

TOWN OF SUDBURY COMMUNITY PRESERVATION COMMITTEE

PROJECT SUBMISSION FORM

Submitter: Maureen Valente, Town Manager

Submission Date: Nov. 15, 2006

Group or Committee Affiliation (if any): Town of Sudbury

Submitter's address and phone number:

278 Old Sudbury Road
Sudbury, MA 01776
(978)443-8891, ext. 385

Purpose (please select all that apply):

- Open Space
- Community Housing
- X Historic
- Recreation

Submitter's email address: Valentem@town.sudbury.ma.us

Project Name: Carding Mill House Exterior Restoration

Project Description: See attached

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2008		\$160,000	
2009			
2010			
2011			
2012			
Total		\$160,000	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? See attached

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

- Board of Selectmen – will review shortly
- Sudbury Historical Commission – supports
- Sudbury Historic Districts Commission – will review shortly
- Sudbury Conservation Commission – will review shortly

For Community Preservation Committee Use:

Form Received on: _____
Reviewed by: _____

Project Presented to CPC on: _____
Determination: _____

Project Description:

This proposal seeks funding from the CPC for restoration to the exterior of the Carding Mill House. The house, located at 102 Dutton Road, Sudbury, is situated on conservation land acquired by the Town of Sudbury from Northland of Massachusetts, Inc. as restricted Open Space Land in June, 1989. The house is within the Wayside Inn Historic District. The building was once part of Henry Ford's Wayside Inn Estate, and housed a school for boys run by Henry Ford where machining skills were taught. The structure was originally constructed in New Hampshire, and brought to Sudbury in the late 1920s. The building is approximately 2,400 sq. ft., and the south side of the foundation comprises the dam for Carding Mill Pond. A private unpaved cart path serves as the access from Dutton Road and over the pond spillway to the Carding Mill House.

Since the acquisition in 1989, the Town has rented the house to several tenants, which included a Lease and Caretaker Agreement which converted a portion of the house into living quarters. The house is currently vacant. The 2006 Annual Town Meeting authorized a long term rental of the building to an abutter in exchange for extensive renovation of the house and surrounding property, but that agreement has not come to fruition.

The interior and exterior condition of the clapboard building has deteriorated over the years and requires major renovations. Although no definitive use has been determined for its long or short term use, the structure needs protection from continued deterioration and stabilization so as not to lose its historical value. This proposal seeks only to complete the exterior renovations.

The following work, as determined by the Town Building Inspector, is needed:

Exterior

- Installation of a French drain or other appropriate mechanism to prevent infiltration of groundwater into the basement areas
- Installation of a 1' wide drip trench filled with ¾" stone along the front of the building
- Replacement of rotted sills and other rotted areas throughout
- Replacement of windows in keeping with historical character
- Repair or replacement of the roof and cupola, if needed
- Replacement of the septic system, if needed
- Determination of structural defects, if any, in dam foundation and house, and repair as specified by the appropriate engineering consultant
- Paint exterior
- Removal of extraneous stored materials except water wheel
- Relocation of the water wheel on the property as a non-functional feature
- Extension of town water to the house
- Engagement of outside professional services by a structural engineer to determine the scope of work involving the foundation and dam
- Installation of security gate to prohibit vehicular access on cart path

Interior

- Replacement of the heating system
- Update of systems to comply with code requirements, including electric, fire, and plumbing
- Reconfiguration of the main floor living area to make the building more useful, efficient, and attractive for living purposes, yet retain historical elements including wooden flooring, wainscoting, exposed beams
- Development and implementation of security measures for building including the basement
- Painting of building interior, including removal of lead paint as necessary

All work will be subject to inspection by the Town, including but not limited to, the Building Inspector, Board of Health, Wiring Inspector, Plumbing and Gas Fitting Inspector, as appropriate, and any Town boards and committees having purview of the work contemplated by virtue of the age and location of the house, including the Historic Districts Commission and Conservation Commission. Recommendations from the Historical Commission and Historic Districts Commission on the window, roof, paint colors and siding materials will be sought. It is anticipated that the Secretary of the Interior's "Standards for the Treatment of Historic Properties" will be used when determining appropriate construction materials and practices. It is anticipated that the Town will discuss this proposal with the Trustees of the Wayside Inn to determine their level of involvement in the project, particularly long term use by the public.

This proposal has the support of the Sudbury Historical Commission. The project would be managed by the Building Inspector under the direction of the Town Manager.

General Criteria

- This proposal is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation;
- The proposal to preserve and protect the Town's historical assets is consistent with the Master Plan, and is noted in the Natural and Cultural Resources Element of the Master Plan (attached);
- This proposal has received the support of the Sudbury Historical Commission and is anticipated to receive endorsement by other municipal boards and departments, including the Building Department, Board of Selectmen, Conservation Commission, and the Historic Districts Commission. Permanent Landscape Committee. The Wayside Inn Board of Trustees will also be apprised of the proposal;
- This proposal seeks to preserve the essential character of the town as described in the Master Plan;
- Additional funding sources will be sought for renovation of the house, including potential rental income from future tenants, and the Wayside Inn; and
- This proposal will preserve town-owned assets, and may create additional opportunities for public use and access of the Carding Mill Pond area.

Historical Criteria:

- This proposal will protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened;
- This proposal enhances and restores town-owned properties and features of historical significance within a designated historic district; and
- This proposal is within the Wayside Inn Historic Preservation District.

Attachments:

Master Plan Natural and Cultural Resources Element, pages 64-67

Goal 2. Preserve the town's cultural and historic resources.

Objective A: Preserve and maintain Sudbury's historic landmarks and historic districts

Reverence for the past is amply demonstrated in Sudbury in areas where the look and feel of a small New England town have been preserved. Residents treasure the open space, stone walls, and beautiful older homes that grace the scenic roadways. Historic District boundary designations have been adopted to preserve and maintain older structures in several areas in Town. An active Historical Commission and Historic Districts Commission work to enhance preservation efforts. Recent efforts include signage on homes stating the year built, roadside markers delineating historic district boundaries, completion of an inventory of non-designated historic structures, and continued efforts to obtain space for a Town Museum to house historical artifacts.

Sudbury also has many historical landmarks other than residential homes, including:

- Longfellow's Wayside Inn National Historic Site, including the Grist Mill, Martha-Mary Chapel and the Little Red School House, which are owned by a non-profit trust.
- Town cemeteries dating back to colonial times.
- Native American settlements.
- Monuments commemorating the King Philip War and the American Revolution.
- The Hosmer House, which is a remarkable example of how a historic house has been restored by dedicated volunteers with very limited funding. It is now a popular landmark used by residents for meeting and receptions as well as a museum for the former owner's paintings.

Strategies recommended to implement this objective are as follows:

1 Support the Historic Districts Commission and Historical Commission through the enactment of local bylaws.

The Massachusetts General Laws, Chapter 40C enables cities and towns to designate historic districts to *"promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith"* through review of external architectural features of all construction and alteration of structures within a district that may be seen from a public street, park or water body. Chapter 40C encourages the formation of Historic District Commissions in cities and towns to review applications for construction and renovation of structures within historic districts, and requires at least one member of the commission to have architectural experience.

In addition to these duties, state law allows the commission to have other powers, authority, and duties as assigned by town meeting. At the 2000 Annual Town Meeting, a local demolition delay bylaw sponsored by the Historical Commission was adopted in order to allow time to review the significance of structures prior to demolition.

2 *Integrate the buildings and property in the Town Center for increased public awareness and usage, including creation of an historic walking trail in the Town Center.*

In 1999 the Selectmen voted to allow the Sudbury Historical Society to use the Upper Town hall as a repository for the large collection of local historic materials that have been scattered among members' attics and in the attic of the Loring Parsonage. The use of public buildings for other than municipal offices will bring vitality to the historic town center, which could become a destination on Sudbury's historic trail circuit, as recommended in the Land Use element as a sustainable land use.

Interest groups are working to design a better circulation pattern in the town center in order to enhance the historic properties (see Transportation Element, Goal 1, Objective B, Strategy 3).

3 *Support the initiatives of the Sudbury Historical Commission and the Sudbury Historical Society to establish a Town Museum.*

Plans have long been proposed to build or establish a Town Museum to provide a safe environment for historical artifacts that are both privately and publicly owned but stored in various places. The most recent plan is to renovate the upper Town Hall for such a museum, however this would require the installation of an elevator and a new HVAC system.

In the early 1990's, fundraising efforts to move the Wood-Davison House from Route 20 to the town center to serve as a museum were successful, but the project was never initiated. Use of those funds to establish a museum on another site should be investigated.

4 *Provide budget support to maintain town-owned historic buildings as community assets.*

The Town owns four historic buildings:

- Hosmer House
- Loring Parsonage
- Flynn Building
- Goodnow Library

These buildings are cherished pieces of Sudbury's past, and should be maintained properly and not permitted to deteriorate. Annual budget allotment for the combined maintenance of these buildings is less than \$15,000.

5 Re-evaluate the historic district boundaries to assure incorporation of historically significant buildings and properties within the districts.

In 1996 the Sudbury Historical Commission conducted an inventory of historically significant homes and buildings in Town. The locations of these homes should be measured against the boundaries of the Historic Districts to assure protection. If any of the identified historic properties are outside a historic district, relocation of the boundary lines should be considered for Town Meeting action.

Actively support the Community Preservation Act to establish funding mechanisms for historic preservation.

(See Land Use Element, section A.3.)