

PERMANENT BUILDING COMMITTEE
Minutes - February 19, 2009

Present: Chair Michael Melnick, Co-Chair Elaine Jones, Bruce Ey, and Frank Schimmoller. Also present: Elizabeth Radoski, Historical Commission; James Kelly, Building Inspector.

The meeting was called to order at the Flynn Building at 7:00 p.m.

Minutes. The minutes of October 30, 2008 were approved. The minutes of the joint meeting with the Historic Districts Commission of December 4, 2008, will consist of those prepared for the HDC. It was noted that there was no further PBC meeting upon the conclusion of the HDC joint session. The minutes of September 19, 2006 were tabled.

Loring Parsonage Project A solution for the drainage issue has been devised utilizing a perimeter drain on stone with fabric which will be piped to a manhole. The grading and other work site will be performed by the DPW. Approximately \$15,000 will be included for this work.

Ms. Jones is working on the preparation of bidding documents to accompany the specifications being prepared by E. R. Racek. The target bid deadlines are March 12 for the filed sub-bidder and March 26, 2009 for the general contractor. DCAM certification in Historic Roofing is required for the sub-bidder and certification in Historic Building is required for the general contractor.

Hosmer House Mr. Melnick informed the Committee that the structural work at the Hosmer House has been completed to everyone's satisfaction.

Sr. Center Roofing Mr. Kelly advised the Committee of the projected roofing project at the Sr. Center which contains large skylights. Mr. Kelly was desirous of having the manufacturer look at its condition so that any repairs/replacement could be performed at the time of the roof work. It was suggested that it might be a product called "Kalwall" and noted that there may be shop drawings providing the information.

Meeting Schedule The next meeting will be called as necessary at the discretion of the Chairs.

The meeting was continued through the joint meeting with the Historic Districts Commission and, as there was no further business, the PBC meeting was adjourned at the conclusion of the joint session.

Respectfully submitted,

Elaine Jones

HISTORIC DISTRICTS COMMISSION
MINUTES
February 19, 2009

HDC members present: Linda Hawes, Bill Schirmer, Frank Riepe, Lee Swanson

Case No. 09-1: Loring Parsonage, 288 Old Sudbury Road; applicant Liz Radoski, Sudbury Historical Commission

Attendees: G. Racek, ER Racek Assoc.; Jon Racek, ER Racek Assoc.; Mike Melnick, PBC; Lyn MacLean, SHC; Liz Radoski, SHC; Ralph Buonepane, ER Racek Assoc.; Bruce Ey, PBC; Frank Schimmoller, PBC; Elaine Jones, PBC; Ellen Given, SHC; Bruce Langmuir, First Parish Church; Jim Kelly, Building Department.

Liz Radoski displayed photos and a historical survey of the Parsonage from "Sudbury 1639-1939." The building was designed in the Federal Greek Revival style, and landscaping was kept open and informal.

The group also saw a power point briefing of pictures of the parsonage in its present condition taken by Jim Kelly, and another briefing on the drawings by Jon Racek.

Discussion began with the exterior sides of the Parsonage. If funds are available, all sides will be replaced. Otherwise, two sides will be done first, the remainder at a later date. Clapboards will be removed and a vapor barrier installed. It was suggested by Liz that original clapboards from the back side of the building be removed, framed, and hung with an identifying label inside the house.

There are 37 windows, ten needing extensive work. All flashing must be lead. Two exterior doors are in need of restoration, one door to be replaced with a new handicapped door. At the front entrance a Georgian Colonial reproduction door and frame was proposed and accepted. Trim will be restored and crown molding, brackets, and corner boards replaced with all wood. Linda Hawes requested that stone steps at side doors remain in place.

The roof will be shingled with Alaskan Yellow Cedar and a 1x 6 cedar ridge board installed. Frank opined that the building should have gutters, and he questioned the aluminum flashing. It was ultimately decided the gutters will be removed and not replaced, and lead flashing should be used.

Pathways should be of the same brick as currently exists on the entrance walkway. Outside lighting should be appropriate to the period.

The drainage system around the parsonage was discussed. The Sudbury DPW will perform the necessary work.

Benjamin Moore Historic paint colors proposed and accepted (in a solid color stain) are: Body – HC-105, rockport gray; Trim and Doors – bone white or china white.

The application for restoration of Loring Parsonage was unanimously approved with several changes or additions noted here and in the Certificate of Appropriateness. The work will go out to bid next week, in hand by March 30. According to the funding parameters there is no time limit for completion of the work. The Sudbury Historical Commission will return at a later date with a landscaping plan.

Submitted by: Dev Glaser, HDC
Recording Secretary