



Town of Sudbury

Historical Commission

historical@sudbury.ma.us

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314
www.sudbury.ma.us/historicalcommission

SUDBURY HISTORICAL COMMISSION

MINUTES

TUESDAY JULY 21, 2026

Members Present: Chair Chris Hagger, Michael Wallace, Kim Burns, Jan Costa, Associate Members Marjorie Katz and Steve Greene

Members Absent: William Andreas, Chris Durall, Stephen Greenstein

Others Present: Director of Planning & Zoning Adam Burney

Ms. Katz and Mr. Greene were elevated to voting status for tonight's meeting.

Mr. Hagger opened the meeting and took Roll Call: Greene-present, Costa-present, Burns-present, Katz-present, Wallace-present, Hagger-present

10 East Street under the Sudbury Demolition Delay Bylaw

Present: John Hourihan, Representative

In accordance with Section 4 – Item 2 of the Demolition Delay Bylaw, Mr. Hagger reported that a demolition application for 10 East Street was received by the Commission on July 14, 2026. He confirmed that a Commission site visit will be held on Friday, July 24th at 11:00 AM at 10 East Street.

87 Landham Road under the Sudbury Demolition Delay Bylaw

Present: Jack Staiti, Owner - 87 Landham Road

Mr. Hagger reported that the full-building demolition application for 87 Landham Road was received by the Commission on May 27, 2026. Mr. Hagger confirmed that a site inspection was conducted by the Commission on June 23, 2026.

Mr. Hagger provided detail regarding property history from the MACRIS Listing. He explained that the building is located in South Sudbury, and was originally part of a 30-acre farm, ~~which was known as the Coolidge greenhouses, which grew carnations.~~

Mr. Hagger mentioned details regarding various architectural details found in the house which reflect design style of a typical Sudbury farmhouse which boasts 5 bays (4 windows and a door across the front).

Mr. Hagger acknowledged that the house has similar interior and exterior details, similar to other 19th farmhouses located in Town.

Mr. Staiti noted that the house is located very close to the street.

Mr. Wallace inquired about the age of the garage. Mr. Hagger replied the garage was not subject to the Commission's jurisdiction.

Mr. Hagger stated two buildings were included in the application. Mr. Burney replied that each building requires a separate vote.

Mr. Hagger, motioned that under the Sudbury demolition delay bylaw, the Sudbury Historical Commission conducted a site visit on 6/23/26 at 87 Landham Road, and determined at the 7/21/26 SHC meeting, that the main building (dwelling) is historically significant and a demolition plan must be provided and reviewed prior to the issuance of a demolition permit. Ms. Costa seconded the motion. It was on motion 6-0; Hagger-aye, Burns-aye, Costa-aye, Katz-aye, Wallace-aye, Greene-aye.

Mr. Hagger, motioned under the Sudbury demolition delay bylaw, the Sudbury Historical Commission conducted a site visit on 6/23/26 at 87 Landham Road, and determined at the 7/21/26 SHC meeting, that the detached garage is is historically significant, and a demolition plan review must be provided and reviewed prior to the issuance of a demolition permit. It was on motion 0-6; Hagger-no, Burns-no, Costa-no, Katz-no, Wallace-no, Greene-no.

Potential new Eagle Scout Project

Mr. Hagger confirmed that the Eagle Scout was not able to attend tonight's meeting.

Mr. Hagger mentioned various ideas for possible projects for the Eagle Scout. Commission members discussed different projects for the Eagle Scout.

Ms. Katz indicated that she would like to narrow the project options and present a defined project to the Eagle Scout at the next SHC meeting.

Hosmer House Restoration Project

Mr. Hagger stated APS, the design firm for the envelope work at the Hosmer House, hopes to get the initial draft to the SHC within the next couple of weeks. He stated that this is the Commissioners' only opportunity to preview the Hosmer House design.

Mr. Hagger reported that APS will finalize the construction documents in the fall, award the contract for construction by the end of 2026, and begin construction by the spring of 2027.

Mr. Hagger reported that APS is preparing specifications for storage and protection of Hosmer House contents. Mr. Hagger questioned the timing of the report and the funding source for the protection of the Hosmer House contents during construction. Mr. Burney replied that CPC might be a source of such funding.

Historic Cemetery Restoration Project including potential CPC application

Ms. Burns reported that the associated RFP has been released and no responses have been received to date.

Ms. Burns presented her proposed “Sudbury Burying Grounds” website which combines all historic Sudbury gravestone aspects as well as pictures of the graves, their condition and maintenance recommended with estimated cost for repair. She explained that she would submit this application to the CPC.

Commissioners thanked Ms. Burns for her expertise and the extensive work she contributed to this project.

Ms. Costa suggested that the website created by Ms. Burns could be included on SHC website.

Wheeler Stone using CPA funds

Mr. Hagger asked if the invoice for the work related to the Wheeler Stone had been received. Mr. Burney stated the invoice has already been paid.

Hosmer House including Open Houses, House Cleaning, July 4th Open House, furniture movement, Brochure

Mr. Hagger reported more than 240 people visited the Hosmer House during the open house on July 4th.

Mr. Greene reported that the next Hosmer House Open House is scheduled for 8/16/26. Mr. Hagger thanked Maureen Hines and all the docents for their work at the Open House on July 4th.

Mr. Greene stated there are two errors in the Hosmer House brochure. Ms. Costa stated the brochure was published at least 10 years.

Ms. Costa stated APS completed an extensive history of the Hosmer House in the cultural and landscape reports, which was used as a historical reference for MACRIS.

Hosmer House Light Control Window Shades

Mr. Hagger suggested contacting the Northeast Document Conservation Center to help determine the specifications for the room filtering and room darkening shades.

Mr. Wallace stressed the importance of established order of work at the Hosmer House before the installation of shades.

Community Preservation Commission

Ms. Costa repeated that the deadline for application submittal to the CPC is 9/14/26 at 12:00 PM. She reported there have been minor changes to the applications; grant recipients are required to acknowledge Community Preservation Act in press releases and other methods of communication and signage, when possible, which CPC will fund in consultation with the applicant. She reported that the CPC may impose a completion date by which time, the project must be completed and invoices paid.

Ms. Costa stated the CPC will provide funds for acquisition, preservation, rehabilitation and restoration but not for support. She noted that project status updates are due by October 15th.

Ms. Costa stated a cover page is now to be included with an invoice for payment. Mr. Burney added this form serves as a tracking form.

Town-wide Indigenous Cultural Landscape Study Update

Mr. Burney stated the contract ~~is s-are~~ with the vendor, and we are waiting for the signed contract to be returned and then the Town Manager can sign.

Annual Report 2025 MCRT Historic Properties

Mr. Hagger reported that DCR will be working on mitigating the damaged items on the MCRT Historic Properties List, ~~such as repair of rails and rail rests~~. Mr. Burney stated he will work with the DPW to determine what they might be able to do as well. In terms of the rails and rail rests.

RR Section House & So. Sudbury Train Station

Mr. Hagger stated the Town Manager has signed the licensing agreements for both the RR Section House and the So. Sudbury Train Station, and the license agreements are with the MBTA. He commented that after the license agreements are signed, the Commission might consider a long-term lease which would make it easier to use CPC funding for repairs.

170 Hudson Road under the Sudbury Demolition Delay Bylaw

Present: Jotham Busfield, Owner

Mr. Hagger reported that the Commission received an application for full demolition of the barn on June 6th, 2026, and the Commission conducted a site visit at 170 Hudson Road on June 30th. He stated the MACRIS listing reports the house was built in 1800.

Mr. Hagger presented nine pictures of the barn, highlighting various construction techniques representative of historic barns of the period. He referenced a similar barn located at 269 Concord Road.

Mr. Busfield stated that the core of the barn is in fairly good shape, but the rest of the barn is falling apart and would be excessively expensive to repair and rebuild.

Mr. Wallace stated the bylaw has an exception for an emergency demolition and cost factors are not considered in the bylaw.

Mr. Hagger motioned under the Sudbury demolition delay bylaw, that the Sudbury Historical Commission conducted a site visit on 6/30/26 at 170 Hudson Road, and determined at the 7/21/26 SHC meeting, that the timber-framed barn is historically significant and a demolition plan review must be provided and reviewed prior to the issuance of a demolition permit. Ms. Burns seconded the motion. It was on motion 6-0; Hagger-aye, Burns-aye, Costa-aye, Katz-aye, Wallace-aye, Greene-aye.

Meeting Minutes approval of June 16th, 2026, SHC Meeting Minutes

Mr. Hagger motioned to approve the SHC meeting minutes of June 16, 2026. Ms. Burns seconded the motion. It was on motion 6-0; Hagger-aye, Burns-aye, Costa-aye, Katz-aye, Wallace-aye, Greene-aye.

HC Financial Reports and FY 27 Budget

Mr. Hagger stated Chris Durall had sent out the financial reports for meeting presentation. Commissioners agreed with the Financial Reports.

Date for next meeting – August 18, 2026

Mr. Hagger reported the next meeting will be held on August 18, 2026.

Motion to adjourn

Mr. Hagger motioned to adjourn. Mr. Wallace seconded the motion. It was on motion 6-0; Hagger-aye, Burns-aye, Costa-aye, Katz-aye, Wallace-aye, Greene-aye.

There being no further business, the SHC meeting was adjourned at 9:18 PM.