

Meeting Minutes
of the
Sharon Historical Commission and Historic District Commission

November 8, 2023

This meeting was held via Zoom in accordance with the Governor's emergency declaration relative to public meetings.

In attendance: James Grasfield (Chair), David Martin (Vice-Chair), Shirley Schofield, Donald Williams (voting), and Michaela Jergensen (Special Consultant to the SHC)

Guests attending: Randall Scarberry for 50 North Main Street (Historic District 1), Mohammad Diallo (owner) and Bernarda Cardenas (architect) for 208 South Main Street, and Susan Yeon (owner) and Sarah Dunbar (architect) for 104 Massapoag Avenue

The Chair opened the meeting and welcomed the guests for the meeting at 7:35 PM.

1. 50 North Main Street (Historic District 1) Proposed Landscape Plan

- The Chair gave an introduction for the project, and Mr. Scarberry shared the proposed sketches for the proposed garden for the front yard.
 - There will be a path of flat stones with four quadrants of herb gardens in pots that will replace the front lawn. This garden design was inspired by Garden in the Woods. The Scarberrys will start with one quadrant and eventually fill in the entire front yard.
 - There will be no change to the elevation of the front yard.
 - Ms. Jergensen suggested the use of pea gravel.
 - The beech tree in the corner of the front yard will be taken down at some point as it is dying. The Scarberrys intend to replace it with a new feature tree.
- The Commission members discussed that the proposed landscape plan is historically compatible with the Historic District, and it is reversible. The Commission set an 18" height limit for any stone walls or other hardscape for the garden.
- *Mr. Williams made a motion to approve the landscape project as designed with the 18" height limit for hardscape. Ms. Schofield seconded the motion. The SHC voted 4 – 0 (Grasfield, Martin, Schofield, Williams) to approve the motion.*
- The Chair will send a letter to the Scarberrys to confirm the parameters of the project.

2. 208 South Main Street Proposed new house design

- Ms. Cardenas gave the Commission members the background of the design for the house using the renderings supplied. She has now proposed a hip roof design. There

will be a similar setback to the existing house. Mr. Diallo has agreed to have the siding be horizontal and not vertical as shown in the drawings.

- Ms. Jergensen recommended that the house have a body color that is not white, and the Commission said that Mr. Diallo was free to choose whatever color he liked. Ms. Jergensen liked the hip roof but did not like the railing choice for the front of the house as it is too contemporary. She would prefer to see a wood railing. She does not like the second floor balcony as designed. She recommended a 2/1 muntin pattern for the windows to be historically sympathetic and would like to see the windows have an external profile – not sandwiched grills for any windows that are visible from the street. Sandwiched grills on windows that are not visible from the street would be okay.
- Mr. Martin suggested moving the left bay of the house to the center to make the appearance of the house more compatible with a bungalow-style house.
- Mr. Grasfield was concerned with the size of the second floor window in the protruding bay. He also wanted to see the doors (especially the front) have a more historic profile and material (i.e. wood).
- Ms. Cardenas said that they intended to use the existing foundation and add to the rear of the house using a poured concrete foundation.
- The Chair stated that the Commission would like to see a revision to the design based on the proposed changes to the siding, doors, windows, and railings for the front elevation. Mr. Diallo and Ms. Cardenas were willing to make these changes and provide new renderings to the SHC in the next two to three weeks. Mr. Diallo was pleased with this course of action.

3. 104 Massapoag Avenue proposed new house design

- The Chair gave a full summary of the case and described the meetings that took place with Ms. Yeon and Ms. Dunbar since the June 14, 2023 meeting.
- Ms. Dunbar showed the evolution of the design of the house using the supplied renderings. The current design uses a raised ridge beam to give a saltbox design, and a second window has been added to the second floor for symmetry. Evergreens are being used to screen the lower portion of the front elevation. The first floor windows and sliders have been centered for symmetry.
- Ms. Jergensen commented that she liked the newest design. She said that trained vines were a potential alternative to the evergreens for the ground floor, but she liked the idea of evergreens being a screen all year. She would like to see rake boards along the roofline.
- Mr. Martin said that he appreciated all of the work that had been done to bring the design to this stage.
- *Mr. Martin made a motion to approve the proposed overall design pending the submission of construction drawings reflecting the tweaks to the design that were suggested at tonight's meeting. Ms. Schofield seconded the motion. The SHC voted 4 – 0 (Grasfield, Martin, Schofield, Williams) to approve the motion.*

- The Chair will follow up with Ms. Yeon and Ms. Dunbar to finalize any details of the final design so that construction drawings can be made. The SHC will draft an agreement that will be signed by Ms. Yeon that will commit her to build the final design. Ms. Yeon can apply to the ZBA when the construction drawings are finalized to obtain approval for the non-conforming lot. The Chair thanked Ms. Yeon and Ms. Dunbar for working so cooperatively with the SHC to arrive at this mutually satisfactory historically sympathetic design. Ms. Yeon thanked the SHC for working with her to approve a design for her house.

4. Updates on Current Projects

- The Chair reported on the status of several current projects.
- The letter agreement for 17 Chestnut Street has been executed, and the Building Inspector is awaiting the recording of the agreement at the Norfolk County Registry of Deeds before a demolition permit and building permit can be issued.
- The renovations at the White House at Camp Wonderland are proceeding well. The exterior work including the addition look great and are in accordance with the plans. The porch has been restored and the front chimney has been retained.
- The Moose Hill Farmhouse: The Audubon facilities directors have agreed to allow the SHC to find a potential candidate to move the building intact. The Chair has identified one potential candidate, and discussions continue to see if this will be a viable alternative to demolition and architectural salvage.
- Historic District 4: The Chair has had several conversations with Mr. Ruvich about incorporating his house into the new Historic District. Mr. Ruvich is very much in favor of being included and wants to have his entire property included. The Initial Study Report for the proposed new Historic District is in process, and a draft will be ready for review in the beginning of January.
- Library Re-Use Committee: The LRC has been reconstituted, and Mr. Martin and the Chair will split the duties of the liaison to the LRC. The LRC and the Town are having a walkthrough of the Library building on November 17, 2023 at 1:00 PM to show all of the issues that the building has and potential remediation costs. Mr. Martin and the Chair will attend, and anyone else from the SHC is welcome to join them.
- The Cemetery Preservation Project: Mr. Martin, Ms. Schofield, Mr. Williams, and the Chair met to plan the schedule for the completion of the project. It would be desirable to have all of the signs researched and finalized for production by June. The Chestnut Tree Cemetery sign will be manufactured first as a prototype. The conservation of the Moose Hill Cemetery has begun, and the SHC plans to make that cemetery the second place for an historic sign. The Cemetery Project working group will continue to meet on a regular basis to keep the project on track.
- West Cemetery construction: Mr. Martin and the Chair have grown concerned over the roadway construction near the West Cemetery and the installation of a tall standpipe near the entrance to the cemetery. Mr. Martin has spoken to the Assistant Town Engineer regarding these concerns. The developer has been contacted, and the SHC will

require a historically compatible retaining wall be erected to protect the cemetery from the road. The SHC will want oversight for this retaining wall to ensure that it is historically compatible.

- 2023 Preservation Award: The Chair requested that the Commission members think about nominations for the award. The nominees will be discussed at the next meeting.
- Historic Inventory Project: We will need estimates from appropriate consultants for the work. Ms. Jergensen will help the SHC identify and qualify the consultants. We will finalize the criteria for the survey including revisiting all of the properties on the first three surveys (some properties no longer exist) that were not done by professionals, inclusion of the neighborhoods around the center, homes that the SHC has identified that were missed in prior surveys, and inclusion of homes that were not at least 100 years old at the time of the last survey in 2011.

5. Topics Not Reasonably Anticipated 48 Hours in Advance of the Meeting:

- Mr. Martin alerted the SHC that the historic building at the corner of East Chestnut Street and South Main Street may be torn down to make way for apartments.
- The next meeting of the SHC will be held on Wednesday, December 20, 2023 at 7:30 PM via Zoom.

6. Adjournment

- *Mr. Martin made a motion to adjourn the meeting at 9:37 PM. Ms. Schofield seconded the motion. The SHC voted 4 – 0 (Grasfield, Martin, Schofield, Williams) to approve the motion.*

Documents:

50 North Main Street drawing and charts of plantings

208 South Main Street renderings

104 Massapoag Avenue renderings