



# Town of Sudbury

## Historical Commission

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### MINUTES

**August 15, 2023 AT 6:30 PM**

### VIRTUAL MEETING

Present: Chair Chris Hagger, Vice-Chair Kathryn McGrath, Diana Cebra, Jan Costa, Chris Durall

**Absent:** Diana Warren, Marjorie Katz

**Others Present:** Planning & Zoning Coordinator Beth Perry

Mr. Hagger opened the SHC meeting at 6:30 PM. Roll Call was taken: Ms. Cebra-present, Ms. Costa-present, Mr. Hagger-present, Mr. Durall-present, Ms. McGrath-present, Mr. Andreas-present

#### **Public Hearing - 196 North Road under the Demolition Delay Bylaw**

Present: Brea and Patrick Brennan, Owners

Mr. Hagger noted the application was submitted on December 1, 2022 and a Commission site visit took place on January 9, 2023. On January 17, 2023 the Commission determined that the structure was historically significant. Mr. Hagger confirmed the Building Inspector would make the final decision regarding whether the project falls under the Demolition Delay Bylaw. Mr. Hagger added the Building Inspector requested additional information, including plans; and that partial demolition of the building took place without appropriate permits. In consideration of related events, the Sudbury Demolition Bylaw status is in force, and the next steps include submission of a demolition plan to the Planning Department and SHC for review.

Ms. Brennan stated the outhouse-like structure was demolished, which was not part of the main house. Mr. Hagger recommended the owner/s also include plans detailing the proposed addition.

**Mr. Hagger motioned that the Demolition Delay Bylaw Public Hearing for 196 North Road to the SHC meeting on September 19, 2023. Ms. Costa seconded the motion. It was on motion 6-0; Hagger-aye, Costa-aye, Andreas-aye, Durall-aye, McGrath-aye, Cebra-aye**

**Mr. Hagger motioned that the demolition plan for 196 North Road be submitted by the next SHC meeting on September 19, 2023, under Section 4 – Item 4 of the Sudbury Demolition Delay Bylaw. Ms. Cebra seconded the motion. It was on motion 6-0; Hagger-aye, Costa-aye, Andreas-aye, Durall-aye, McGrath-aye, Cebra-aye**

#### **510 Hudson Road under the Demolition Delay Bylaw**

Present: David Macdonald, Owner

Mr. Hagger confirmed an application was received and the Commission would plan to conduct a site inspection on September 8<sup>th</sup> at noon. Mr. Macdonald was in agreement.

### **328 Hudson Road under the Demolition Delay Bylaw**

The applicant was not present; SHC discussion did not take place.

### **35 Willis Road under the Demolition Delay Bylaw**

Present: Alexey Savin, Owner

Mr. Hagger confirmed a demolition plan was submitted to the Planning Department. He added that the SHC would address the plan at a public hearing at our September monthly meeting.

### **Approval of July 18th, 2023 meeting minutes**

Mr. Hagger explained that the July 18<sup>th</sup> minutes would be reviewed at the next SHC meeting, and efforts were being made to streamline SHC meetings and associated minutes.

### **Historical Commission Applications approved by the Community Preservation Committee and Town Meeting – RFP**

Mr. Hagger recognized that Ms. Warren, Ms. McGrath and Ms. Cebra who are managing the consultants will approve the related consultant invoices.

Ms. McGrath and Ms. Cebra provided related updates.

### **Community Preservation Committee (CPC) Applications for 2023**

Ms. Costa stated FY 24 submitted grants would be awarded in FY25, and the application submittal deadline is 12:30pm on 10/6/23.

The Application for cemetery restoration work was discussed. Mr. Hagger confirmed that he would reach out to Ms. Katz regarding the, with the hope the application would be presented at the next SHC meeting.

### **Rail Road Section House and Crumbles Train Station (Yellow Train Station near diamond)**

Mr. Hagger commented if the Town were to acquire both the Section House and the Crumbles Train Station, there would likely be restoration work needed, and such application would not be in time for submittal to the CPC in October.

Mr. Hagger referenced the communication from Town Counsel Lee Smith, dated August 14, 2023, regarding Town purchase of the Section House and the former South Sudbury Station. A response from Paul Jahnige, of DCR, indicated supportive of such a Town acquisition, "as long as these dispositions or leases do not impinge on DCR's rights under our lease to design, permit, construct, manage and maintain our rail trail." Commissioners acknowledged related efforts made by former Commissioner Steve Greene.

### **Invitation to Consult on Mass Central Rail Trail - Interpretive Signage Development**

Ms. McGrath presented the second round of signage edits to the "Supporting Rails and Trails: Bridges of the MCRT" document. Commissioners provided related comments.

**Hosmer House including Q&A with Facilities Director; sales, repairs, staffing/docent training, future programs/open houses, landscaping needs, Hosmer House Site Visit, Emergency Plan**

Present: Sandra Duran, Combined Facilities Director

Commissioners inquired about effects of humidity/dampness at the Hosmer House, and the possible installation of a dehumidifier. Ms. Duran acknowledged that the Hosmer House was not adequately insulated, and humidity levels have been very high this season. She stated the Town of Sudbury had declared a Climate Emergency. She explained that mold thrived in heat, humidity and dust. Ms. Duran suggested relocating the Hosmer House art pieces, or isolating such art at the Hosmer House in some way, especially in consideration of upcoming construction work.

Ms. Cebra suggested that maintenance of the existing dehumidifier system with installation of a Wi-Fi unit would help the situation. Ms. Cebra recognized the benefit of considering off-site storage of the artwork and associated paperwork within a climate-controlled area. Ms. Cebra recommended the removal of existing carpeting and installation of a window shade on a south-side window and other shades previously purchased by the Commission. Mr. Hagger agreed that servicing the dehumidifier and installing proposed window shades were important tasks. Ms. Duran recommended SHC send her the specific directives regarding window shade installation. Mr. Hagger confirmed that Mr. Andreas would be monitoring physical conditions at the Hosmer House, and would be communicating with Ms. Duran. Ms. Duran suggested that Mr. Andreas contact her directly regarding more urgent matters, and to email her with other Hosmer House considerations. Ms. Cebra confirmed she would be acting in Mr. Andreas' capacity while he is away during the month of September.

Mr. Hagger confirmed that offsite storage considerations would be further discussed at the next SHC meeting.

Mr. Hagger inquired about Facilities Department inspections of the Hosmer House. Ms. Duran responded that weekly inspections have been taking place, and sometime more frequent inspections would be necessary in consideration of the work being done there.

Ms. Cebra recommended that it would be most helpful to receive notice when work is being done at the Hosmer House, considering SHC is the caretaker of the site. Ms. Duran recommended that Mr. Andreas call her regarding such matters. Mr. Andreas agreed.

Mr. Durall mentioned the use of work orders for the Hosmer House, including outside consulting work. Ms. Duran confirmed a work order system was in place and she suggested that Mr. Andreas be part of the work order system, which would greatly aid in tracking and coordinating with the Commission.

Mr. Hagger inquired about providing Ms. Duran with names of various historical property contractors/carpenters. Ms. Duran responded that she spent 18 months selecting a specialized and responsible contractor for the Hosmer House project, who was able to duplicate the exterior windowsills, reconstruct the 1980s window, and construct the night safety structure to match the existing wood (which will be completed shortly). Ms. Duran stated that if SHC recommends other such specialists, she would take the additional time to

interview them, check their references, evaluate onsite work and include a peer-review process. She added that such a candidate would be required to accept competitive compensation in accordance with procurement guidelines. Ms. Duran confirmed the process would include examination of a contractor's license, insurance coverage; confirmation of understanding regulatory and building code requirements, and possess experience with historic structure work. **Ms. Duran confirmed she would be willing to advertise RFPs for such historic preservation carpenters/contractors, and** that she would be communicating directly with Mr. Andreas regarding this matter.

Mr. Hagger mentioned the Hosmer House gutter project, including gutter installation, flashing, downspout aspects, which the SHC had discussed last November. He added that the SHDC discussed these aspects at their December meeting and incorporated several additions, which were submitted to Ms. Duran.

Ms. Duran strongly recommended insulating the building with blown-in insulation.

Mr. Hagger recommended that Ms. Cebra forward the Hosmer House Event Calendar and related RFP draft to Ms. Duran. Ms. Cebra agreed to do so.

Mr. Hagger commented about the Hosmer House roof progress and the \$50,000 funding approved at the previous Town Meeting. He asked if a related CPC application could be considered for wood shakes. Ms. Duran explained that the roof project reflected more than the roofing, and included re-pointing the chimney, painting, gutter system, drainage aspects, ADA accessibility, etc. She considered a "phased" CPC application approach, which would likely not be presented at the Special Town Meeting in October.

Mr. Hagger recognized the need for a "phased" approach. As Commission representative on CPC, Ms. Costa confirmed that such a "phased" approach was taken with previous Hosmer House CPC applications.

Ms. Cebra asked if the roof project would be extended a year. Ms. Duran responded that a proposal for the roof project had not been officially submitted. Ms. Duran confirmed she would not have the cost estimate in time for the Fall Special Town Meeting. Ms. Cebra confirmed that many shingles and boards came off during the windstorm in 2018, and monies were previously approved at the 2019 Town Meeting. Ms. Cebra added the roof was repaired, and should have been totally reconstructed in 2019. She stressed that all the Hosmer House artwork and paintings were removed at that time, and was hoping that the roof would have been done sooner than later. Ms. Duran commented that what went forward at Town Meeting reflected a request for asphalt roofing, and other Town building roofs are actively leaking; and must be addressed first. Ms. Duran confirmed the Hosmer House roof was not leaking at this time, and stressed that if any leakage should occur, she would like to know immediately. Mr. Hagger confirmed he was not aware of any active leaks, and understood if the roof should leak; repairs would be made until the new roof is installed.

Mr. Andreas inquired about a disaster and emergency response plan for the Hosmer House. Ms. Duran acknowledged there were several such plans in Town, and she would be happy to discuss those with Mr. Andreas. Ms. Duran confirmed the Sustainability Department was under the direction of Combined Facilities, and a grant was recently awarded in the amount of \$95,000 to apply to Vulnerability Fund, which would address such disaster and emergency situations.

Mr. Hagger explained that Town Legal Counsel was in communication with both the MBTA and DCR regarding possible Town acquisition of Rail Road Section House and Crumbles Train Station. He noted that both the MBTA and the DCR were in favor of the proposed acquisition, as long as such leases would not impinge on DCR's rights under the lease in order to properly maintain and run the Rail Trail. Mr. Hagger acknowledged many aspects needed to be addressed in order to proceed with this effort.

Ms. Duran asked if SHC had considered related operational plan/s and associated funding in relation to such purchase. Mr. Hagger responded that related discussion would be continued, noting that if described acquisitions were to take place, SHC would work with CPC. Mr. Hagger stated over the years, the Town has been overseeing the Section House (via the lease) and maintenance work needs to be done at the Section House.

Mr. Hagger inquired about spraying being used on the Section House roof to remove mold. He mentioned SHC funding could be used in order to prevent further damage. Ms. Duran responded that she would consider the proposal, and would ask the Conservation Commission Administrator about spraying at the Section House.

Ms. Duran asked if the tree next to the Crumble Station could be removed, in light of the tree proximity to the Station. Mr. Hagger responded he would ask Town Counsel to present this aspect to the MBTA and hoped that at least one over-hanging tree limb could be trimmed while considering tree removal.

Mr. Hagger summarized main points made during the discussion with Ms. Duran:

- Mr. Andreas would be monitoring conditions at the Hosmer House beginning 10/21, and will be contacting Ms. Duran, as necessary
- Mr. Andreas will have access to the work order system
- SHC will provide Mr. Andreas with a list of museum/historic preservation carpenters for further consideration by Ms. Duran
- SHC will review work done by the carpenter at the Hosmer House to date
- Ms. Cebra will provide Ms. Duran with the Hosmer House calendar
- SHC members confirmed they would support Ms. Duran with her SHC-related CPC Article requests, particularly if additional funding was necessary to fund the wood-shingle roofing
- Mr. Hagger stated that if there should be any roof leakage at the Hosmer House, Mr. Andreas will immediately notify Ms. Duran, who will ensure such leakage would be addressed
- Ms. Cebra will forward the draft RFP to Ms. Duran, including the collections study and everything related to the Hosmer House.
- Consideration of offsite storage would be discussed as a future SHC agenda item.
- Ms. Duran will contact Mr. Hagger regarding Section House access, and will contact Town Counsel and the Conservation Commission regarding projected budget/SHC funding for maintenance topics at the Section House

- Ms. Duran confirmed she would be seeking painting estimates for the painting of the trim at the Hosmer House, to be completed before the next season; Ms. Duran stated she would check on the color last used on the trim.
- Mr. Hagger suggested that Ms. Duran present any Hosmer House structural/sustainability comments to Ms. Perry
- Ms. Duran confirmed that Sustainability Administrator Ms. Marini-King, would be addressing such aspects related Town Historic properties, as mentioned

### **Additional Hosmer House Topics**

Ms. Cebra mentioned upcoming Hosmer House events, and asked for volunteers from the Commission. She opined about security of Hosmer House materials/documents. Mr. Hagger suggested cabinet/s with locks be considered

### **Date for next meeting**

The next meeting of the historical Commission is on September 19, 2023.

Given the lateness of the hour, Mr. Hagger recommended the remaining agenda items be discussed further at the next SHC meeting.

### **Motion to Adjourn**

**Mr. Hagger motioned to adjourn the meeting. Ms. Cebra seconded the motion. It was on motion 6-0; McGrath-aye, Hagger-aye, Durall-aye, Cebra-aye, Andreas-aye, Costa-aye.**

Mr. Hagger adjourned the meeting at 11:56 PM.