



Town of Sudbury

Historical Commission

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MINUTES

JUNE 21, 2022

VIRTUAL MEETING

Present: Chair Chris Hagger, Vice-Chair Diana Warren, Diana Cebra, Steve Greene, Jan Costa, Marjorie Katz, Chris Durall, Kathryn McGrath

Others Present: Preservation Consultant Peter Benton, Planning & Zoning Coordinator Beth Perry

Mr. Hagger opened the Historical Commission meeting at 6:30 PM. Roll Call was taken: Greene-present, Hagger-present, Costa-present, Durall-present, Cebra-present, Warren-present, Katz-present, McGrath-present

Approval of April 5th, 2022, April 19th, 2022, May 10th, 2022, May 17th, 2022 and June 7th, 2022 Meeting Minutes

Mr. Hagger motioned to approve the April 19, 2022 Minutes as amended. Ms. Cebra seconded the motion. It was on motion 7-0; Greene-aye, Hagger-aye, Durall-aye, Cebra-aye, Warren-aye, Katz-aye, Costa-aye, McGrath - aye

34 Church Street under the Sudbury Demolition Delay Bylaw

Present: Simone and Lewis Pringle, Owners; Luis Nano, Contractor; Melissa MacDonald, Architect

Mr. Hagger noted that a site inspection was performed and at this meeting the Commission would determine if the structure is historically significant or not. He noted that the process was moving in a timely fashion.

Mr. Hagger stated the property was listed on MACRIS (Massachusetts Cultural Resource Information System).

Mr. Greene asked when the addition was constructed. Mr. Pringle indicated 1901 and provided description. Mr. Hagger commented that the two original wings were moved, and the home was dramatically altered from the original structure. He noted that the proposed addition could be in an area where post 1940 addition to the house was made, using the original brick foundation. Mr. Hagger stated the addition would likely not be regarded as historically significant. Mr. Greene agreed, and added that the proposed project was reflective of a slight modifications and not demolitions.

Ms. Warren noted the house was originally built in 1865 and associated with two prominent Sudbury families, and also connected to the Haynes family – Mayflower descendants. She stated that the Mansard roofing was still very visible. She noted that the changes would be prominent, and the structure is

historically significant, but the owners are not altering the historically significant/main part of the house. Mr. Hagger was in agreement.

Ms. Cebra thanked the owners for welcoming the Commission to visit the site, and agreed with comments made by other Commissioners.

Ms. Costa agreed with statements made by the Commissioners. She asked about the Historical Commission vote process with this application, as the structure is historically significant. Mr. Hagger responded that the Commission was voting on the addition and not the main house. Ms. Warren suggested the motion should include the fact that the main house is historically significant, but the alterations would not affect the main house in this case the house is not historically significant. Mr. Greene agreed.

Ms. Pringle confirmed that she loved historic homes and was happy to hear that the proposed modification to one side would not change the historical aspect of the home.

Mr. Pringle stated he would be happy to accommodate any historical aspects and historically appropriate measures as considered by the Commission.

Mr. Nano stated that the proposal is mimicking the style of the historic home, with windows and would not look like an addition.

Mr. Hagger motioned that the application for 34 Church Street received by the Sudbury Historical Commission for partial demolition covers a portion thereof the structure; which the Sudbury Historical Commission has determined not to be historically significant, the building inspector may issue a demolition permit. Mr. Greene seconded the motion. It was on motion 6-0-1; Greene-aye, Hagger-aye, Durall-abstain, Cebra-aye, Warren-aye, Katz-aye, Costa-aye

Section 106 Memorandum of Agreement

Mr. Hagger acknowledged SHC received guidance from Town Counsel. Ms. Warren detailed that Town Counsel reviewed the Memorandum of Agreement (MOA), and two attachments; the Rail Road Impact Spreadsheet, and Post-Discovery Advisory Council Plan. She stated that per advice from Town Counsel, the response time would be extended, and confirmed that SHC was not ready to sign the MOA as presented by USACE, due to issues within the Advisory Council's letter, which have not yet been addressed; as well as any other outstanding issues as deemed by SHC.

Related discussion regarding dispute and other aspects took place. Mr. Hagger noted that Town Counsel did not have the answers to all considerations expressed by SHC, and would be reaching out to other parties with Section 106 experience.

Ms. Warren agreed to compose a related draft letter to Town Counsel for review by Mr. Hagger and Ms. Katz, who had met with Town Counsel with Ms. Warren.

Resident Rebecca Cutting, 381 Maynard Road, stated it would be "very risky" to sign the MOA, as presented. She stated that because Mr. Hagger does interact with the USACE, she is surprised he has not recused himself from this topic. She stressed there is no indication that USACE is willing to come back to the discussion table, and the SHC deserves further direction from the Corp. and mentioned Appendix C. Ms. Cutting asked if the Town is willing to giving up control of historical resources.

Mr. Hagger confirmed that in the past 12 years, he has not worked with the USACE in his current employment. Ms. Cutting thanked Mr. Hagger for the clarification.

Ms. Warren read into the record a statement from Sanjib Mohanty, 9 Stonebrook Road; Jim Gish, 35 Rolling Lane; Ann McGrath, 10 Partridge Lane; Matt Quinn, 28 Sylvan Way; and Elin Neiterman, 8 Red Oak Drive. She indicated SHC thanks these named residents for providing comment to the SHC on this important topic.

The Commission reviewed the MOA, reflecting deficiencies as recently edited/included by Commissioners.

Sudbury Demolition Delay Bylaw

Mr. Hagger noted that this topic was discussed with Town Counsel recently; noting that some concerns were raised by Preservation Consultant Peter Benton and the MA Historical Commission regarding interpretation of partial demolitions.

Mr. Benton commended the Board on the way they handled today's partial demolition as presented earlier at this meeting. He concurred with Mr. Greene's statement that the Demolition Delay Bylaw could withstand some minor modification/language changes which would streamline the process. He further recommended a six-month delay period for partial demolition and an 18-month delay for full demolitions. He noted that nothing had been approved to date. Ms. Warren was in agreement. She mentioned the term "thereof" with partial demolitions.

Historic Preservation Plan Update/discussion

Ms. Warren noted that she, Mr. Hagger and Mr. Benton met recently with Jenn Doherty of the MA Historical Commission and completion of the Sudbury Historic Preservation Plan will take longer than originally expected, and will continue throughout the summer months. The second Forum will take place on the 23rd.

Mr. Benton said he will review the process on Thursday, which will give people time to consider recommendations. He suggested SHC have at least one more SHC meeting. Ms. Warren agreed.

Ms. McGrath recommended providing non-monetary history and art awards in connection with Lincoln-Sudbury Regional High School. Commissioners were in favor of such awards. Ms. Warren suggested the giving of a preservation award.

Historic House Marker Program

Ms. Katz confirmed she had the Hearse House marker sign.

Hosmer House including July 4th Opening, Roof Project, Archivist

Ms. Cebra mentioned the Lincoln Sudbury student volunteers came to provide help at the Hosmer House on June 2, 2022, and did a great job with placing bricks in the garden and around the house.

Ms. Cebra thanked fellow Commissioner Steve Greene who helped her and Ms. Katz with the preparation of 52 Memorial Day signs, which memorialized many former Sudbury residents.

She said over 100 people visited the Hosmer House on Memorial Day.

Ms. Cebra said the gardens are historic and Florence Hosmer would paint flowers in the garden. She hoped the Town would consider establishing the garden as a historical garden. Mr. Hagger stated the gardens were beautiful. Mr. Benton recommended a cultural landscape report be done including the plantings done by Florence Hosmer in her garden.

Mr. Hagger stated he had met the new Facilities Director and would hope to invite her to an upcoming SHC meeting. Ms. Cebra suggested walking her through the Hosmer House.

Ms. Cebra asked for volunteers at the Hosmer House on the 4th of July and there may be as many as 400 people. Mr. Greene and Ms. McGrath volunteered.

Ms. Cebra asked if any Commissioners would be able to make pies to be sold at the Hosmer House on the 4th of July. She noted that ten people have signed up.

Town Tour will not be held in the near future. She mentioned funding for an archivist to evaluate items in the Hosmer House. Ms. McGrath heard from a prospective archivist via the CAP Program, and noted she would send information along to Ms. Cebra. Ms. Warren noted that Wayland has used the CAP Program with good results, via grant funding.

Mass Historical Commission Certified Local Government Program

Mr. Durall provided an update regarding the Certified Local Government Program, and Ms. Warren provided edits with the application process. Mr. Hagger suggested related approval take place at the next Commission meeting and coordinate between the SHC and the Sudbury Historic District Commission.

Return of Cemetery Stones to Natick

Mr. Greene noted he had reached out to the representative in Natick today, and had not heard from him yet.

Eagle Scout Hosmer House Website Update

Ms. Cebra stated that she, Mr. Durall and Asher, the Eagle Scout; met at the Goodnow Library. She suggested members consider working on a Hosmer House brochure. She presented the Codman House booklet with the QR code in the back of the booklet, which could be done for the Hosmer House. Asher agreed this would be a good idea. Commissioners agreed with the booklet idea. Ms. Warren suggested Commissioners examine the Golden Ball website in Weston.

Election of Historical Commission Chair and Vice-Chair

Mr. Hagger stated he would be interested in being reappointed as Chair.

Ms. Costa motioned that Chris Hagger be re-elected as Chair of the Sudbury Historical Commission. Ms. Cebra seconded the motion. It was on motion 7-0; Greene-aye, Hagger-aye, Durall-aye, Costa-aye, Warren-aye, Cebra-aye, Katz-aye, McGrath - aye

Ms. Warren stated she would be happy to continue as Vice-Chair of the Sudbury Historical Commission.

Mr. Hagger motioned that Diana Warren be re-elected as Vice-Chair of the Sudbury Historical Commission. Ms. Costa seconded the motion. It was on motion 7-0; Greene-aye, Hagger-aye, Durall-aye, Costa-aye, Cebra-aye, Warren-aye, Katz-aye, McGrath - aye

Historical Commission Member Candidate Appointments/Reappointments

Mr. Hagger mentioned he was happy to state that Ms. Cebra, Ms. Katz and Ms. McGrath were seeking appointment.

Sudbury Colonial Faire

Mr. Hagger confirmed he was involved as a vendor with the Colonial Faire for several consecutive years, and most militias were from out of State. Ms. Katz confirmed she too was a vendor and sold many items to people from Sudbury or those associated with ties to the Town.

Ms. Cebra said the Hosmer House is not focusing on selling items any more. She stated that Hosmer House related items did not sell well at the Colonial Faire.

Ms. McGrath suggested it could be used to educate the public and exemplified styles of building.

Ms. Warren indicated she would like to see the Faire take place again, but not this year. She suggested that the Commission could advocate for educational items.

Historical Commission Finance Reports

Ms. Costa reviewed expense reports and submission requirements. She reviewed budgetary items.

Mr. Hagger motioned to approve expenditure up to \$700.00 for the purchase of interior window shades to protect against UV light coming through the windows at the Hosmer House; to be purchased in FY 22. Mr. Greene seconded the motion. It was on motion 7-0; Greene-aye, Hagger-aye, Durall-aye, Costa-aye, Cebra-aye, Warren-aye, Katz-aye, McGrath - aye

Date for Next Meeting(s)

July 7, 2022, July 12, 2022, July 14, 2022

Motion to Adjourn

Mr. Hagger adjourned the meeting at 10:37 PM.