



Town of Sudbury

Historical Commission

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SUDBURY HISTORICAL COMMISSION REMOTE TELECONFERENCING MEETING

MINUTES

TUESDAY, SEPTEMBER 17, 2024

Members: Chair Chris Hagger, Vice Chair Michael Wallace, Jan Costa, Margie Katz

Others Present: Planning & Zoning Coordinator Beth Perry

Mr. Hagger opened the Historical Commission meeting at 6:30 PM. Roll Call was taken: Hagger-present, Costa-present, Wallace-present, Katz-present

85 Raymond Road Public Hearing under the Demo Delay Bylaw

Present: Scott Warden, Owner

Mr. Warden presented aspects of the proposed demolition plan. He stated the barn attached to the house was in need major repairs and renovation of the barn was not feasible. He explained the contractor would dismantle the barn and reuse as much of the existing wood, as possible.

Mr. Hagger asked the owner about the windows to be used on the proposed addition. Mr. Warden replied the proposed windows are the Marvin historic wood window series with a wood frame and two-over-two panes.

Ms. Costa stated the 1990 Macris listing shows the windows being 12-over-12.

Mr. Wallace inquired if the owner filed for an emergency demolition application because of safety issues. Mr. Warden responded that emergency demolition permits are very difficult to obtain, per the building inspector.

Mr. Hager motioned to close the public hearing for 85 Raymond Road. Mr. Wallace seconded the motion. It was on motion 4-0; Wallace-aye, Hagger-aye, Costa-aye, Katz-aye.

Mr. Hagger motioned the SHC accept the demolition plan as presented at the SHC meeting of 9/17/24 for 85 Raymond Road, with the following changes agreed to by the applicant: to use two-over-two true divided wood windows, to replace the side barn door facing the street, with a door similar to the existing door and not a six-panel raised panel door which will not be detrimental to the historic or architectural resources of the Town; the building inspector may issue a building permit. Ms. Katz seconded the motion; It was on motion 4-0; Wallace-aye, Hagger-aye, Costa-aye, Katz-aye.

250 Raymond Road under the Demo Delay Bylaw

Present: Brian Donnelly, Owner; Michael Fields, Architect

Mr. Hagger confirmed the Commissioners would conduct a site visit at 3:00 pm on Friday, September 20, 2024.

Hosmer House related CPC Applications

Mr. Hagger stated the Hosmer House Collection Study draft estimate and recommendations were presented to Mr. Durall and Mr. Hagger by the consultant.

Commissioners reviewed and discussed the preliminary report presented to the SHC to help define the related CPC applications. Primary sections for consideration included:

Urgent:

Triage archivist and offsite storage for primary source materials

Archivist search consideration

Archivist compensation

Off-site storage

Shelving

Boxes and supplies

Light Control

Protective Conservation consultant

Two sets of light control shades

Room-darkening roller shades

UV filtering shades

High Priority:

Strategic Plan

Strategic planning consultant

Collection Management Policy

Collection Management Policy

Lower Priority

Accession and catalog objects

Museum Catalogs

Conservation and Priority List

Art conservator or regional conservation center

Mr. Hagger highlighted the proposed tasks related to proposed funding by the CPC: Triage Archivist Task and offsite storage for primary source materials, Light control Protective Conservation, Strategic Plan for Sustainable Hosmer House governance model, and Collection Management Policy Task to create a CMP for Hosmer House Collection.

Mr. Hagger motioned to approve the Hosmer House CPC Application, as amended. Ms. Costa seconded the motion. It was on motion 4-0; Wallace-aye, Hagger-aye, Costa-aye, Katz-aye.

Hosmer House including basement mold spores test results, Open Houses and Docent scheduling

Present: Ms. Sandra Duran, Combined Facilities Director, Maureen Hines, Hosmer House Docent

Ms. Duran stated she was notified in September 2023 of a leather-bound book housed on the second-floor Hosmer House art room, showing visible signs of mold. She engaged Smith and Wessell Associates to conduct further testing in the Hosmer House art room, after previously conducting air studies regarding mold spores. She indicated that all artwork was removed and cleaned, as well as the area in question.

Mr. Wallace provided dates to be corrected within the Smith and Wessell Associates Hosmer House report dated 8/8/24. Ms. Duran confirmed the presented dates would be corrected.

Ms. Duran provided laboratory testing results from August 1, 2024, which also included the basement analysis as well. She detailed that findings from August 1, 2024 indicated that airborne spore counts decreased in the 2nd floor art storage room and adjacent spaces were in the normal range. She added that the basement sampling indicated that mold spores were significantly elevated with 25,840 total airborne fungi. Ms. Duran presented airborne mold level testing from an analysis report performed on 9/6/23, which indicated that the level was most elevated in the second floor art storage room. She presented report results from samples taken on 9/15/23, 9/19/23, 9/29/23, 10/23/23 (following remediation), 11/13/23 (following remediation), 11/13/23 (following remediation) emphasizing that spore numbers decreased significantly with remediation. The 8/1/24 test sampling reflected decrease in spores, with exception of the basement. She noted that the report indicated that air movement in spaces not often used, such as the art storage room, would likely maintain dry conditions; though levels of both airborne mold spores and active mold growth could change at any time due to changes in temperature, moisture, air pressure changes or similar conditions, per Smith and Wessell Associates comments.

Mr. Hagger inquired about airflow at the Hosmer House and keeping doors open to increase airflow. Ms. Duran stated that the house breathes well, due to minimal insulation.

Mr. Hagger asked about steps forward. Ms. Duran itemized actions taken, including replacing the previously used humidifier with two new dehumidifiers and large HEPA filters for each floor of the building (capturing mold spores), She added that additional air testing and visual inspection testing took place this am, and the project inspector relayed that he would contact her if there were any variant results from previous readings with indicators to be immediately requiring action. She confirmed that the testing inspector shared test results with Larry of the maintenance staff, and that based on what he saw today, the basement was very dry and looked great; he did not anticipate problems. Ms. Duran stated that results

would be available by the end of this week or the beginning of next week and she would share those results with the Commission.

Hosmer House Docent Maureen Hines, 49 Stock Farm Road, stated that she is acting as the docent coordinator and understood that the mold originated in the upstairs art storage area. She asked if the kitchen (directly below the upstairs storage area) had been tested. She opined about wood being porous and if mold could spread through wood. Ms. Hines inquired about the general store section of the Hosmer House and questioned whether the whole house had been tested for mold or just certain sections. Ms. Duran responded that the whole house had been tested in consideration of total protocol, but a cassette had not been placed in every room, which is not necessarily the protocol used per air quality testing. She added that the floor and the area of major concern - the art room was. Ms. Duran stated that the previous reports indicated exactly where the testing had been performed.

Ms. Hines stated that the spore levels within the rear exterior area appeared to be very high, which abuts the kitchen area, and the kitchen is directly below the art storage area. Ms. Duran responded that contaminants going through the boards and materials was very unlikely and testing indicated that nothing was happening in the kitchen. Ms. Duran confirmed that the wall behind the leaking sink was clear of black mold and with remediation, the upstairs is also clean.

Ms. Hines expressed her concern about how such mold conditions on the second floor might travel.

Ms. Hines noted that when the docents are in the Hosmer House, it appears to be a closed area as windows cannot be opened. Ms. Hines confirmed there are 24 docents and 18 of the docents are senior citizens, which correlates with impaired immune systems and likely respiratory predispositions.

Mr. Hagger confirmed that the elevated mold levels found in the rear exterior area were, in fact, readings taken outside of the House. Ms. Duran stated the rule of thumb includes maintaining interior spore levels much less when compared to the spore level outside of the house.

Ms. Hines inquired about the more serious mold spore types, from a health perspective. Ms. Duran mentioned *Stachybotrys*, which represents black mold. She explained that the more severe mold was not present at the Hosmer House. Ms. Duran acknowledged the challenges associated with controlling spores in damp basements. Mr. Hagger commented there was no visible mold in the basement when the recent August testing was done.

Ms. Katz asked that if today's testing results were as high as previous test results, would it be dangerous to be in the Hosmer House, or if the level is lower than the level outside, is it safe to be in the house? Ms. Duran mentioned that she relies on the engineers recommendations and indicated that if the level goes higher than previously identified levels, she would close the building under an abundance of caution as done before, and review a complete remediation process again. Ms. Duran stressed that she did not expect that to be the case and expects the results to come back at a considerably decreased level. Ms. Katz reiterated that Ms. Duran feels that if the recent testing comes back at a reasonably decreased level, then it would be safe to be in the House. Ms. Duran stated she would be comfortable being in the house now because the house is fine; it is the basement that might be questionable if folks were down in the basement for hours upon hours. Ms. Duran explained that two dehumidification units with HEPA filters (oversized for the room and running on high) as well as additional HEPA filters throughout the house

make the house safe to be in now. She repeated that no obvious concerns were raised after today's testing; and she awaits the microscopic report.

Ms. Hines commented that one of the docents loves interior decorating and her concerns involved the Christmas trees. She asked Ms. Duran if the inventory in the basement was safe or if folks should consider throwing away the existing inventory and buying new inventory. Ms. Duran responded that the elevated spore level was in the air, which had been decreased with remediation fairly quickly and there is no visible mold anywhere. Mr. Hagger mentioned that the Christmas trees were stored in big bags and asked Ms. Duran if someone could look inside those bags and report if they saw any visible mold on the trees. Ms. Duran agreed with Mr. Hagger's suggestion and agreed to report those findings to the Commission tomorrow.

Ms. Hines thanked Ms. Duran for her work related to the Hosmer House.

Mr. Hagger recommended the Commission continue the discussion regarding Hosmer House CPC applications being submitted by Ms. Duran.

Ms. Duran stated that the consultant for the Hosmer House Historic structures Report/Cultural Landscape Report provided her with copies of the report which was attached as part of the application. Ms. Duran added that the vendor/consultant was considering the cost estimate and Ms. Duran provided an estimate and acknowledged that the estimate could be better defined over the next several weeks. Mr. Hagger agreed with the plan as outlined by Ms. Duran in consideration of Hosmer House restoration planning. He acknowledged that the Commissioners had not seen the report yet and the Commission was scheduled to review the report in late October – early November. Mr. Hagger stated that Commissioners would likely want to review the report and provide comments, as necessary. Ms. Duran mentioned that there were great photos included in the report.

Ms. Costa stated that she was serving as the CPC representative for the Historical Commission and the next CPC meeting was scheduled for October 16. She added that at the September 4th CPC meeting, it was mentioned that review of applications would begin at the CPC meeting on October 16. Ms. Costa explained applications presented to CPC should include as much detail as possible, prior to the start of the application review by CPC. Ms. Duran stated that Planning Staff Member Ryan Poteat indicated that there was a bit more time to provide additional application details to the CPC.

Mr. Hagger confirmed that Ms. Duran matched the appropriate historical criteria for related aspects regarding each of the two applications. Mr. Hagger encouraged Ms. Duran to present to the Sudbury Historic Districts for support on this topic. Mr. Hagger offered to be present with Ms. Duran when making the application presentations before the CPC, and he would further advocate for the importance of these two applications from a Sudbury Houser House historical point of view. Ms. Duran responded that she would very much appreciate Mr. Hagger assisting her with the applications before the CPC.

Ms. Costa stressed the importance of including letters of support from other Sudbury historical organizations as well, such as the Sudbury Historical Society and other Town Boards/Commissions/Committees.

Mr. Hagger motioned that the Historical Commission enthusiastically supports the CPC applications regarding the Hosmer House, as related to the roof replacement and the exterior

restoration of this most important historic resource. Ms. Costa seconded the motion. It was on motion 4-0; Costa-aye, Wallace-aye, Katz-aye, Hagger-aye.

Hosmer House Open House and Docent Scheduling

Mr. Hagger detailed that pending the results of the latest Hosmer House testing, open house events are scheduled for October, November and December (the holiday weekend).

Mr. Wallace provided updates and the Google document “Availability for Hosmer House Open House, 2024,” to be used for scheduling Commissioners and docents at Hosmer House open house events.

Ms. Hines stated that one of the docents might be interested in scheduling the decorating volunteers for the Hosmer House open house events during the holidays. She agreed to circulate the “Availability for Hosmer House Open House, 2024” scheduling document to the docents.

Steve Greene, Hosmer House volunteer, stated that he was in favor of a Hosmer House holiday open house with refreshments and one Christmas tree. He commented that less might be best in consideration of time restraints. He stated that it would be best to coordinate the Hosmer House holiday open house with other holiday events taking place in the center of Sudbury. Commissioners agreed.

Hosmer House Historic Structures Report project status update/Cultural Lands Report

Mr. Hagger reported that Mr. Andreas, project leader, indicated that he would be receiving the reports from the consultant to review in November.

Hosmer House Collections Study project status update

Mr. Hagger stated he and Mr. Durell met with the consultant, and she will be preparing the final document with cost estimates.

Phase V Historic Resource Inventory Survey Project status update

Ms. Costa thanked Beth Perry for creating a spread sheet of the historic structures that received permission letters and any responses.

Mr. Hagger suggested using a former consultant (Stacy Spies) to review consultant forms A and B. Ms. Costa agreed with the suggestion to follow up with Stacy Spies.

Tercentenary Markers in Sudbury

Mr. Wallace provided a summary regarding status of the tercentenary markers and their possible removal. The MassDOT Cultural Resource Officer confirmed the markers are the property of Mass DOT. Town Counsel informed Mr. Hagger the removal is regulated by Chapter 10 of the Acts and Resolves of 1930. Mr. Wallace suggested that the Commission should decide on a consensus position on removal prior to the CLG meeting with the Historic District Commission. Mr. Wallace reported that based on some preliminary research he did, there may be civil and/or criminal sanctions for the removal of historic markers under Mass Statute Chapter 266, Section 95.

Mr. Wallace suggested the signs be relocated to the Haynes-Garrison House, where archaeological remains of one of the battles during King Philip's War are located. He stressed this location could serve as a teaching opportunity to tell the early history of Sudbury.

Resident Katina Fontes, 19 Dorothy Road, stated the signs should be maintained as historic artifacts.

Approval of August 20, 2024 SHC Meeting Minutes

Mr. Hagger motioned to approve the 8/20/24 Minutes of the Sudbury Historical Commission. Ms. Costa seconded the motion. It was on motion 3-0-1; Wallace-aye, Hagger-aye, Katz-abstain, Costa-aye.

Ms. Katz confirmed she was not present at the 8/20/24 Historical Commission meeting.

Phase 3 Bruce Freeman Rail Trail

Mr. Hagger reported he received a letter from Kurt Jurgenson, the construction architectural historian assigned to Bruce Freeman Rail Trail Phase, to schedule a site walk.

Demolition Delay Bylaw Draft Guidelines and Application Form

Mr. Wallace highlighted comments from Commission Members regarding the Demolition Delay Bylaw Draft Guidelines. Ms. Katz believed the examples provided were not helpful.

Mr. Hagger stated the importance of mentioning Secretary of Interior Standards, which are used as guidance. He stated the guidelines refer to both partial and full demolitions.

Historic House Markers

Ms. Katz reported she would be meeting with an individual who is interested in providing house markers.

Railroad Section House and South Sudbury Train Station

Mr. Hagger stated there were no updates at this time.

Stewardship Working Group

Ms. Katz stated the mission statement was distributed to all Commission members for comments. She detailed that the Hosmer House roof topic would be one of the topics to be discussed by the Stewardship Working Group.

Scheduling of combined SHC/SHDC meeting required as a CLG

Mr. Hagger reported a poll had been taken to establish a meeting date, and results would be announced at the next meeting.

Visual Workshops from MHC

Mr. Hagger reported that Jen Doherty of Mass Historical Commission notified the Commission that the MHC is holding virtual workshops in the upcoming months, and he suggested all members take advantage of the free workshops being offered.

Date for the next meeting

Mr. Hagger stated the next SHC meeting was scheduled for October 15, 2024.

Adjourn

Mr. Hagger motioned to adjourn the meeting of the Sudbury Historical Commission. Mr. Wallace seconded the motion. It was on motion 4-0; Hagger-aye, Katz-aye, Costa-aye, Wallace-aye.