

SUDBURY HISTORICAL COMMISSION

Meeting Minutes

Tuesday, February 19th, 2019

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

First order of business was to welcome Fred Taylor as an additional new member to the Sudbury Historical Commission (SHC). The Chair asked all members to be prepared for SHC meetings by reviewing 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 showed the SHC the Flynn Building badge which either the Chair/Vice Chair can use to access the building during our meetings. Fred Bautze as an alternate member was appointed by the Chair to participate in the meeting as a full member due to his attendance at the site inspection of 25 Pinewood Avenue.

Under Section 4, Item (3) of the Demolition Delay Bylaw, the SHC discussed whether the property at 25 Pinewood Avenue is historically significant or not. By a vote of 7-0, the SHC decided that this property is historically significant. The reasons for this decision that were discussed at the meeting include the following: In 1995, the SHC recognized the historical importance of the cottages built in the 1920's, 1930's and 1940's in the Pines Lake neighborhood adjacent to Crystal Lake and Willis Lake. This recognition is in the form of a Form B – Building Inventory for 524 Hudson Road (in this neighborhood) which listed architectural features common with these original cottages which includes one and one-half story, 4 bays deep, chimney, concrete block foundation, wide eave overhanging roof with exposed rafter ends, flat/plain trim and entrance on the gable end. A copy of the original map/plan dated 1927 showing the layout of Pines Lake neighborhood was reviewed. In 1922, baseball Hall of Famer Babe Ruth purchased a home on nearby Dutton Road and a cottage on Willis Lake that he had leased during his years with the Red Sox. Recent car surveys of the Pinewoods neighborhood has shown that unfortunately only 6-12 cottages with these features and free from significant modifications still remain. 25 Pinewood Ave, located within the Pinewoods neighborhood, is one of the 6-12 remaining cottages, represents a period of history within this neighborhood which is disappearing and exhibits the historic architectural features noted above for the 524 Hudson Road cottage which was surveyed in 1995 as part of the Old Homes Survey. Since this survey, the cottage at 524 Hudson Road has been significantly modified and is not recognizable anymore.

The applicant, Moushmita Panda, offered comments that there were no specific SHC guidelines on how to renovate her home and that she needs to be able to maintain and rehabilitate her home because she needs extra space. The SHC stated that every house is different and no single set of guidance would

apply to all houses. The SHC encouraged the applicant to consider engaging the services of a professional architect with preservation experience to provide advice and potential plans and specifications for any renovation. The SHC offered the following general non binding advice for renovations: if possible, preserve the streetscape view of the current house which includes the current massing, 1 ½ story, gable end, entrance on gable end, windows, chimney, wide eave overhanging roof with exposed rafter ends, and flat/plain trim. The SHC also encouraged the applicant to review the US Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as potential guidance for renovating her home. The SHC cautioned the applicant that the SHC reserves the right to make additional or different comments on any planned renovation once architectural renderings, plans and/or specifications are provided for SHC review.

By a vote of 7-0, the SHC approved the January 29th, 2019 meeting minutes without changes.

The Chair reported on a meeting on 2/6/19 with the Town Manager and Town Counsel. Lyn MacLean, former SHC member and Chair, also participated in the meeting. The first meeting topic was regarding the feasibility of having SHC posted public meetings to take place at the Hosmer House in light of ADA requirements. The SHC had reached out to the Civil Rights Division of the MA Atty General's office for guidance. This office pointed out that handicap access was necessary for public meetings at HH. Town officials had pointed out that there would need to be significant changes to the HH for handicapped access and the fact that the main entrance was located at a busy intersection with no ability to park at the entrance was very limiting. The Town Counsel stated that an exemption from the architectural access board would be needed. The Town Counsel will research this and also advised the SHC to advertise as part of the HH Open Houses that there is no handicapped access.

Diana Warren updated the SHC on her attendance at Loring Parsonage PBC meetings. Potential paint analysis of 3 intact areas of Loring Parsonage (front hall/stairway/2nd floor landing, first floor room front right and the second floor front right founder's room) was discussed. Taryn is in the process of obtaining initial quotes from 3 vendors. The vendors would need access to the Loring Parsonage for their quotes. The focus would be on the room paneling/trim and on the original color. The SHC is evaluating available funding sources. The Chair recently spoke with the Sudbury DPW Director to verify that the Town will be conducting the Spring lawn mowing at the Garrison Haynes site and the RR shed along Rt. 20 which would potentially allow the SHC to pay for paint analysis out of its annual budget. Jan will evaluate the SHC remaining annual budget and will inform the SHC at the next meeting. It was suggested that a small group from SHC meet with a small group at the SHS to further discuss this subject. Taryn will confer with the SHS and get back to the SHC Chair.

The SHC reviewed the Sudbury Building Inspector draft of the definition of partial demolition as contained in the Sudbury Demolition Delay Bylaw. Taryn stated that the SHC should provide additional information on our website related to the Demolition Delay Bylaw. She offered to provide more specific comments on the draft at the next meeting. There was a discussion about the importance of historic windows on the streetscape of houses that fall under the Demo Delay Bylaw. This is backed up by the Secretary of the Interior's Standards for Rehabilitation guidance on windows which is to retain and preserve windows and not removing or radically changing windows which are important in defining the

historic character of the building. It was also referenced that the Town of Weston on their Demo Delay Bylaw webpage include “changes to windows” under their definition of “partial demolition”. The Chair brought this same discussion to a recent meeting (2/6/19) with the Town Manager and Town Counsel who had no issue with the addition of “windows” to the draft partial demolition definition drafted by the Town Building Inspector. The SHC agreed to recommend the addition of “Streetscape windows and exterior doors as seen from a public way” to the partial demolition definition. The SHC asked the Chair to forward the draft partial demolition definition with our recommended addition to the new Town Planner to seek his input and to invite him to a future SHC meeting.

There was a discussion regarding the status of Frost Farm. The Chair summarized a discussion (2/6/19) with the Town Manager and Town Counsel regarding Frost Farm. The Town is considering a potential sale of the historic Frost Farm. On behalf of the SHC, the SHC Chair had requested a site visit of the Frost Farm and shared information about the history of Frost Farm and its MACRIS listing. The Town Manager stated that the Frost Farm is now closed due to unsafe conditions and a site visit is not possible. The Town Manager has also indicated that a review is being conducted by Town Counsel to determine responsibilities/authorities over the Town owned historic buildings. Initial indications are that the Town Manager is responsible for Carding Mill and Frost Farm in terms of “efficient use, maintenance and repair.” The Town Manager did say that the SHC would still be responsible for Frost Farm if it came under the Demolition Delay Bylaw. At this meeting, the SHC Chair did request that the SHC be consulted for inclusion of preservation restrictions in the potential sale of Frost Farm.

By a vote of 7-0, the SHC approved the following motions: 1) The SHC Chair to ask the Town Manager to explain what happened to the responsibilities originally under the Sudbury Commission for the Preservation of Historic Structures which were transferred to the SHC by TM article in the 1980’s. These responsibilities included the preservation, promotion and development of the Hosmer House and the Loring Parsonage and such other structures as may hereafter be acquired by the Town as historical structures using members of the SHC with a special interest in historic preservation and 2) The SHC Chair to ask the Town Manager and Town Counsel to meet with the SHC after their review to determine responsibilities/authorities over Town owned historic buildings is completed and the SHC has been provided with a summary of the findings.

The Chair shared with the SHC that he had been informed by the Town Manager that the Town Hall Renovation project has been put on hold due to current funding issues.

Diana Warren updated the Commission on the 554 Boston Post Road – Stone Farm project including a recent site visit by her and Fred T. Diana and others from the SHC will represent the SHC at the March 4th ZBA hearing on this project.

It was agreed by the SHC that the Commission will await the installment of the new members of the BOS in the Spring before scheduling a presentation to the BOS on Carding Mill as well as the functions of the SHC.

Fred T. discussed the historic barn located at 0 King Philip Road and within the Historic District. This barn will be the subject of a SHC public hearing on Feb. 28th. Several members of the SHC plan to attend. By a

6-1 vote, the SHC approved the following motion: It is the SHC's opinion that the MACRIS listed barn at 0 King Philip Road is historically significant.

It was agreed that Jan, Taryn and Fred will attend future Sudbury Master Plan Committee meetings and that Jan and Taryn will consider positions on the Master Plan Subcommittees. In addition, several SHC members plan to attend the free MHC Workshop in March in Framingham on development of Municipal Master Plans. An agenda item will be placed on the March meeting agenda for those members to review what was learned from this workshop.

It was agreed that the SHC March meeting will be held on March 19th. The Vice Chair will reach out to Bill Barletta to confirm his attendance at the March 19th meeting.

There was discussion about a SHC point of contact for HH rentals – Hope Sudbury is planning to convene a meeting at HH in May. Fred B. will be their point of contact and for any other rentals. Fred B. will be the point of contact for Barbara Wagner's request for access to HH. Jan stated that she will not be in charge of the 2019 HH Holiday Open House. Fred B., Margi and Bill have indicated a strong interest in maintaining the HH Open Houses in 2019. They were encouraged to discuss these potential HH Open Houses and report back to the Commission at a future meeting.

Chris reminded the SHC that he will not be able to attend the March SHC meeting and the Vice Chair, Diana W., will be leading the meeting. Chris handed out 8 sets of the Sudbury Old Homes surveys, Vols I, II and III to each of the SHC members. The SHC thanks Lyn Maclean for obtaining the extra copies for the Commission. Chris suggested to Margi and Taryn that they should look into the Town process of procuring contractors to perform the final Gravestone cleaning/restoration and the development of additional old home surveys as the SHC would like to complete these projects this year.

List of Documents and other exhibits used at meeting: Application for building permit for 25 Pinewood Ave., Draft Partial Demolition definition under the Demo Delay Bylaw