



Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3389
Fax: 978-443-0756

<http://www.sudbury.ma.us>

Minutes October 19, 2017

Members present: Fred Taylor (Chair), Linda G. Hawes, William Andreas, and Frank Riepe

Others present: Jim Kelly, Sudbury Facilities Director and Liam Huston from Boy Scout Troop 63. From the Sudbury Historic Society: Sally Hild, Jane Graham, Katina Fontes, Ursula Lyons and Diana P. Cebra; from the Sudbury Historic Commission, Chris Hagger, Fred Bautze, Lynn MacLean and Barbara Bahlkow; Liz Radoski, Gifford Perry, Elaine Jones, Diana Warren.

New Business:

1.) Public Hearing – Case 17-21, Applicants Saint Elizabeth’s Church, Gifford Perry, 1 Morse Road (Town Assessor’s Map G10-0002). For a Certificate of Appropriateness to re-surface gravel parking lots with asphalt pavement.

Mr. Gifford requested approval to re-surface the Church’s gravel parking lots with asphalt. A portion of the driveway that has the shape of a loop is already paved; the other portions are currently gravel parking spaces.

Mr. Taylor asked if the parking spaces were visible from the street. Mr. Gifford answered that they were elevated in relation to the road and probably were not.

Mr. Taylor stated that the Commission is adopting new guidelines that are conservative, favoring gravel driveways. The Church, however, is in district that is surrounded by newer homes and that in such instances allowances are often made.

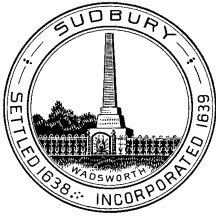
The Commission unanimously approved the request as shown in the application.

2.) Public Hearing – Case 17-22, Applicants Historical Commission, Lyn McLean, 334 Concord Road (Town Assessor’s Map G09-0016). For a Certificate of Appropriateness to replace a kiosk located at the Revolutionary Cemetery.

Lyn McLean introduced Liam Huston, a senior at the Lincoln Sudbury Regional High School and a member of Troop 53. Liam’s Eagle Scout project is to re-build a kiosk that was damaged by a snow plow about 5 years ago. The kiosk will be located near the stairs that lead to the Revolutionary Cemetery. It will be similar in design to the kiosks used by the Conservation Commission around town.

Liam drew a sketch of his project and presented it to Commission members. The dimensions will be 2x5 feet and it will be made of wood with a laminated map covered with plexiglass and a frame. The legs will run two feet below ground and 3 feet above. It will be painted black.

Ms. MacLean added that Liam is working with Mark Thompson, Technology Administrator for



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the Town. The sign will provide a reference map for graves in the cemetery.

Mr. Riepe said that as designed, water will enter the map area and will need to periodically be replaced.

Mr. Taylor asked about the construction of the kiosk and advised using non-pressure treated wood.

Ms. MacLean asked for the HDC's advice about materials. In her opinion wood might go well within the Revolutionary Cemetery. If the map will need to be replaced in five years, the Historical Commission will get another boy scout to do it.

With suggestions noted regarding design and construction, the Commission unanimously voted to approve the request as shown in the application.

CONTINUATION - Public Hearing – Case 17-17, Applicant Jim Kelly, Facilities Director, Town of Sudbury, 288 Old Sudbury Road (Town Assessor's Map H09-0062). For a Certificate of Appropriateness to replace windows.

At Mr. Taylor's request, Ms. Hild presented a brief history of the Loring Parsonage and its windows. The Historical Society believes it was built in 1734 by the Loring family. It is believed that early on the house had a lean to and was half the size it is now. Ms. Hild noted, however that some evidence suggests that the main portion of house was always its present size. It was eventually given to Reverend Loring's son-in-law and the Wheeler family and then sold to the Haynes family. In 1930, the Town purchased the property. Early 20th century pictures of the house show 6-over-6 windows with shutters. In 1960, the Historic Building Committee renovated the building significantly. They took off a portion of the "L" addition and changed the windows to 12-over-12.

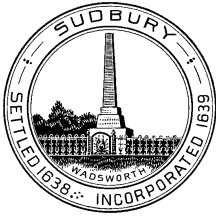
Mr. Andreas asked if all of the windows in the main structure are from the 1960's renovation or any windows are left from the older structure.

Ms. Hild replied that there are couple of windows from before 1960, the ones the second floor of the L.

Mr. Taylor stated that the HDC has seen pictures of the 6-over-6 windows. He asked what is the earliest picture that we have of this property.

The Historical Society shared a photograph of 1881 and a sketch from a 1929 book, The Historical Society knows that in the later part of 19th century the building had 6-over-6 windows.

Mr. Riepe asked Ms. Hild to make a case for why the Historical Commission should replace the the 12-over-12 windows with 6-over-6 windows.



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Ms. Hild replied that the idea stemmed from Spencer & Vogt Group, an architecture and preservation group, after looking at the building and the inspirational book of Laura Scott. The Historical Society is using this book for a lot of the work that will be done to the building including the arch window in the "L" portion. She added that the windows that are there now are 1960 Brosco windows. She said that they are not in good shape and could fail at any point. The Society will be cooling and heating the building and they want to make sure the building will be energy efficient.

Mr. Kelly stated that new windows added energy savings and comfort. After meeting with the manufacturer, it was felt that new windows would be easier to open and they would be a great improvement for living and working conditions.

Mr. Riepe said that at the last meeting the Historical Society mentioned that because the building will be air conditioned it was not expected that the windows would be opened.

Ms. Hild replied that replacing the windows might as well be done now while the fundraising is going on. She said they know what the cost would be and that with this new design no storm windows would be needed.

Ms. Hawes reminded Ms. Hild that the frames of the windows are critical and she asked for this to be researched.

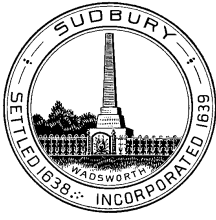
Ms. Fontes said that the Historical Society is not arguing for what is authentic but for the inspiration 6-over-6 windows would provide. By adding the L and using historic photographs that show 6-over-6 windows, she said the Society is not trying to recreate the past but become inspired by what existed in the early 19th century. She said having 6-over-6 windows is something the Society would like to show to visitors.

Mr. Riepe added that by changing the windows to 6-over-6 the building will look newer than it is. He said the assumption made 50 years ago by the Historic Building Committee was to change the Parsonage to its original design and use 12-over-12 windows. This, he said, is what has endured.

Ms. Fontes said that she visited the Historic New England site and she saw four examples of Georgian Style homes, all with 6-over-6 windows.

Mr. Andreas stated that it is a myth that Georgian homes had 12-over-12 panel windows and that he had no problem with the Society's using of 6-over-6 windows. He also said that he does not agree that Brosco windows from 1960 should be preserved.

Mr. Taylor said that in his opinion it would be a mistake to replace the windows. He said that following the Secretary of Interiors standards for preservation, the Historic Districts Commission General Guidelines state that design and construction elements that have gained historic significance should be preserved and that after 50 years these windows have acquired this. He said we should not be looking to restore this building or become inspired to create something



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different, but preserve the history of the house no matter what this is.

Mr. Riepe agreed that the windows have attained legitimacy because of the time that they have been there. The windows have the proper scale and they look pretty good especially if they do not have to be opened. They have narrow muntins and single glass lights. An insulated glass panel, he said, will never look the same.

Mr. Kelly added that the thickness of the sash would be adjusted if the windows were replaced and they would custom made and double glazed. In his opinion, it would be hard to restore a Brosco 1960's window.

Mr. Hagger spoke from his experience as Historic Districts Commission chair in Wayland for 15 years and compared Loring Parsonage to Wayland's Historic Society's museum house. Both are 18th century houses in the Georgian style and, like in Wayland, Mr. Hager felt the Loring Parsonage should have 12-over-12 windows. He said that it would be better to restore the windows and make them energy efficient than to replace them.

Ms. Fontes commented that the Historical Society had historic home specialists look at the property and that some of them felt that the windows did not look right.

Ms. Warren stated that she had been to the property multiple times in the past few weeks. She is concerned by an issue that in her eyes is related to the public trust. All the documents presented for fund raising, she said, show 12-over-12 windows and presumably what the restoration outcome would look like. If it is not going to look like this, public input should be sought.

Ms. Hild replied that the process to restore the Parsonage has been public and open throughout.

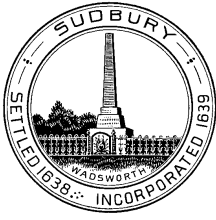
Ms. Fontes added that the naming of fundraisers is typically done to help recognize contributors.

Mr. Riepe added that the arch window was approved to show a modern concept introduced in an antique building and this assumed the fabric of the building, and especially the windows, was going to be maintained.

Mr. Taylor said that in adding the arch window to the L, the intent was to clearly demarcate the addition as new and not original to the building. This, he said, is a basic principle of historic preservation.

Mr. Butze commented that he is not taking any side in this debate but in his opinion if interior storm windows will be installed they will be seen every time someone turns around in the building and it will not look attractive.

Mr. Taylor replied that the Commission only has a say on the exterior of the properties and not on interiors.



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Mr. Kelly said that in his view people do not restore 1960 windows; they replace them. If the windows were 1930 that would be an option. Interior storm windows look ugly and prevent complete access to the window.

Mr. Riepe made a motion to move to decline the application for the replacement of windows. The motion was seconded by Ms. Hawes. The Commission voted 3 to 1 in favor of the resolution (Mr. Andreas against) and thereby not approve replacement of the windows.

Other Business:

Miscellaneous:

- Minutes from September 21st meeting were unanimously approved by those present.

The meeting was adjourned at 9:08 PM.