



Town of Hudson

Historical Commission

78 Main Street, Hudson, MA 01749

Tel: (978) 562-2989

Meeting Minutes

December 1, 2020

Members present: Peter Breton, Chair; Paul Shultz; Michael Volk; Al Morel; Mark Terra-Salomão, Ricky Gelin; Ron Sorgman

Staff:: Pam Helinek

1. Discussion – What merits historical preservation?

Ron Sorgman discussed aspects that make a building historically significant such as events that took place there, significant persons who lived there, or architectural design. He would like the Commission to set standards for what they consider significant.

2. 71 Apsley Street - Letter of support for conversion to residential units **Present: Eric Chaves, property owner; Brian Lever, Epsilon Associates**

The property owner hopes to receive tax credits to restore and rehabilitate the factory building at 71 Apsley Street while converting to residential units. In order to do so, the property must be listed on the National Register of Historic Places. The state tax credit requires a letter of support from the Historical Commission. Ron Sorgman said he does not feel that the industrial building is attractive or a good fit for the residential neighborhood. Peter Breton and Mark Terra-Salomão thought the factory was part of the neighborhood's character and should be preserved. Michael Volk moved to approve the letter of support, second by Paul Schultz, vote 6-1-0.

3. Armory – Letter of support for Hudson Cultural Alliance project **Present: Tom Desmond**

The Hudson Cultural Alliance is applying for Community Preservation Act funds to purchase the Armory for \$230,000 (less whatever funds they can raise) for the purpose of converting it to an Arts Center. Peter Breton said he is in support of the project but that he has not seen the CPA application so cannot sign a letter saying he supports it. Mark Terra-Salomão moved to approve a letter of support for the project rather than for the CPA application. Second by Paul Schultz, vote 7-0-0.

4. Plaques and Markers

The CPA grant will pay for 42 plaques. Michael Volk distributed a list of historic properties from the MACRIS database for members to select their top choices to receive the plaques. Members agreed to send their preferences to Michael Volk and Pam Helinek or to put them in the google drive folder. Al Morel suggested starting with downtown properties.

Pam Helinek has drafted a letter to send to prospective recipients. Mark Terra-Salomão mentioned that the Commission could also invite owners of historical properties that are not selected to purchase plaques. Michael Volk suggested offering installation services. The

Commission agreed to submit their preferences and vote on the initial recipients at their next meeting.

5. Demolition Bylaw

The Commission discussed which buildings should be subject to the proposed demolition bylaw. Original versions of the bylaw had specified a list created by the Commission; the most recent version specified anything in the MACRIS database. Michael Volk suggested a list based on the MACRIS database but with Lake Boon properties removed. Paul Schultz suggested all buildings built before WWII. Mark Terra-Salomão said that MACRIS provided clear and strict criteria. Paul Schultz said that using a date would ensure that buildings are not missed. Mark Terra-Salomão questioned what would be more likely to pass Town Meeting.

Peter Breton moved to vote on the choice of list vs date:

List: 3 in favor

Date: 4 in favor

Al Morel suggested using 1930 as the date. Paul Schultz said he would look at other bylaws to see what dates were used and also look at construction dates for a number of older buildings in town to try to determine the best date for Hudson.

6. Mission Statement

Al Morel drafted a Mission Statement for the Historical Commission, which he said is better described as “Who We Are”, to post on the webpage. Michael Volk had some comments he will he will share with Al Morel.

7. Approval of Minutes from October 13, 2020 and October 27, 2020

Michael Volk moved to approve the minutes from October 13, 2020. Second by Paul Schultz, vote 7-0-0. Paul Schultz moved to approve the minutes from October 27, 2020. Second by Michael Volk, vote 7-0-0.

8. Next Meeting

The next meeting was set for January 11, 2021 at 6:30PM.

9. Adjournment

Michael Volk moved to adjourn the meeting, second by Ron Sorgman, vote 7-0-0. The meeting was adjourned at 8:30PM.