

Town of Sudbury

Community Preservation Committee

Annual Reporting Form

ARTICLE 50. COMMUNITY
PRESERVATION ACT FUND -
HOSMER HOUSE
WOODEN ROOF

Name of Project including year of Town Meeting and Article Number:

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 Historic Wood Roof Installation Project will replace the deteriorated, non-historic asphalt roof with a historically appropriate cedar shingle roofing system. The project includes complete removal of the existing asphalt roofing and installation of water barriers, roof insulation, copper flashing, copper drip edges, copper gutters, and copper downspouts. Chimneys will be repointed as needed to provide a watertight roof assembly.

The improvements will prevent water intrusion and direct precipitation away from the building's exterior walls and foundation, protecting its historic woodwork and historic masonry. Completed by the Historic Districts Commission

Total Project Budget through CPC: \$386,000.00

Total Spent in FY25 \$ 0.00

Total Spent in prior fiscal years: \$0.00

Balance Remaining: \$386,000.00

Is the project completed? Yes ☐ No ☒

Description of status of the project:

The Hosmer House Wooden Roof Replacement project is progressing through design and construction document development. The wood roof design consultant is coordinating with Architectural Preservation Studio (APS) to integrate the roofing work with the Exterior Restoration and HVAC Enhancement project.

A 50% draft drawing and construction document set is anticipated 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: