th</sup>.

The Chair reviewed the situation with the historic barn located within a historic district at 0 King Philip Road. Representatives of potential purchasers of this property as well as the current owner have reached out to the SHC Chair about the status of the Barn. In 2014, the SHC had deemed it not "historically significant" even though a full historic survey had been completed on it. Those familiar with that prior decision indicated that it was based on the Barn's condition at the time. The Chair indicated that structure condition was not spelled out as a factor in the Demo Delay Bylaw. The Chair had a discussion with the building inspector who indicated that the barn demolition building permit issued in 2014 is no longer valid and that the current/future owners will need to start the process over again if they want to demolish the barn. The building inspector stated that he has not condemned the barn but it is unsafe to go inside but the barn could be restorable. The Chair has referred the inquiries to the Building Inspector and the Sudbury Historic District Commission.

The Chair encouraged members to sign up and attend the free MHC workshop on March 19<sup>th</sup> in Framingham on municipal master plan development. The Chair also encouraged members to go onto the MHC website and review the exchanges on the partial demolition topic.

Diana W. informed the SHC that she will be representing the SHC and attending a Sudbury Town Department Head meeting with the proponent team on January 31<sup>st</sup> regarding the Stone Farm//554 BPR project.

Lyn summarized for the SHC her efforts at HH in getting everything put back after the Holiday Open Houses. She also summarized her efforts in reproducing Volumes 1 and 3 of the old home surveys for all SHC members. She also has furnished both Beth and Mark with their own sets of all 3 Volumes.

List of Documents and other exhibits used at meeting: Hosmer House Management Discussion items