



Town of Sudbury

Historical Commission

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MINUTES

January 16, 2024 AT 6:30 PM

VIRTUAL MEETING

Present: Chair Chris Hagger, Michael Wallace, Chris Durall, Jan Costa, Bill Andreas, Kathryn McGrath, Diana Cebra

Absent: Diana Warren, Marjorie Katz

Staff Present: Planning & Zoning Coordinator Beth Perry

Mr. Hagger opened the Historical Commission meeting at 6:30 PM. Roll Call was taken: Mr. Hagger-present, Mr. Durall present, Mr. Andreas-present, Ms. Costa-present, Mr. Wallace-present, Ms. McGrath-present.

Mr. Hagger commented that Mr. Durall and Mr. Wallace were elevated to voting status for tonight's meeting.

92 Goodnow Road under the Sudbury Demolition Delay Bylaw

Present: Jay Horowitz, Owner; David Morgan, Architect - DRM Design Build

Mr. Hagger detailed the application was received on 11/1/23 and a site inspection was completed on 11/16/23; on 12/12/23 the house was deemed historically significant.

Mr. Hagger reported there have been many additions to the back of the house and the original rear façade was completed in brick.

Mr. Morgan provided plan detail.

Mr. Hagger stated the remaining portion of the brick wall would be covered by the proposed addition.

Ms. Costa reported that the owners are unable to access all of the second floor, and the proposed addition would make the home functional for the owners.

Ms. McGrath reported this addition is within the historic context of the house.

Mr. Andreas indicated his preference that the brick wall on the inside of the home be visible. Mr. Morgan stated the brick wall would be exposed on the inside.

Mr. Duvall noting that the brick wall on the inside of the structure, would help to protect the brick.

Mr. Hagger motioned that the proposed addition to 92 Goodnow Road as presented in the materials submitted to the Commission and reviewed at a public hearing on January 16, 2024; would not be detrimental to the historical or architectural heritage, or resources of the Town, and should not be preferably preserved; a partial demolition permit may be issued. Ms. Costa seconded the motion. It was on motion 6-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye.

35 Willis Road under the Sudbury Demolition Delay Bylaw

Present: Alexey Savan, Owner

Mr. Savan informed the Commission that it would be easier for him to construct a new house, rather than adding to the existing structure. He indicated that he wanted to move the house further from the road and divide the property to create a second lot.

Mr. Hagger confirmed that the demolition delay has not reached the time requirement.

12 Indian Ridge Road under the Sudbury Demolition Bylaw

Present: Emily Grandenstein, Owner

Mr. Hagger stated the application was received on 12/18/23, and a site inspection was completed on 1/10/24.

Mr. Hagger reported the subdivision known as King Philip Heights, was planned in the 1920's and includes two other homes within the subdivision. He added that the homes have been inventoried on the MACRIS data base.

Mr. Wallace stated there is nothing historical about the house, with the exemption that it is 100 years old.

Mr. Hagger stated the house is part of a community of houses built in the 1920's and 30's.

Ms. Costa stated the owner had to make repairs due to damage caused by a fallen tree. She added that the Demolition Delay Bylaw does not get involved with damage caused by an act of God.

Ms. McGrath stated the addition would not alter the historic nature of the house.

Mr. Andreas stated the front of the house is historic and the owners should be allowed to place the proposed addition towards the rear of the house.

Mr. Durall inquired if the addition would modify the roof line of the house. Related discussion took place.

Mr. Hagger motioned that the application for 12 Indian Ridge Road received by the Sudbury Historical Commission for a partial demolition covering a portion of the structure, is determined by the Sudbury Historical Commission not to be historically significant, and the Building Inspector may issue a partial demolition permit. Mr. Wallace seconded the motion. It was on motion 6-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye

106 Woodside Road under the Sudbury Demolition Delay Bylaw.

Present: Lenny Holt, Owner

Mr. Hagger stated the house was listed in MACRIS.

Ms. McGrath stated the windows are known as Queen Anne Windows or Cottage Windows, and are similar to the windows which were in the South Sudbury Train Station.

Mr. Hagger provided details regarding the MACRIS listing. He added that the farmhouse was built in 1889 and was actively involved in the Sudbury farming industry.

Mr. Hagger motioned to find 106 Woodside Road historically significant under Section 4, Item 3. Ms. Costa seconded the motion. It was on motion 6-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye.

Resident John Drobinski, 94 Woodside Road, stated his support for the project.

Approval of November 14, 2023 Historical Commission meeting minutes.

Mr. Hagger motioned to approve the November 14, 2023 Sudbury Historical Commission meeting minutes, as amended. Mr. Andreas seconded the motion. It was on motion 6-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye

Town-wide Indigenous Cultural Landscape Study Project

Ms. McGrath stated the project is challenging and the Commission has not received any RFP responses.

Ms. Cebra joined the meeting at approximately 8:30 PM.

Commissioners discussed ways to attract potential vendors.

Approval of the SHC Annual Town Report for 2023.

Commissioners reviewed edits made to the SHC Annual Town Report, as made by various Commission Members.

Mr. Hagger motioned to approve the SHC Annual Town Report, as amended. Ms. Costa seconded the motion. It was on motion 7-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye, Cebra-aye

Hosmer House Historic Structures Report/Cultural Landscape Report/Collections Assessment Report

Ms. Cebra reported that a proposal had been accepted and the proposal was forwarded to Town Manager Sheehan. The vender reported that the study could commence in March.

Ms. Cebra stated she had reviewed the five proposals received by the Commission regarding the Historic Structures/Cultural Landscape Report.

Historic Resources Inventory Survey Project including approval of work products.

Mr. Hagger reported that Ms. Warren had received such products from the vender for review.

Mr. Hagger stated the Commission needs to clarify which members of the Commission are responsible for approving the work products from vendors.

Mr. Hagger motioned that the SHC approve the project leader and the Commission Chair/or his designee, to attend all contractor review meetings for work product approval. Mr. Andreas seconded the motion. It was on motion 7-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye, Cebra-aye.

Community Preservation Committee (CPC) Updates

Ms. Costa detailed that the CPC requires an annual report for all completed CPC grants with active (available) funding.

Hosmer House including collections storage, cleaning, volunteers

Ms. Cebra provided a Hosmer House update regarding the status of the mold remediation and the condition of the hall. Ms. Cebra stated that with the completion of all work, a deep cleaning is needed.

Mr. Hagger reported the roof design for Hosmer House contract has been forwarded to the Town Manager for his approval.

Commissioners discussed the air quality and humidity levels needed for the proper display and storage of the Hosmer artwork.

Community Education and Outreach

Mr. Hagger recognized that several individuals might be interested in working with SHC regarding community education and outreach.

Mr. Hagger stated all Commission members have free membership in National Alliance of Preservation Commissions.

Mr. Wallace opined about possible events to take place on the grounds of the Hosmer House.

RR Section House and South Sudbury Replacement Train Station

Mr. Hagger stated the Town Manager is preparing a Warrant Article for the upcoming Town Meeting to receive the Train Station from the MBTA, if an agreement is reached.

Mr. Hagger motioned the Sudbury Historic Commission support the development of a Town Meeting Warrant Article to accept the transfer of the RR Section House and South Sudbury Replacement Train Station to Town ownership. Ms. Costa seconded the motion. It was on motion 7-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye, Cebra-aye

Stewardship Working Group Volunteers

Mr. Hagger updated the Commission about the status of the Stewardship Working Group Mission Statement.

Demo Delay Bylaw

Mr. Hagger stated Planning Director Adam Burney, suggested the Commission develop a policy for applicants to submit Demo Delay applications, which would satisfy the requirements of section 4 item 4.

Mr. Andreas stated there needs to be separate guidelines for partial and full demolition.

Commissioners discussed possible wording and requirements for this section of the Bylaw.

Bruce Freedman Rail Trail Interpretive Panels

Ms. Costa reported there will be ten granite posts, four National Park Service-style interpretive signs, and four kiosks.

Historical Commission Finance Reports and current year funding needs

Ms. Costa provided details regarding finance reports and funding needs for the current fiscal year.

Recommended Archeology

Ms. McGrath stated that 631 Boston Post Road has had a partial survey listed on MACRIS.

Date for next meeting.

Date for the SHC next meeting is 2/20/24, with a possible meeting scheduled for 2/13/24 to consider Community Education and Outreach.

Motion to Adjourn

Mr. Hagger motioned to adjourn the SHC meeting of 1/16/24. Ms. Costa seconded the motion. It was on motion 7-0; Andreas-aye, Costa-aye, Hagger-aye, Durall-aye, Wallace-aye, McGrath-aye, Cebra-aye.

The SHC Meeting was adjourned at 10:08 PM.