Town of Sudbury

Community Preservation Committee

Annual Reporting Form

Name of Project including year of Town Meeting and Article Number: ARTICLE 49. COMMUNITY PRESERVATION ACT FUND - HOSMER HOUSE ENVELOPE, HEATING, VENTILATION & AIR

Date of Report: October 11,2026

Date of Town Meeting Approval: May 7, 2025

Project Proponent: Sandra R. Duran, Combined Facility Director

Recipient of CPC Funds: Town of Sudbury

Name of Person Completing Form: Sandra R. Duran, Combined Facility Director

Description of Project:

The Hosmer House Envelope and HVAC Improvement Project will restore deteriorated exterior building components and improve interior environmental conditions to preserve the historic house museum and its collections. Article 49 provides for up to $640,000 in Community Preservation Act funding for this work.

The scope includes repairing, restoring, or replacing deteriorated clapboards, trim, fascia, brick masonry, windows, shutters, and doors, along with repairing underlying rot and addressing water intrusion. The project also includes assessing and designing improvements to the heating, ventilation, and air conditioning system, with

Total Project Budget through CPC: $640,000.00

Total Spent in FY25 $ 116,000.00

Total Spent in prior fiscal years: $0.00

Balance Remaining: $524,000.00

Is the project completed? Yes ☐ No ☑

Description of status of the project:

The Hosmer House Exterior Restoration and HVAC Enhancement project is progressing through construction document development. The proposed Scope of Work package includes the scopes prepared by Architectural Preservation Studio (APS), OLA Consulting Engineers, and Matteo Ferran Structural Engineers.

APS is coordinating with the wood roof design consultant and intends to issue a 50% draft drawing and construction document set for the Town's review by the end of October 2026. The design team and working group intend to present the 50% drawings to the Historic Districts Commission for review and feedback in late 2026.

Project results, including any changes since Town Meeting:

See above description of status of the project.

Description of other pertinent information: