



Town of Sudbury

Historical Commission

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HISTORICAL COMMISSION MEETING

MINUTES

TUESDAY AUGUST 18, 2026

Members Present: Chair Chris Hagger, Vice-Chair Chris Durall, Michael Wallace, William Andreas, Al Jost, Stephen Greenstein, Steve Greene

Members Absent: Kim Burns, Jan Costa, Marjorie Katz

Others Present: Director of Planning & Community Development Adam Burney

Mr. Hagger welcomed Al Jost as a new HC member and congratulated Michael Wallace being reappointed as an alternative member.

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

At 7:00 PM, Mr. Hagger opened the remote meeting and took Roll Call: Greene-present, Jost-present, Andreas-present, Durall-present, Wallace-present, Hagger-present, Greenstein-present

Public Hearing for 87 Landham Road under the Sudbury Demolition Delay Bylaw

Present: Jack Staiti, 87 Landham Road

Mr. Hagger reviewed the applicable demolition bylaw. He stated the application for demolition of 87 Landham Road was received on May 22, 2026. A property inspection was conducted on 6/23/26; on 7/21/26 the Historical Commission voted 6-0 that the building was historically significant.

Mr. Hagger provided a summary of the HC's decision to preserve the house.

Mr. Andreas questioned the reason for the foundation rebuild. He added that a brick topping of the original fieldstone foundation is usually a sign that the foundation has been rebuilt.

Mr. Staiti stated the house was vacant for over one year. He reported the cost of rehabbing the house and bringing it up to code would be more expensive than the cost of tearing down the old house and building a new house.

Mr. Hagger stated that presently there are two (2) buildings on the property and the back building is not historically significant and can be torn down.

Mr. Greenstein inquired if the plan was to demolish the house and flip it. Mr. Staiti replied in the affirmative.

Mr. Hagger stated that he was in favor of imposing a 6-month delay on the demolition of building.

Mr. Greene inquired if there a report regarding the condition of the building which could be made available to the Commission. Mr. Hagger replied when determining the historical significance of the house, condition of such is not considered.

Mr. Andreas indicated that the house is not salvageable, but the replacement house could be more aesthetically in keeping with the neighborhood.

Mr. Wallace stated determining the historical significance of a building is the first step in the process when considering historical significance. Mr. Wallace stated the historical interior details highlighted earlier, have less importance than the exterior features when determining the addition of a demolition delay.

Mr. Wallace acknowledged the applicant's motives to keep costs down, as his goal was to resell the property for a profit. He stated that if the house is demolished, it should be rebuilt in a style consistent with existing neighborhood.

Mr. Hagger motioned on 8/16/2026, that the HC determined that it would be detrimental to the historical and architectural heritage resources of the Town Sudbury if the dwelling structure or any part of 87 Landham Road is demolished; and the structure should be preferably preserved and no building permit shall be issued for 87 Landham Road. Mr. Andreas seconded the motion. It was on motion 6-0; Durall-aye, Hagger-aye, Jost-aye, Greene-aye, Greenstein-aye, Andreas-aye.

10 East Street under the Sudbury Demolition Delay Bylaw

Present: John Hourihan, Representative

Mr. Hagger reported the application was received on July 14th and a property inspection was conducted by Commission Members on 7/24. He provided a visual recap of the property and stated there is no listing for 10 East Street in the MACRIS system.

Mr. Hagger confirmed there had been significant changes to the original building.

Mr. Green inquired if the additions made to the building are visible from the street. Mr. Wallace replied the addition on the left is not visible from the street.

Mr. Andreas asked if there is any part of the house worth saving. Mr. Hourihan replied the rooms are small and the floors in the additions are at different heights.

Mr. Hagger motioned under the Demolition Delay Bylaw, the HC conducted a site inspection for 10 East Street on July 24, 2026 and at the public meeting of the HC on 8/18/26, determined the house is not historically significant due to significant alterations to the original house and lack of historical

significance; a demolition permit can be issued. Mr. Andreas seconded the motion. It was on motion 6-0; Durall-aye, Hagger-aye, Jost-aye, Greene-aye, Greenstein-aye, Andreas-aye.

Potential new Eagle Scout Project

Present: Eagle Scout Carl Litsch, 35 Cedar Creek Road

Mr. Litsch confirmed that he viewed the related SHC discussion from the previous HC meeting.

Mr. Hagger reported the considered options for the Eagle Scout Project include: replication of a bench in the garden at Hosmer House, a potential bench at the Railroad Section House and a potential bench at the Historical Society building.

Mr. Andreas inquired if the kiosk for Park and Recreation was discussed. Mr. Hagger replied in the affirmative. Mr. Hagger stated he would be supportive about placing a bench in the gardens at the Hosmer House.

Mr. Greene stated he favors a bench by the kiosk at the entrance to the cemetery.

Mr. Litsch stated his preference to build a bench, as opposed to a kiosk.

Resident Diana Cebra, 20 Metacomet Way, stated the benches were noted as being present in the Hosmer House Gardens in the Historic Landscape Report and the gardens were the inspiration for many of Florence Hosmer paintings.

Mr. Jost inquired if Mr. Litsch has all of the tools needed to build the benches. Mr. Jost inquired if more pictures of the benches exist. Mr. Hagger answered that the only pictures are those being presented.

Mr. Jost volunteered to help Mr. Litsch with the bench project. HC Members thanked Mr. Jost for his offer and agreed it was a good idea.

Mr. Greenstein inquired if the applicant has to go to the Historical Society. Mr. Hagger replied if the benches are portable then review by the Historic Districts Commission is not necessary.

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

Hosmer House Restoration Project

Mr. Hagger reported that the designers for the exterior renovations at the Hosmer House are planning to remove the storm windows in order to restore the original windows. He indicated that his preference was to have the storm windows replaced with new storm windows to protect the investment in the rebuilt windows.

Mr. Hagger reported the designers have advised taking the portico off the back door, to change some of the exterior lights, to perform a paint analysis on the exterior paint and replace the wood shutters with new wood shutters.

Historic Cemetery Restoration Project including potential CPC application

Mr. Hagger reported that only one response was received for the restoration project. He explained that in order to get the price reduced; Ms. Burns proposed removing a couple of stones to be repaired.

Mr. Hagger suggested increasing the dollar figure on the CPC application to \$37,000.00 for the repair of the 53 stones (those in most need of repair).

Mr. Andreas agreed with the CPC request for \$37,000.00. Mr. Wallace reported that the gravestone repair has the support of the Sudbury residents.

Mr. Burney opined that an increased stone restoration project, might attract additional support.

Mr. Hagger motioned that the HC approve the CPC application for the Historic Cemetery Restoration Project which includes tree work, fence work, stone wall work, and \$37,000.00 for the gravestone restoration work. Mr. Greene seconded the motion. It was on motion 5-0; Durall-aye, Hagger-aye, Jost-aye, Greene-aye, Andreas-aye.

Hosmer House Archivist project and potential CPC Application

Mr. Durall provided a brief update on the Hosmer House Archivist Project. He reported that the immediate goal within the next couple of weeks, is for the Town to enter into a lease agreement with an off-site storage company, commencing September 1, 2026.

The CPC Application was displayed on screen with changes made by Ms. Costa.

Mr. Andreas stated the urgency is threefold: continuing momentum, accessibility, and deterioration of the acid-based paper if left untreated.

Mr. Hagger motioned that the HC approve the CPC Application for the next phase of the Hosmer House Archival Preservation Project, as amended this evening (8/18/26), plus adding \$20,000 to the requested amount. Mr. Durall seconded the motion. It was on motion 5-0; Durall-aye, Hagger-aye, Jost-aye, Greene-aye, Andreas-aye.

Granite Markers

Mr. Durall reported that he met with the master stone mason who is the current chair of the Lunenberg Historical Commission. He added that the four stones chosen to be restored are located at: the intersection of Pantry Road and North Road, Concord Road and Old Sudbury Road, Boston Post Road and Nobscot Road and Boston Post Road and Concord Road.

Mr. Hagger stated Mr. Durall has included a history of the four granite markers in a brief write-up to be submitted and published in the Sudbury Brief and Sudbury Weekly.

Mr. Wallace left the meeting at 9:00 PM.

Wheeler Stone Article

Mr. Hagger asked Mr. Greene to draft a small article on the Wheeler Stone and its restoration for publication. Mr. Greene agreed, noting that he would be happy to compose an article on the Hearse House being turned into a passive museum, as well.

Hosmer House including Open Houses, House Cleaning, Holiday Open House, furniture movement, Electronic Equipment

Mr. Andreas detailed fourteen (14) people attended the August Hosmer House Open House. He mentioned that two parties asked to see Hearse House.

Mr. Greene stated the next deep cleaning should be delayed until preparations for the Holiday Celebration have been established. He reminded the Commission that the next two open houses at the Hosmer House will be held on the 3rd Sundays in September and October.

Mr. Greene reported he is waiting to hear from Leila Frank regarding where the Town-wide Holiday Celebration will be held. Mr. Hagger stated he will ask the Combined Facilities Director if the Hosmer House will be available for the Holiday Celebration.

Mr. Greene confirmed that Hosmer House furniture has been moved. He asked the Commission to vote to remove the computer and printer from the Hosmer House Office, as they are obsolete.

Mr. Andreas reported all the information at the Historic Society is on the cloud. Mr. Hagger asked about the procedure involved in getting rid of obsolete equipment owned by the Town. Mr. Burney replied that the IT Director Mark Thompson, would be the person to ask.

Revolutionary War Cemetery directory panel

Mr. Greene displayed several pictures, depicting the condition of the panels located at the Cemetery.

Hosmer House Light Control Window Shades

This item was not discussed at this meeting.

Town-wide Indigenous Cultural Landscape Study Update

Mr. Burney stated all of the related documents had been signed, and the contractor has asked for copies of the counter-signed contracts.

Draft Hosmer House Collections Management Policy

This item not discussed at this meeting.

RR Section House & So. Sudbury Train Station

Mr. Hagger reviewed the lease with the MBTA for the RR Section House and the So. Sudbury Train Station.

Mr. Burney was unsure if the HC needed permission from the Select Board to use the facilities.

Mr. Hagger reported that Mr. Burney was seeking an opinion from Town Counsel regarding the RR Section House and the So. Sudbury Train Station qualifying for CPA funds.

Historic Training Field

Mr. Hagger reported that the Town Historian Jan Hardenberg made him aware that there is no address for the Historic Training Field.

Meeting Minutes approval of July 21, 2026 SHC Meeting Minutes

Mr. Hagger motioned to approve the HC meeting minutes of July 21, 2026, as amended. Mr. Greene seconded the motion. It was on motion 5-0; Durall-aye, Hagger-aye, Jost-aye, Greene-aye, Andreas-aye.

HC Financial Reports and FY 27 Budget

Mr. Durall reported that the budget amount for FY27 is still available, as no expenses have been incurred to date.

Mr. Burney detailed that the Finance Department has recently changed their reporting procedures.

Date for next meeting – September 14, 2026

Mr. Hagger reported scheduling of an open meeting training session on 9/24/26.

Mr. Hagger reported that a demolition delay application has been received for the large red barn on Thompson Drive. He added that a site review was scheduled for either 9/16/26 or 9/18/26, dependent on Commission availabilities.

Adjourn

Mr. Hagger motioned to adjourn the HC meeting. Mr. Jost seconded the motion. It was on motion 5-0; Durall-aye, Hagger-aye, Jost-aye, Greene-aye, Andreas-aye.

There being no further business, the HC meeting was adjourned at 9:41 PM.