



Town of Sudbury

Historical Commission

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MINUTES TUESDAY, January 20, 2026

Members present: Chair Chris Hagger, Vice-Chair Michael Wallace, Treasurer Chris Durall, Stephen Greenstein, William Andreas, Steven Greene, Jan Costa, Marjorie 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, Andreas-present, Durall-present, Greene-present, Wallace-present, Katz-present, Greenstein-present

Absent: Kim Burns

Mr. Hagger elevated Mr. Greene to voting status for tonight's meeting

5 Lake Shore Drive under the Sudbury Demolition Delay Bylaw

Present: Phillip Burke, 5 Lake Shore Drive, Owner

Mr. Hagger provided description of the property and the neighborhood in the Willis Pond Pine Lakes area. He reported the neighboring houses were built as camps and cottages in the 1920s and 1930s. Mr. Hagger recognized that structure had been significantly modified, and the proposed addition would not impact the original part of the house.

Mr. Hagger motioned that the application received on December 19, 2025 from the owner of 5 Lake Shore Drive for partial demolition covers a portion thereof of the structure which SHC deemed is not historically significant and authorizes the Building Inspector to issue a Demolition Permit. The motion was seconded by Mr. Andreas. It was on motion 7-0; Hagger-aye, Andreas-aye, Costa-aye, Wallace-aye, Durall-aye, Greenstein-aye, Katz-aye.

Town of Sudbury Management Analyst Introduction

Present: James Goude-Murray, Management Analyst – Sudbury Select Board Office

Mr. Hagger introduced Mr. Goude-Murray. Mr. Goude-Murray stated that his current duties include procurements, grant management, and licensing.

Mr. Hagger mentioned upcoming restoration projects.

Historic Cemetery Restoration including Wheeler Stone using CPA funds

Mr. Greene provided summary regarding the contract for the Wheeler Stone Restoration project, approved by the Sudbury Historical Commission (SHC) at their previous meeting. Mr. Greene inquired about the funding for the restoration project. Ms. Costa provided the details about CPA funding.

Ms. Costa stated that if a CPC project total cost equals or exceeds \$10,000, the grant recipient is required to put the project out to bid. If the total project cost is under \$10,000, a RFQ is not required.

Hosmer House Restoration Project

Mr. Hagger reported the SHC had received three (3) responses to the RFQ for the Hosmer House Envelope Design Services: David King Architects, Boston; Architectural Preservation Studio, Boston; and Socotech, Charlestown.

Hearse House Opening on May 16, 2026

Mr. Greene indicated his support for interpretive materials providing narrative of the two (2) new headstones which were recently found in Town and the Hearse House opening on May 16, 2026.

Mr. Wallace reported that rail trail artifacts were recently moved to the Hearse House.

Hosmer House including Open Houses/Holiday Open House/Open House Scheduling and Advertising, Docent Coordinator, My Dear Girl Book Purchase, artwork loan request, Historic Exterior Paint Analysis, Cleaning

Mr. Hagger announced that Mr. Greene has volunteered to be the coordinator of docents at the Hosmer House.

Mr. Greene provided information regarding the Hosmer House Open House in January and February.

Mr. Greene reported on the proposed purchase of the My Dear Girl book, authored by Helen Marie Casey; he explained the various options regarding copies of the book for purchase.

Mr. Hagger spoke of three historic structures reports about the Hosmer House, the first one completed in 1980, the year the Town took over the Hosmer House.

Mr. Hagger reported the Hosmer House Phase 5 Report should be included on the SHC website, with a hard copy for display at the Library. Ms. Costa stated the report is very detailed with pictures of each structure and related measurements.

SHC Documents at Sudbury Library/SHC Website

Mr. Hagger suggested making copies of the three (3) historic structure reports found, one from 1980, and two from 2004 for Commissioners.

Ms. Costa suggested posting the reports on the SHC website.

Hosmer House Archivist Procurement

Mr. Andreas and Mr. Greene excused themselves from discussion, in consideration of possible conflict of interest.

Mr. Durall reported the Hosmer House Archivist RFQ was received from Francesco Buccella, the Executive Director of the Sudbury Historical Society.

Mr. Hagger stated Adam Burney, Director of Planning and Development, had advised that Mr. Greene and Mr. Andreas abstain from voting on this matter since they are on the Board of the Sudbury Historical Society (SHS).

Ms. Katz inquired about SHS having sufficient storage and enough insurance for such Hosmer House collections.

Commission members discussed the Hosmer House Collection proposal/offer.

Mr. Hagger motioned to confirm the concept of a steering committee which is referenced in both the procurement documents and contract documents, which should consist of the SHC Project Leader and the SHC Chair, or Chair designee. Mr. Durall seconded the motion. It was on motion 5-0; Costa-aye, Hagger-aye, Wallace-aye, Greenstein-aye, Durall-aye, Katz-aye.

Mr. Hagger motioned to approve the application submitted by the Sudbury Historical Society to provide archivist support for the Hosmer House, pending the answers to questions raised tonight. Mr. Durall seconded the motion. It was on motion 5-0; Costa-aye, Hagger-aye, Wallace-aye, Greenstein-aye, Durall-aye, Katz-aye.

Hosmer House Collection Management Policy

Mr. Hagger confirmed that funding of \$10,000 was approved by the CPC and Town Meeting to hire a consultant to write the Policy. He reported that Ms. Burns had volunteered to lead the process.

Mr. Andreas volunteered to assist Ms. Burns in this effort.

Hosmer House Preventive Conservation Consultation and Light Control Shades

Mr. Hagger reported the scope of work is included in the Collections Report and is based on the specifications provided by the Northeast Document Control Center. Mr. Wallace and Mr. Greenstein agreed to coordinate the purchase of the light control shades for the Hosmer House.

Historical Commission Finance Reports and next FY Budget Status

Mr. Durall noted there were no updates to the financial statements at this time. He added that the next FY budget status will be voted on at the May, 2026 Annual Town Meeting.

Revolutionary War Cemetery Kiosk and signage update

Ms. Costa reported the kiosk is in production, and that the white entrance sign has been placed on hold, pending Sudbury Historic Districts Commission approval regarding the finish on the sign.

Phase V Survey Historic Resource Inventory Update

Ms. Costa stated the Inventory had been completed. She discussed the number of copies required.

Mr. Hagger motioned to approve up to 12 copies of Phase V Survey Historic Resource Inventory, which will cost \$1,050.00. Ms. Costa seconded the motion. It was on motion 7-0; Costa-aye, Hagger-aye, Wallace-aye, Greenstein-aye, Katz-aye, Greene-aye, Andreas-aye.

Ms. Costa reported the inventory report for the South Sudbury Train Station will cost \$550.00; with funds to be paid out of general funds.

Mr. Durall left the meeting at 8:30 PM.

CPC Update and Annual Reports

Ms. Costa reported that all but one of the applications was approved by CPC.

She stated that the CPC would be discussing a potential sunset clause on outstanding grants at a future CPC meeting.

Ms. Costa left the meeting at 8:42 PM.

Revised Town-wide DRAFT Indigenous Cultural Landscape Study RFQ

Mr. Andreas presented a draft of the RFQ for the Town-wide Indigenous Cultural Landscape.

Mr. Hagger suggested adding a minimum number of references to the request. He also suggested extending the deadline in order to add information about the steering committee, procedures regarding submittal of invoices, number of hard copies required and defining deliverables.

Ms. Katz questioned the length and scope of work. Mr. Andreas commented that most of the work has been completed and is on file at the Mass Historical Commission.

SHC Member Goal setting for 2026

Goals of Commissioners was reviewed:

Mr. Durall:

- To continue as Treasurer of the SHC
- Continue working on the Hosmer House Archivist project
- Continuing work on granite markers

Ms. Costa:

- Continue as the CPC representative for the SHC
- Complete the Phase 5 Plus Historic Resources Surveys
- Continue to lead the completion of the RWC kiosk and signage initiative

Mr. Hagger:

- Continue as Chair of SHS
- Help with final approval for the Town's acquiring the South Sudbury Train Station and the Toll House
- Continuing to work on Sherman's Bridge project

Mr. Wallace:

- Continue involvement with DCR rail trail signage
- Assist in procurement of shades for the Hosmer House
- Continued participation with the Stewardship Working Group

Ms. Burns:

- Continue with the cemetery restoration project
- Continue with the Collections Management Plan
- Work on Archivist project

Mr. Andreas:

- Continuing work on the Indigenous Cultural Landscape Study
- Assist Francesco Buccella with work on cataloging the Hosmer House books
- Assist with the Eagle Scouts project.

Mr. Greenstein:

- Assist in procurement of the Hosmer House Shades
- Provide easy access to house information as received from house surveys.

Ms. Katz:

- Continue working on the Hosmer House restoration project
- Continuing work with house markers program
- Complete kiosk project

Mr. Greene:

- Edit, rewrite and revise the docent manual
- Provide interpretive material for the Hearse House
- Act as house manager for Hosmer House
- Continuing work with the restoration of Florence Hosmer's paintings

SHC/SHDC Stewardship Working Group

Mr. Hagger reported that the SHC and the SHDC will meet this spring with the Conservation Commission to discuss the Carding Mill, which was moved from New Hampshire by automaker Henry Ford.

Historic House Markers

Ms. Katz provided details regarding new homeowners seeking to change the name on the house marker have purchased, which is registered on MACRIS. She recommends the name not be changed.

Related lineage discussion took place.

Rail Trails Signage DCR support

Mr. Wallace confirmed that he would contact DCR about this important aspect.

Approval of 2025 SHC Annual Town Report

Mr. Hagger commented that the 2025 SHC Annual Town Report would be approved at the next meeting of the SHC.

Meeting Minutes approval of December 9th, 2025 Historical Commission Meeting Minutes

Mr. Hagger motioned to approve the 12/9/25 SHC Meeting Minutes. Mr. Greenstein seconded the motion. It was on motion 4-0-2; Costa-aye, Hagger-aye, Wallace-abstain, Greenstein-aye, Katz-abstain, Andreas - aye.

Date for next meeting

Mr. Hagger stated the next meeting of the SHC was scheduled for 2/10/26.

Motion to adjourn.

Mr. Hagger motioned to adjourn the meeting of the SHC. Mr. Greene seconded the motion. It was on motion 6-0; Wallace-aye, Hagger-aye, Greenstein-aye, Katz-aye, Andreas-aye, Greene-aye

Adjourn

Mr. Hagger adjourned the meeting at 9:58 PM.