



# Town of Sudbury

## Historical Commission

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### MINUTES

September 19, 2023 AT 6:30 PM

### VIRTUAL MEETING

Present: Chair Chris Hagger, Vice-Chair Kathryn McGrath, Diana Cebra, Jan Costa, Marjorie Katz, Bill Andreas, Diana Warren

Absent: Chris Durall

Others Present: Planning & Zoning Coordinator Beth Perry

Mr. Hagger opened the SHC meeting at 6:30 PM. Roll Call was taken: Ms. Cebra-present, Ms. Costa-present, Mr. Hagger-present, Ms. Warren-present, Ms. McGrath-present, Mr. Andreas-present, Ms. Katz-present

#### **Public Hearing - 196 North Road under the Demolition Delay Bylaw**

Present: Brea Brennan, Owner

Mr. Hagger confirmed the applicant was unable to submit the demolition plan for this meeting and would hope to submit the plan for the next meeting.

**Mr. Hagger motioned to continue the Demolition Delay Bylaw Public Hearing for 196 North Road to the SHC meeting on October 17, 2023. Ms. Costa seconded the motion. It was on motion 6-0; Hagger-aye, Costa-aye, Andreas-aye, Warren-aye, McGrath-aye, Cebra-aye, Andreas-aye**

**Mr. Hagger motioned that the demolition plan for 196 North Road be submitted by the next SHC meeting on October 17, 2023, under Section 4 – Item 4 of the Sudbury Demolition Delay Bylaw. Ms. Costa seconded the motion. It was on motion 6-0; Hagger-aye, Costa-aye, Andreas-aye, Warren-aye, McGrath-aye, Cebra-aye**

#### **510 Hudson Road under the Demolition Delay Bylaw**

Present: David Macdonald, Owner

Mr. Hagger stated the Commissioners toured the site. Mr. Hagger provided description of the property, as well as pictures and similar historical cottages in the area, which were originally built as recreational camps.

Ms. Warren commented that if a National Register District were to be proposed to include this property, and others in the area, it would be considered a contributing historical elements vs a non-historical, non-contributing element to a NR District.

Mr. Macdonald stated the property needed repair and elimination of the existing addition would help.

**Mr. Hagger motioned that the SHC has determined that 510 Hudson is historically significant. Ms. McGrath seconded the motion. It was on motion 6-0; Hagger-aye, Costa-aye, McGrath-aye, Cebra-aye, Katz-aye, Andreas-aye, Warren-aye**

Mr. Hagger stated within 60 days a demolition plan would be required for submittal at the October 17, 2023 SHC meeting.

### **328 Hudson Road under the Demolition Delay Bylaw**

The applicant was not present; SHC discussion did not take place.

### **Public Hearing - 35 Willis Road under the Demolition Delay Bylaw**

Present: Alexey Savan, Owner

Mr. Hagger confirmed a demolition plan was submitted to the Planning Department. Mr. Savan presented the demolition plan.

Mr. Hagger stated the demolition of this property would be a historical loss. Ms. McGrath mentioned the historical aspect of ownership and importance by ownership and style to preferably preserve. Ms. Warren explained that several founding families were previous owners, and the structure represented a good example of a modest historical dwelling and portrayed the character of the Town at the time, which should be historically preserved.

**Mr. Hagger motioned that the SHC determined it would be detrimental to the historical and archeological heritage and resources of the Town of Sudbury for the property at 35 Willis Road or any part thereof to be demolished and should be preferably preserved; no demolition permit shall be issued until six months after the date of such determination by the Sudbury Historical Commission. Ms. Cebra seconded the motion. It was on motion 7-0; Cebra-aye, Hagger-aye, McGrath-aye, Costa-aye, Katz-aye, Andreas-aye, Warren-aye**

### **Approval of July 18th, and August 15th 2023 meeting minutes**

July 18, 2023 Minutes

**Mr. Hagger motioned to approve the SHC July 18, 2023 meeting minutes, as edited. Ms. Costa seconded the motion. It was on motion 6-0-1; Katz-abstain, Cebra-aye, Hagger-aye, McGrath-aye, Costa-aye, Andreas-aye, Warren-aye**

August 15, 2023 Minutes

Mr. Hagger recommended edits to the August 15th minutes be provided before the Commission votes on this set of minutes.

**Historical Commission Applications approved by the Community Preservation Committee and Town Meeting – Request for Proposal Development (RFP)**

Ms. McGrath noted the RFQ was submitted to Elaine Jones in the Select Board Office. Ms. Warren recommended that Ms. McGrath advertise the RFQ for 30 days, more than the legal minimum of two weeks, to allow the RFQ to be circulated longer for wider exposure to potential proposers. She shared her recent discussion with MHC that MHC recognizes the serious problem that there are too few qualified consultants available or willing to take on preservation projects in state to fill the need for the number of preservation projects that need doing. She commented that MHC's experience is that often only one or two proposals are submitted on projects and sometimes none. In consideration of the scarcity of consultants, Ms. Warren added that the MA Historical Commission is seeking and working with out of state consultants who are qualified to train them on MHC Inventory forms and methodology.

**Historic Resources Inventory Survey Project/Request for Proposal Development**

Ms. Warren confirmed the RFQ went out and the proposal submission deadline has passed. She stated that the project's Selection Committee went forward to select a hire, and that aspect is in process currently. Ms. Warren stated she would be providing related update at the SHC meeting in October.

Ms. Cebra stated that the RFQ for the Hosmer House Collections was advertised for 30 days, and no proposals were submitted. Ms. Warren confirmed the proposal submission deadline had passed with no proposals being submitted. She thanked Beth Perry, Shawna Risotti and Elaine Jones for facilitating compliance with the legal procurement requirements and additional legal advertisement requirements for projects over \$90,000. She detailed that when the RFP for the Hosmer House Historic Structure Report/Cultural Landscape Report combined project is released that there should be consideration of re-releasing the Collection RFQ, in hopes that one proposer would submit proposals for both RFQ projects.

Related discussion in consideration of the Hosmer House opening/availability was touched upon.

**Applications to join the Sudbury Historical Commission**

Present: Michael Wallace, 18 Richard Avenue

Mr. Wallace introduced himself and provided his related background, including his experience as a real estate attorney, Italian tourism professional, and great interest in historical preservation. He detailed that he had related experience with demolition delay bylaws and possessed direct preservation experience.

Commissioners asked Mr. Wallace related questions.

**Mr. Hagger motioned to enthusiastically approve the application for Michael Wallace as an alternate commissioner on the Sudbury Historical Commission. Ms. Costa seconded the motion. It was on motion 7-0; Hagger-aye, Costa-aye, McGrath-aye, Cebra-aye, Warren-aye, Katz-aye, Andreas-aye**

Mr. Hagger noted that the second application was received by an individual who does not live in Sudbury at this time. Members discussed the non-resident status.

SHC Members strongly recommended the alternate SHC member be a resident of the Town.

**Mr. Hagger motioned that the SHC position on SHC membership consists of residents of the Town of Sudbury, therefore; the SHC declines to interview or recommend the non-resident applicant for a position on the Commission. Ms. Warren seconded the motion. It was on motion 7-0; McGrath-aye, Hagger-aye, Cebra-aye, Costa-aye, Warren-aye, Katz-aye, Andreas-aye**

**Community Preservation Committee (CPC) Applications for 2023**

Present: Combined Facilities Director Sandra Duran

Costa stated the applications actually reflect 2024 and CPC awards the funds in FY2025. She noted that application deadline is noon on 10/6/23. Ms. Warren commented that the roofing for the Hosmer House may be submitted by the deadline, and as a place-holder can be submitted later than 10/6/23.

Related discussion took place.

Ms. Duran presented aspects of the Hosmer House building, as a whole. In consideration of the Hosmer House roof replacement, Ms. Duran was not sure that the allocated \$50,000 from Town budget would be enough to cover all aspects of the roof project, given prevailing wages, climate control and the overall issues at the House. Ms. Duran stated that she would work with the roof designer and provide related updates to the SHC and the SHDC for feedback, which would then be submitted to the contractor.

Ms. Duran confirmed she could not support a comprehensive article for the Hosmer House at this time. As CPC representative, Ms. Costa indicated that a related article would not be ready for CPC consideration for this application cycle for the reasons outlined by Ms. Duran and others. Ms. Cebra indicated the roof should be a separate consideration when assessing a possible application for CPC, considering that the roof allocation was approved some time ago. Ms. Duran responded that the roof is inclusive of the complete building plan and there was no active roof leakage. Ms. Katz commented that if the roof project expense is greater than \$50,000, would that translate to the roof not being replaced until extra CPC funding was granted, or could the Town cover that expense. Ms. Duran responded that when the cost estimate is submitted, she would assess how much more funding would be required. Ms. Duran noted the Facilities Department continues to monitor the roof. She acknowledged the roof had exceeded its life expectancy and needed to be replaced. Ms. Duran stated the Town is moving through the process, in coordination with the State's energy code and Climate Action Plan.

Mr. Andreas confirmed that a related roof application could be submitted to the CPC by the deadline, and could be withdrawn if needed. Ms. Costa requested that anyone planning to submit a roof replacement application to CPC, should submit such application to CPC by the October deadline. Mr. Hagger commented that a Cemetery application might be submitted to CPC, as well. Ms. Katz confirmed she would not have required information by the October deadline.

Ms. Warren confirmed that CPC applications can be submitted on the day of the deadline, if needed; and previous notification to the CPC is not required.

**Hosmer House including mold air quality test results, humidity/water issues, funding for repairs, docent training, open houses, landscaping funding needs.**

Present: Sandra Duran, Facilities Director

Mr. Hagger commented that air quality testing was performed in most areas of the Hosmer House, excepting the basement. Ms. Duran confirmed the testing would also be done in the basement (which is very moist). She added that she included the services of a remediation specialist who has substantial experience in historic remediation in order to best determine how to address the art room, adding that every archival piece would need to be cleaned thoroughly, as well as hard surfaces, including glass. She noted the basement would get the same professional treatment and additional measures in the basement, and regards this as an emergency situation and considering funding at this stage.

Commissioners thanked Ms. Duran for her efforts, as described. Mr. Hagger asked Ms. Duran to share the testing results with the Commission as soon as possible. Ms. Cebra shared her concerns with the Health Department and the Town Manager for those exposed to the mold in the House (some 25 people). Ms. Duran stressed the highest levels appear to be localized to the art room (from the running air conditioning), and agreed that those exposed should contact the medical professionals. Ms. Duran agreed to share the testing reports/analysis and recommendations with the Commission. Ms. Duran described the testing process and stated the hygienist would provide the report, which she is awaiting. Mr. Hagger asked Ms. Duran if she could let the hygienist know that the art room door had been open for a period of time and to consider if a tape test might be recommended for adjacent area/s, including material and furnishings. Ms. Duran responded that the hygienist was aware of the open door and did not recommend further testing.

Ms. Cebra confirmed that she made contact with Historic New England and they agreed to provide the name of a specialist who can review the situation, including the collections.

Ms. McGrath indicated her support for the process discussed by Ms. Duran, and hoped nothing would be destroyed at the Hosmer House without being mentioned to the Commission. Ms. Duran agreed.

Ms. Warren inquired about archives, such as letters by Ms. Hosmer, being cleaned individually. Ms. Duran confirmed that each page would require individual cleaning.

#### **Invitation to Consult on Mass Central Rail Trail – Interpretive Signage Development**

Ms. McGrath confirmed she was finalizing the related document.

#### **Rail Road Section House and Crumbles Train Station (Yellow Train Station near diamond)**

Mr. Hagger explained that Town Counsel was continuing conversations with the MBTA representative/s regarding both structures and is examining the agreement between the Town and the MBTA regarding maintenance and repairs on the Rail Road Section House.

Ms. McGrath stated that the name “Crumbles” was not the name of the Train Station, but the Crumbles Station was the name of a cookie store that was at the site, according to historian Rick Connor.

#### **Additional Hosmer House Comments**

Ms. Cebra recommended that the Commission discuss Hosmer House minor repairs at some point; such as door insulation, and door knobs needing repair. She queried about using Hosmer Housing funds for such repairs.

Ms. Cebra stated that last week, she and a friend did some trimming yard work (cutting shrubs and tree limbs) at the Hosmer House, and spent considerable time tending to the garden there as well. She suggested that a landscape person be hired for such tasks. She expressed concern about the mold found in the house in consideration of people coming into the house and preparing for the holiday season. Ms.

Costa recommended the Commission make the decision to open the Hosmer House during the holidays within the next two weeks. Mr. Hagger agreed with the proposed timeline.

### **250th Anniversary of Historic Battles in Lexington & Concord/Signing of Declaration of Independence**

Mr. Hagger mentioned the advertising of events going forward in Concord. He suggested that the Commissioners review the event schedule for Concord, Lexington and Lincoln. He described some of the activities and events which took place in Sudbury in 1975 during the Bicentennial. He suggested the Commission discuss this aspect at the next meeting. He inquired if the Commission would be interested in supporting a 250 effort in Sudbury.

Ms. Cebra noted that it was the Select Board that formed the Bicentennial Committee and suggested the Select Board lead the charge for the 250th. Ms. Warren recommended that SHC should advocate that the Select Board form a 250 committee.

### **Stewardship Working Group Volunteers**

Mr. Hagger mentioned that at the recent joint meeting with the SHDC, it was agreed that two volunteers from the SHC and the SHDC would form a stewardship subcommittee and draft a related mission statement as well, and brought forward to the Commissions. Ms. McGrath and Ms. Costa volunteered.

### **Brochure for Colonial Faire**

Ms. McGrath confirmed that she distributed a draft Colonial Faire brochure she had created to Commission Members. She noted that Staples would print the brochures for \$125.00. Ms. Costa commented that the brochure was a great preservation education tool.

### **Historic House Marker Program**

Ms. Katz noted there was one inquiry that did not go forward due to the pricing of \$215.00.

### **Historical Commission Finance Reports and current year Funding needs**

Ms. Costa mentioned the Hosmer House funding estimate.

### **Recommended Archeology**

Ms. McGrath acknowledged that next month is MA Archeology Month and asked if there was a way to conduct an Archeology presentation in the near future.

### **Date for next meeting**

The next meeting of the Historical Commission is October 17, 2023.

### **Motion to Adjourn**

Mr. Hagger motioned to adjourn the meeting. Ms. Costa seconded the motion. It was on motion 6-0; McGrath-aye, Hagger-aye, Warren-aye, Cebra-aye, Costa-aye, Katz-aye.

Mr. Hagger adjourned the meeting at 10:30 PM.