



# Town of Sudbury

## Historical Commission

Flynn Building  
278 Old Sudbury Road  
Sudbury, MA 01776  
978-639-3387  
Fax: 978-639-3314

historical@sudbury.ma.us

www.sudbury.ma.us/historicalcommission

### MINUTES

**February 18, 2025 AT 6:30 PM**

### VIRTUAL MEETING

Members: Chair Chris Hagger, Vice Chair Michael Wallace, Treasurer Chris Durall, William Andreas, Jan Costa, Margi 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, Durall-present, Andreas-present

Mr. Hagger recognized the work of Ms. Takacs for the Historical Commission.

#### **New Historical Commission Candidate discussion**

Present: Candidate Stephen Greenstein, 52 Windsor Road

Mr. Greenstein provided a summary about his professional background in web site development and his interest in the history of Sudbury.

Mr. Hagger inquired if the applicant is interested in serving on multiple commissions. Mr. Greenstein responded no.

Mr. Hagger described the inventory process on each historic house in Sudbury including the architecture of the building and its prior occupants. Mr. Hagger reported that the Massachusetts Historic Commission has recommended the Historical Commission develop a web site displaying information about the historic homes in Town.

Mr. Wallace commented about several of the Town's historic areas/sites not currently linked to the Historical Commissions website, such as the historic cemeteries and the Haynes Garrison House which would benefit from more exposure on the web.

Mr. Andreas asked Mr. Greenstein about historic information from his neighborhood. Mr. Greenstein replied he had just recently moved into the historic neighborhood.

Ms. Costa asked Mr. Greenstein if he has the capacity to assume additional work in keeping with his interests regarding history. Mr. Greenstein commented that he is just getting to know his neighborhood.

Mr. Durall asked Mr. Greenstein if there was something specific which sparked his interest in the Commission. Mr. Greenstein stated he has always been interested in history.

**Mr. Hagger motioned to recommend that Stephen Greenstein be appointed to the SHC. Ms. Costa seconded the motion. It was on motion 5-0; Wallace-aye, Hagger-aye, Andreas-aye, Durall-aye, Costa-aye.**

### **Mass Central Rail Trail Signage**

Ms. Costa stated the Rail Trail Signage Group recently conducted a meeting with DCR, which included Steve Greene and Rick Conard (both members of the Bruce Freeman Rail Trail Signage Group). Ms. Costa added at that meeting, discussion included description of the related Mass Central Rail slides, depicting Bridge 127, Bridge 128, South Sudbury Section Tool House and the South Sudbury Diamond Crossing.

Ms. Costa stated that DCR will complete another round of edits regarding the slides; at a future meeting the slides will be presented to the Commission.

### **Hosmer House including steps to Open**

Mr. Hagger noted that he and Mr. Wallace had a related discussion with the Health Director Vivian Zeng. Mr. Wallace explained that the SHC upholds the position that the Hosmer House would be closed, subject to information regarding recommended steps forward regarding the Hosmer House reopening. He noted that such direction regarding the mold spore's assessment would be posted to various Hosmer House and Town websites and would be readily available to the public.

Mr. Wallace addressed several associated aspects, including:

#### **Hosmer House Website**

Mr. Wallace noted that the IT Department updated the SHC Statement on the website, with a link to the "mold spore assessment," including all the related reports readily accessible via corresponding links. He noted that such links have been included on both the main web page under "Events and News" and on the "Visit Us" page. Mr. Wallace detailed the posted statement details that continued mold assessments track incidents of mold spore counts in the Hosmer House (the House). He commented that the posted statement advises that those who have further queries about the mold spores, should contact the Combined Facilities Department. Mr. Wallace stated that posted language for individuals who have questions about how the spores could affect their specific health status, should consult their prospective physicians.

Regarding associated legal advice, Mr. Wallace confirmed that the Town was not going to be providing any sort of legal opinion from Town Counsel as to whether the Hosmer House should reopen, and would not outline possible conditions related to the opening of the House.

#### **Health Department**

Mr. Wallace stated that Health Director Vivian Zeng shared several main points with the SHC: including aspects related to individuals seeking their doctors' advice, as mold spores, from a Public Health perspective, is a challenge because there is no universally accepted threshold for any dangers associated with mold. She maintained that potential health risks vary from person to person; asthmatics or those with pulmonary conditions would have a higher sensitivity to mold spores. Ms. Zeng was impressed by

the improvements made regarding air quality at the House; she indicated that the main focus was the indoor air quality at the Hosmer House, which has drastically improved.

Ms. Zeng detailed that while the surface mold spore counts are higher from testing on 11/4/24, she is more concerned about what people are inhaling, which is of greater importance than surface mold spores. Mr. Wallace stated that during his discussion with Ms. Zeng, she recommended that the public be advised not to touch objects/surfaces in the House and commented that signage to that effect could be placed in the House.

In conversation, Ms. Zeng stressed that the environmental consultant never recommended closing the House. Mr. Wallace stated that Ms. Zeng indicated that closure from such mold issue only occurs in very severe instances and noted that the Hosmer House did not rise to that level. Ms. Zeng confirmed that she had visited the House recently, which felt very dry to her; she added that further weather-tightening measures within the building envelope, would likely be the best way to address moisture which promotes mold spores. Mr. Wallace noted that with CPC funding, that envelope feature would be improved.

It was noted that Ms. Zeng also suggested that a regular-deep cleaning would be helpful. Ms. Zeng noted that she was not able to provide any related statement/s for posting; she added that if docents or any other members of the public had health-related questions/comments regarding the mold spores, they could contact the Department of Public Health or speak with her.

Mr. Hagger stated that Ms. Zeng offered to attend the April SHC meeting, if the Commission would like. Mr. Hagger noted that Ms. Zeng was not available for the March SHC meeting.

Mr. Hagger relayed that Ms. Zeng confirmed that any cleaning product would work on mold spores and suggested that the HEPA vacuum/s are used for the cleaning.

Mr. Durall commented that Combined Facilities Director Sandra Duran, mentioned an industrial cleaning for the Hosmer House. Mr. Hagger commented that Ms. Duran received a quote for industrial cleaning in the amount of \$46,000.00, which is not an option for the Town.

Mr. Andreas asked if the Hosmer House holiday decorations were still up on the exterior of the House. Mr. Hagger opined about the Town removing the decorations since the holidays are over. Mr. Andreas commented that the Town had not removed such decorations on other Town buildings, to date.

Ms. Costa commented that the holiday wreaths are located on the first floor windows; thus, removal should be fairly easy. Ms. Costa noted that when the basic cleaning at the Hosmer House is completed, perhaps a rug cleaning service could take the rugs out of the house and clean them outside. She stressed that the floors and rugs were also examples of surfaces.

#### Opening of the Hosmer House

Mr. Hagger asked Commissioners how they would feel about opening the Hosmer House after cleaning services were completed. Mr. Wallace replied that he would love to see the Hosmer House open for the March or April open house, adding that April might be preferable as doors could be open.

Mr. Wallace offered to send a memo to Hosmer House Docent Maureen Hines, so she can share the information presented tonight with other docents.

Mr. Andreas indicated that he was in favor of planning an open house at the Hosmer house in April. He added there was only one vintage rug in the House.

Ms. Costa also commented that she was in favor of the open house taking place in April.

Mr. Durall agreed with planning for the Hosmer Open House in April.

Ms. Costa commented that remaining funds in the Hosmer House fund account could provide for additional House cleanings.

Mr. Hagger inquired about the existing cleaning contract with Dynamic Cleaners. Ms. Costa responded that the contract was in its third year, and that she had distributed amendment 2 for Dynamic signature. She added that the existing contract would have to be renewed by July 1, 2025.

Mr. Durall confirmed that an amendment signature was provided from Dynamic, and stated that he would provide follow-up for the Commission. Ms. Costa asked if the service rate was the same as what was agreed to in the original agreement. Mr. Durall responded in the affirmative.

Mr. Hagger stated that with the signature/s in place, the next step would be to schedule the cleaning by Dynamic Cleaners. Mr. Durall confirmed he would call to make sure that everyone involved had counter-signed copies before scheduling the cleaning. Mr. Andreas stated he would be willing to call Dynamics and schedule the cleaning when the signed copy is given to him, and would coordinate such scheduling with his availability.

Mr. Durall inquired about how much time was involved in the cleaning. Ms. Costa added that it takes four hours for cleaning of the whole house. She added that the last cleaning included the first floor only, in consideration that all materials had been moved into the Ballroom. That cleaning was about 2 hours and 30 minutes.

Mr. Hagger noted that when he was in the House in November, there was nothing in the two upstairs bedrooms; he added that in the ballroom everything was pushed against one wall so that vacuuming could take place.

Mr. Durall agreed to process the cleaning invoice. Mr. Hagger recommended that Mr. Durall confirm that the cleaners will use HEPA vacuum/s for the Hosmer House cleaning.

Commissioners agreed that Mr. Wallace would let Ms. Hines know what was being planned.

Ms. Costa suggested that the docents receive a summary of what was planned at tonight's meeting, including related information from the Health Department, as was presented this evening. She indicated that providing such information may help docents make their decision about coming to the Hosmer House, as it is an individual decision. Ms. Costa recognized that Ms. Zeng provided much encouragement regarding the topic and appreciated her helpful guidance about opening the house. Mr. Wallace confirmed that he would provide the summary.

Mr. Hagger confirmed that Commissioners agreed with the proposed opening of the Hosmer House in April, after cleaning takes place. He added that the cleaning of the rugs would involve a separate service vendor. Ms. Costa indicated that the rug cleaning would not necessarily need to be completed before April, but should be factored into the interior management plan for the Hosmer house. She recommended

getting several rug venders into the House to provide cleaning estimates and to share their thoughts about what might be best approach regarding the rugs. Mr. Hagger agreed with Ms. Costa.

Mr. Hagger commented that the fiscal year ends on June 31, 2025; and there is funding in the annual budget, some of which would be spent on the impending cleaning. He asked if the Commissioners wanted the cleaning to be done on a more frequent basis. Ms. Costa mentioned that the budget allows for four cleanings per year, at the \$797.00 rate. Mr. Hagger suggested cleanings be schedule for March, 2025 and June, 2025. Ms. Costa recommended the June cleaning be no later than mid-June so that the invoice can be submitted to the Town in a timely fashion for inclusion in the FY25 budget.

### **CPC Application Updates**

Ms. Costa confirmed the initial draft for the three SHC sponsored CPC Warrant Articles had been completed. Ms. Costa stated a sunset date for the CPC appropriations had been discussed, adding that a Commissioner should be assigned to answer any article-related comments which might come up at the Town Meeting in May.

### **Revolutionary War Cemetery Kiosk update**

Ms. Costa stated there are two associated contracts: one for the designer and one for the fabricator. She stated that Ms. Katz is working on the contracts for the Cemetery Kiosk and Elin Neiterman of the Sudbury Historical Society had developed a guide for the movement of the stones.

### **Cemetery Stone Restoration**

Mr. Hagger reported he had discovered a 2022 proposal from the Historic Gravestone Services to repair a gravestone presently stored in the Hearse House. Ms. Costa stated there is \$15,038 remaining in the 2004 Revolutionary War Cemetery Town Meeting Article, which could be used to preserve the broken grave marker.

### **Granite Guideposts in Sudbury**

Mr. Durall stated he had reached out to several people regarding the painting of signage on the posts, and he had not heard from anyone to date. Mr. Hagger suggested posting the request on the MA server. Mr. Andreas suggested contacting the Sudbury Historical Society about such request.

### **Phase V Historic Resource Inventory Survey Project status update**

Ms. Costa reported Phase 2 of the Inventory had been completed and the consultant has begun work on Phase 3, which involves producing the Historic Structure draft forms.

### **Town-Wide Indigenous Cultural Landscape Study**

Mr. Hagger reported Peter Benton, the SHC consultant who helped author the Historic Preservation Plan, suggested changing the wording from “Indigenous Cultural Landscape,” to “Archeological Reconnaissance Survey.”

Mr. Andreas stated that an archeological bylaw may not be suitable for Sudbury.

Ms. Costa stated the original application does not include developing a bylaw from the results of the survey. Mr. Andreas commented that clarification of the study is the reason for renaming the request.

### **Guide for Historical Commission for 2025**

Mr. Hagger listed various projects the Commission is considering, including developing National Register nominations, creating an annual Preservation Award and advancing implementation of a house-marker program.

Mr. Andreas suggested inclusion of Hosmer House book inventory.

Mr. Hagger presented his desire to discover the original color palette of the Hosmer House.

Ms. Costa reported the 2015 Old Homes Survey still has funds available, and she hopes to continue with the study.

Mr. Wallace stated the Planning Board has contracted a Route 20 Corridor Study and hopes that SHC could add a Historic Study section to the proposed Route 20 Corridor Study. He also hopes to hold a community event on the lawn at the Hosmer House when the weather becomes warmer.

Mr. Durall stated he would like to organize the records at the Hosmer House, which have just been deposited into file drawers.

### **Approval of December 10<sup>th</sup> SHC Meeting Minutes**

**Mr. Hagger motioned to approve the 1/21/25 HC Meeting Minutes, as amended. Ms. Costa seconded the motion. It was on motion 5-0; Hagger-aye, Costa-aye, Andreas-aye, Durall-aye, Wallace-aye.**

### **Railroad Section House and South Sudbury Train Station**

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

### **Copying and Posting of Consultant Reports**

Ms. Perry stated she has received three quotes for 10 hard copies of the Hosmer House Historic Structures/Cultural Landscape Report, ranging from \$791.14 to \$1,517.36.

**Mr. Hagger motioned to appropriate \$791.14 from the HC annual budget for ten (10) spiral-bound printed copies of the Hosmer House Historic Structures/Cultural Landscape Report. Mr. Durall seconded the motion. It was on motion 5-0; Hagger-aye, Costa-aye, Andreas-aye, Durall-aye, Wallace-aye.**

Mr. Andreas noted that a hard copy should be available at the Goodnow Library.

Commissioners discussed posting the Hosmer House Historic Structures/Cultural Landscape Report on the Town website.

### **Historical Commission Finance Reports Finance Reports**

Mr. Durall stated there was nothing new to report. He reported the Town has not provided the monthly updates as yet.

Commissioners discussed the unpaid expenses which need to be paid before the end of the fiscal year, leaving approximately \$1,500.00 in the general fund.

**Date for the next meeting**

Mr. Hagger announced the next meeting is on 3/18/25.

Mr. Durall inquired about the zoom meetings continuing beyond March 31, 2025. Ms. Perry mentioned that such updates have not been received by the Town.

**Motion to adjourn**

**Mr. Hagger motioned to adjourn the meeting. Ms. Costa seconded the motion. It was on motion 5-0; Wallace-aye, Hagger-aye, Costa-aye, Durall-aye, Andreas-aye**

Mr. Hagger adjourned the SHC meeting at 9:41 PM.