



Town of Sudbury

Historical Commission

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MINUTES April 14, 2026

Members present: Chair Chris Hagger, Treasurer Chris Durall, Stephen Greenstein, William Andreas, Steven Greene, Jan Costa, Kim Burns

Absent: Marjorie Katz, Michael Wallace

Others Present: Adam Burney, Director of Planning and Development

Mr. Hagger opened the Historical Commission meeting at 6:30 PM. Roll Call was taken: Hagger-present, Andreas-present, Durall-present, Greene-present, Costa-present, Greenstein-present, Burns-present

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

215 Mossman Road under the Sudbury Demolition Delay Bylaw

Present: Owner Susan Mayshar, 215 Mossman Road; Eric Sosa, General Contractor

Mr. Hagger provided summary of the demolition application, which was received by the HC on 3/16/26. He confirmed that a site visit to the property took place on 4/7/26.

Mr. Hagger stated the house has been modified and changed over time and due to significant alterations to the structure, the house is not historically significant.

Mr. Andreas stated the front of the house reflects changes made in the 60's, 70's and 80's, and the proposed alterations do not make changes in the original building.

Ms. Costa stated she did not find the house in MACRIS.

Mr. Sosa stated there was nothing historical within the structure.

Mr. Hagger motioned, under the Sudbury Demolition Delay Bylaw, the Sudbury Historical Commission conducted a site inspection of 215 Mossman Road on April 7, 2026, and on April 14, 2026, the HC determined the house was not historically significant, due to significant alterations done to original structure. The motion was seconded by Mr. Greene. It was on motion 7-0; Greene-aye, Greenstein-aye, Andreas-aye, Burns-aye, Costa-aye, Hagger-aye. Durall-aye.

317 Old Lancaster Road under the Sudbury Demolition Delay Bylaw

Mr. Hagger stated the applicant has asked for an extension.

Mr. Hagger motioned to continue 317 Old Lancaster Road under the Sudbury Demolition Bylaw, to the 5/19/26 meeting of the Sudbury Historical Commission, at 6:30 PM. Mr. Greene seconded the motion. It was on motion 7-0; Greene-aye, Greenstein-aye, Andreas-aye, Burns-aye, Costa-aye, Hagger-aye. Durall-aye.

Hosmer Paintings on loan to the Sudbury Public Library

Present: Director of the Goodnow Library Amy Stimac, Abi Smith, Local Historian Librarian

Mr. Hagger stated that he checked the files at the Hosmer House and found two separate painting loan files to the Goodnow Library, one for nine (9) paintings loaned in 2000 and a loan in 2001, reflective of three (3) paintings. He recognized that a loan document was developed by Town Counsel to cover the loaning of the paintings to the Goodnow Library. He confirmed all of the paintings from the 2001 loan have been accounted for, and the three (3) paintings borrowed in 2001 are still hanging in the Library.

Ms. Stimac reported the library is now undergoing renovation.

Ms. Smith stated she identified four (4) Hosmer paintings presently residing in the library.

Discussion concerning the ownership of the “White and Yellow Chrysanthemums” painting took place.

Ms. Smith stated the library funded several painting restorations and framing in the late 1990’s.

Mr. Hagger reported that the pictures are prominently displayed.

Mr. Andreas commented that such permanent loans are not the norm.

Mr. Greene stated that many people in Town bought Florence Hosmer paintings and may have donated such paintings to the Library.

HC Documents at Sudbury Public Library

Mr. Hagger stated that the Library is the best place to house the historic reports, which the HC has produced through the years.

Ms. Smith commented that the Library is a great repository for Historical Commission reports. She mentioned that the housing/binding of the Hart Report will be due to deterioration. Ms. Costa stated she has the original Phases 5 and Phase 5+ reports, including the photographs used in the report. She added that she also has the original 2012 ground-penetrating radar report for the Revolutionary War Cemetery online.

Mr. Andreas stated that the Sudbury Historical Society has acquired documentation regarding the first book loan in Sudbury from 1704.

Eagle Scout Project

Present: Eagle Scout Theo Bowne, 16 Rice Road

Mr. Bowne asked inquired if the Commissioners had comments/suggestions about the proposed write-up to be used for the Haynes Garrison House signs.

Mr. Hagger inquired if all of the information will fit on the sign. Mr. Bowne replied in the affirmative.

Mr. Greene recommended the amount of text be reduced.

Ms. Costa suggested adding additional photographs and reducing the amount of text on the sign.

Mr. Andreas stated the subject is complicated and suggested reducing the size of the paragraphs and adding additional photographs.

Ms. Costa volunteered to work with Mr. Bowne. The HC was in agreement to let Ms. Costa work with Mr. Bowne to complete the text and there was no need to come back to the SHC for any further approvals.

Sudbury Historical Society Director Francesco Buccella, offered his assistance with the project.

Mr. Andreas suggested publicizing the unveiling of the sign, via the press.

Mr. Hagger offered to notify Sudbury Weekly.

Hosmer House Archivist Project

Present: Director of Sudbury Historical Society Francesco Buccella

Mr. Buccella provided suggestions regarding the project. He divided the project into six (6) categories: paintings, bound books, various documents (like 2-d photographs), objects, administrative items (anything dated after Florence's death) and trash.

Mr. Andreas recommended that all trash be placed in a pile for a third-party review, before it is disposed of.

Mr. Green asked if the folders used by author Helen Casey, would be incorporated into the main part of the collections. Mr. Buccella replied in the affirmative.

Ms. Costa stated that some of the documentation has been digitized and stored on a Town website.

Mr. Hagger stated he found an inventory list of the paintings in the SHC file cabinet which was compiled by previous Historic Commissions.

Mr. Buccella detailed that his idea involved storing the paintings in the ball room and storing the documents and photographs at the Sudbury Historical Society, with books to be stored at an offsite, climate-controlled storage facility.

Mr. Durall stated part of the RFP includes developing a long-term storage policy.

Revolutionary War Cemetery Kiosk Update and Cemetery Website Info

Ms. Costa stated the kiosk has been installed by DPW and the entrance signs have been received. She explained that an independent vendor will drill into the existing granite posts.

Ms. Costa suggested the Commissioners send any comments they have on the QR code details to Beth Perry of the Planning and Development Department.

Mr. Hagger suggested a dedication ceremony/write up be published in the Sudbury Weekly.

Vice-Chair of the 250th Celebrations Committee and Town Historian Jan Hardenbergh, 7 Tippling Rock Road, asked about the possibility of providing coverage of the dedication ceremony.

Hosmer House Restoration Project

Present: Combined Facility Director Sandra Duran

Ms. Duran provided update regarding the Restoration Project, adding that Architectural Preservation Studios has been selected to design the Hosmer House exterior. She stated that the Town Manager has signed the contract for the Hosmer House restoration. Ms. Duran indicated that construction might begin by the Fall.

Mr. Burney stated the most likely source for added funding for packing, removal and storage of the artwork, would be the CPC.

RR Section House & So. Sudbury Train Station

Mr. Hagger stated that Town Counsel informed him the MBTA is close to signing the license agreement for the RR Section House and So. Sudbury Train Station.

Ms. Duran reported parking at the Union Street building is tight and some type of large planter/bollards to protect the building was needed. She stated it is a great time to discuss the programming for the buildings in order to justify a CPC article.

HC/HDC Stewardship Working Group including meeting with the Sudbury Conservation Commission and Carding Mill visit

Mr. Hagger stated that the three commissions completed a site visit at Carding Mill.

Ms. Duran stated the building is in good shape, but there are some maintenance issues that need to be addressed.

Mr. Hagger reported the SHC would be meeting with the Conservation Commission on 4/27/26.

Phase V Plus Historic Resource Surveys

Ms. Costa stated that SHC received Phase V Plus on pdf files, which includes South Sudbury Train Station, Sherman's Bridge, King Philip's District and several stone mile markers.

Ms. Costa asked for volunteers to read the different reports: Mr. Andreas volunteered to read King Philip's District, Ms. Burns volunteered to read South Sudbury Train Station, Mr. Greenstein volunteered to read about mile markers and Mr. Hagger volunteered to read the Sherman's Bridge Report.

Sherman's Bridge Reconstruction Project including Kiosk/Signage Support

Mr. Hagger stated there is no update at the present time.

Historic Cemetery Restoration including DRAFT SOW and Wheeler Stone using CPA funds

Mr. Greene stated there are no updates on the Wheeler Stone.

Ms. Burns reviewed Gravestone & Monument Conservation. She reported the Commission had approximately \$14,000 of CPA funding to use on gravestone restoration and maintenance.

Mr. Hagger commented on the wording of the request.

Mr. Burney offered changes to the wording regarding qualifications of bidders on the RFQ.

Mr. Hagger motioned to approve the Historic Cemetery Restoration Draft, as presented, with editing to be done by Mr. Burney and Ms. Burns. Mr. Greene seconded the motion. It was on motion 6-0-1; Greene-aye, Greenstein-aye, Andreas-aye, Burns-aye, Costa-abstain, Hagger-aye. Durall-aye.

Ms. Burns reviewed information on a database about the gravestones at Sudbury Burying Grounds which she continues to work on.

Ms. Burns stated she has lists of different entities who do the restoration on the gravestones.

Sudbury 250th Celebration – Review of May 16th Program Brochure

Mr. Hardenbergh stated the SHC would be opening the Hearst House, Dog Pond, Hosmer House and War Cemeteries for the 250th Sudbury Celebration.

Mr. Hardenbergh requested the Commission members review the 250th Celebrations booklet of activities. Mr. Burney stated the Commission members can provide their comments to Beth Perry without violating the open meeting laws.

Hearse House Opening on May 16, 2026 and Third Grade Tours

Mr. Greene stated a date is needed to clean the Hearse House before the exhibits are displayed.

Hosmer House including Open Houses/ May 16th, 2026 Open House Scheduling and Advertising, Housekeeping/ Cleaning, Memorial Day Table, High School Volunteers, Faerie Garden Sign, Garden Supplies

Mr. Hagger reviewed the staffing of the Hosmer House for the 250th Sudbury Celebration.

Mr. Greene detailed the parking plans for the 250th Celebration.

Mr. Hagger inquired about the cleaning of the Hosmer House. Ms. Burns stated the cleaning is scheduled for tomorrow.

Mr. Hagger inquired where the money for the food will come from. Ms. Costa replied if the food is for the public, it comes out of the General Fund.

Mr. Hagger motioned that the Sudbury Historical Commission appropriate up to \$200.00 for food for 5/16/26 Sudbury 250th Celebration. Mr. Greene seconded the motion. It was on motion 7-0; Greene-aye, Greenstein-aye, Andreas-aye, Burns-aye, Costa-aye, Hagger-aye. Durall-aye.

Mr. Hagger stated the Sudbury Garden Club has requested up to \$200.00 for garden supplies.

Mr. Durall reported the SHC has voted an appropriation of \$600.00 for cleaning of the garden, but have not received any invoices as of this time.

Mr. Hagger motioned to appropriate up to \$200.00 for garden supplies and the spring planting of the Faerie Garden. Mr. Durall seconded the motion. It was on motion 7-0; Greene-aye, Greenstein-aye, Andreas-aye, Burns-aye, Costa-aye, Hagger-aye. Durall-aye.

Mr. Hagger reported that Diana Cebra has inquired about HC having interest in replacing the Faerie Garden sign because of its condition. Mr. Greene offered to clean and repair the sign.

Mr. Greene stated it has been a tradition to place the names of volunteers and employees on a table in the parlor of the Hosmer House for Memorial Day visitation. The list is read on the first night of Town Meeting and is compiled by the Town Clerk.

HC/HDC Stewardship Working Group including meeting with the Sudbury Conservation Commission and Carding Mill visit

Mr. Hagger reported there was a site visit to Carding Mill, with the Historical Commission, Historic Districts Commission and the Conservation Commission.

Mr. Andreas stated that there was a considerable number of minor repairs needed at the Carding Mill. Mr. Greene recognized that the dam is in need of repair.

Mr. Hagger stated the HC and HDC will attend the next meeting of ConCom to discuss a plan for the Carding Mill.

Mr. Hagger reported that a CPC application to fix the building will come from Sandra Duran and ConCom will request money from the CPC to fix the dam.

Hosmer House Collection Management Policy

Mr. Andreas provided an update on the status of the RFP.

Town-wide DRAFT Indigenous Cultural Landscape Study RFQ Update

Mr. Hagger stated one proposal has been received. Mr. Burney added that bidder qualifications must be verified, and all materials must be properly submitted.

Annual Report 2025 MCRT Historic Properties

Mr. Hagger reported Eversource was required to hire Commonwealth Cultural and Archeology Assessors to study the path and to identify historic aspects HC hired a consultant to inventory approximately 60 historic items. The Commission receives an annual report on the conditions of the historic artifacts.

Mr. Hagger proposed contacting DPW to raise the rails and place them on cement blocks until a permanent solution is brought forward.

Mr. Hagger reported that an abutter has buried some of the historical RR artifacts. Mr. Burney noted that a monthly meeting is scheduled with DCR and the related matter can be addressed. Ms. Costa confirmed that the artifacts are identified in MACRIS.

Rail Trails Signage DCR support

No updates.

Meeting Minutes approval of March 10th, 2026 HC Meeting Minutes

Mr. Hagger motioned to approve the SHC minutes of 3/10/26, as edited. Mr. Greene seconded the motion. It was on motion 7-0; Costa-aye, Hagger-aye, Durall-aye, Greenstein-aye, Andreas-aye, Greene-aye, Burns-aye.

HC Finance Reports and next FY Budget Status

Mr. Durall provided an update on the financials. He reported the general fund has a balance of \$4,110.29, and The Hosmer House fund has a balance of \$19,578.92

Mr. Hagger motioned to approve up to \$200.00 for cleaning supplies to be used at the Hosmer House. Mr. Greene seconded the motion. It was on motion 7-0; Costa-aye, Hagger-aye, Durall-aye, Greenstein-aye, Andreas-aye, Greene-aye, Burns-aye.

Mr. Andreas stated there are 36 houses still standing that were present during the American Revolution, and a tour of nine (9) of the houses will be held on 5/2/26.

Date for next meeting

Mr. Hagger reminded the Commissioners the next meeting of the HC is 5/19/26.

Motion to adjourn.

Mr. Hagger motioned to adjourn. Ms. Costa seconded the motion. It was on motion 7-0; Costa-aye, Hagger-aye, Durall-aye, Greenstein-aye, Andreas-aye, Greene-aye, Burns-aye.

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