

# **Request for CPA Funds To Support Development Of a Sudbury History Center and Museum**

**Table of Contents**

**Application Form**

**Project Description**

**Appendix A: Spencer Vogt Study of Loring Parsonage and  
Addition**

**Appendix B: Letter from Selectmen and Minutes of Historical  
Commission**

**Appendix C: State Agencies That Offer Funding For Project**

**RECEIVED**  
OCT 8 1 2014

BY.....



# Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>  
email: [cpc@sudbury.ma.us](mailto:cpc@sudbury.ma.us)

## PROJECT SUBMISSION FORM

Submitter: Stewart Hoover - President      Submission Date: 10-31-14  
Group or Committee Affiliation (if any): Sudbury Historical Society

Submitter's address and phone number:

322 Concord Rd  
Sudbury MA 01776  
ATTN: S. HOOPER

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email address: shoover@stonept.com

Project Name: Sudbury History Center and Museum

Project Description: RESTORE THE LORING PARSONAGE and add a new meeting facility

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2016		\$200,000	EXISTING FUNDS AND GRANTS
2017		\$200,000	FROM STATE AND OTHER
2018			GRANTS AND FUNDRAISING
2019			
2020			
<b>Total</b>	<b>\$2,100,000</b>	<b>\$400,000</b>	

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)? *REHABILITATION / RESTORATION OF LORING PARSONAGE TO CREATE A HISTORY CENTER AND MUSEUM*

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.

*HISTORICAL COMMISSION  
HISTORIC DISTRICT COMMISSION*

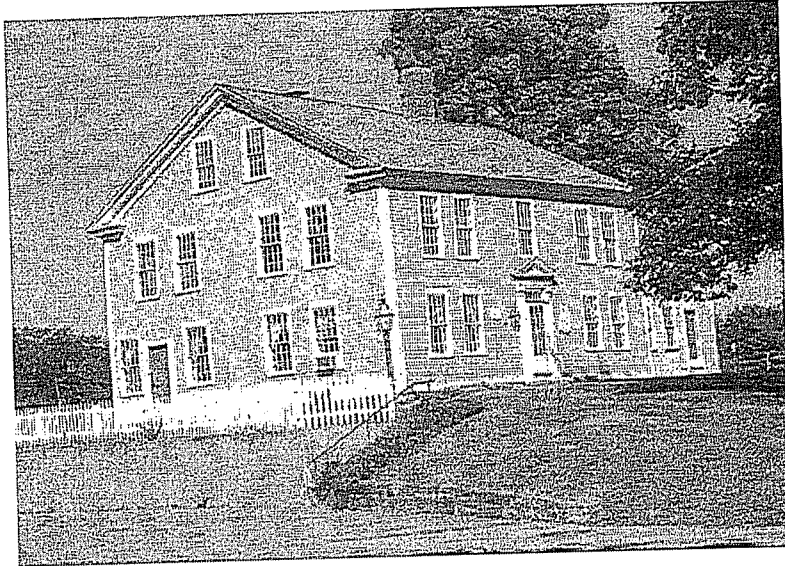
For Community Preservation Committee Use:

Form received on: \_\_\_\_\_

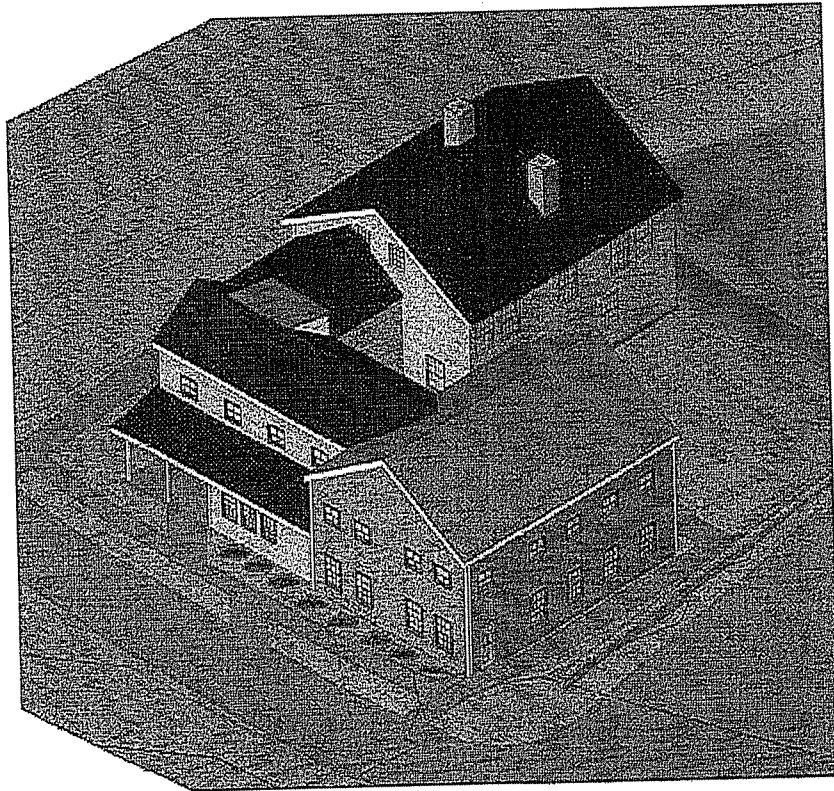
Project presented to CPC on: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Determination: \_\_\_\_\_



Loring Parsonage Today



Sudbury History Center and Museum

# Sudbury History Center and Museum

## Overview

Over the last two years The Sudbury Historical Society has been working towards the creation of a History Center and Museum that would tell the story of Sudbury and provide the town with a facility that can be used for both historic and contemporary exhibits as well as provide space for medium size gatherings, presentations and celebrations. It would also include a small area that can serve as a Sudbury Visitors Center. The SHS has set its sights on the Loring Parsonage as the location for such a facility. It is understood that CPA money cannot be used to pay for the cost of new construction alone however the Loring Parsonage would require both restoration and new construction to have both a History Center and Museum. A Town Historical Museum has been identified as a desired goal for the Town since the adoption of the CPA in Sudbury.

## Background:

In the Spring of 2014, the Sudbury Historical Society engaged the architectural firm Spencer Vogt Group to do an architectural evaluation of the rehabilitation needed for the Loring Parsonage and its expansion. The study was completed in September of 2014 and is attached. The estimated cost of this project is a little over \$2 million. This estimate includes construction costs, permitting fees and engineering fees. The Sudbury Historical Society, who has driven this project forward, understands that a major capital campaign as well as applications to granting agencies and foundations will be required and is ready and willing to take this on. Currently there are about \$250,000 in funds that have been given to the Town for the creation of a Historical Museum.

The report and recommendations of this study are shown in Appendix A including the cost of the project.

## The Loring Parsonage

The Loring Parsonage is nearly 300 years old. Originally built for Rev. Israel Loring when he was the minister for the First Parish Church, it has been continually modified for three centuries, including expanding the building, changing the roof line, and barns added to the property and subsequently removed. It has been used as a residence, a tavern, a town office building, a storage building, and temporary housing for the Historical Society. Now only two rooms are being used by the Lincoln-Sudbury Employees Credit Union. In 2006 and 2009 the CPC recommended moneys be spent for restoration of the exterior of the Parsonage. As beautiful as the building is from the outside, the interior of the building is crying out for restoration. Floors are uneven, the west side of the house is considerably lower than the east side and the second floor is too weak to support any significant occupancy or floor loading. The Parsonage does not come close to meeting ADA requirements and cannot be used as a publically accessible facility. Without major structural work it is doubtful that this

historic building will last another 50 years, let alone another 375 years. The Town of Sudbury has a gem in the center of town that may have a very short half-life.

### **History Center and Museum**

Last year The Sudbury Historical Society visited over 20 other historical societies to gather information on their operations, facilities and financials. In this survey Sudbury stands out as having a very active Historical Society but one with no museum or way of exhibiting the documents and objects that attest to its history. Unlike Sudbury, almost all of our neighboring communities have provided space for the heritage and history of their town to be put on display. The story of Sudbury, one of the most historic towns in the Commonwealth, is known by too few. Here we have one of the earliest settlements in New England, a town whose citizens took part in the King Philip War, the French and Indian Wars, the Revolutionary War, the Civil War, and all wars to follow. The early days of Sudbury are chronicled in the Pulitzer Prize winning book, Puritan Village, but the town is still known primarily as the location of the Wayside Inn. Although the town is fortunate to have this historic Inn, there is much more to Sudbury that should be made known to its residents and visitors. This is a disservice to the Town of Sudbury and future of Sudbury. What is needed is a History Center and Museum that will keep our local history alive and make it part of the fabric of the town.

Benefits of a History Center and Museum are to promote:

1. Town-wide awareness of the unique history of Sudbury.
2. Better opportunities for research and preservation of local history.
3. A place for archiving and study of objects and documents that attest to our history.
4. An educational resource to our schools enhancing curricula at all levels from K thru 12.
5. An opportunity for our older citizens to participate in preserving town history through volunteer opportunities and information sharing.
6. A destination for residents and visitors. Increased tourism adds value for our local businesses too.
7. A way for new residents to become quickly connected to the town through its history.
8. Strengthening Sudbury's Town Center as a hub for town activities.
9. Insuring that the Sudbury Historical Society can continue preserving and collecting objects and documents as they become available and making them accessible to all of Sudbury when Town Hall is no longer available for the SHS's use.

### **Project Description**

In 2014 the Sudbury Historical Society enlisted the services of the Spencer Vogt Group to execute a feasibility study of the Loring Parsonage and to design an additional facility that would address the needs for:

- History Center
- History Museum

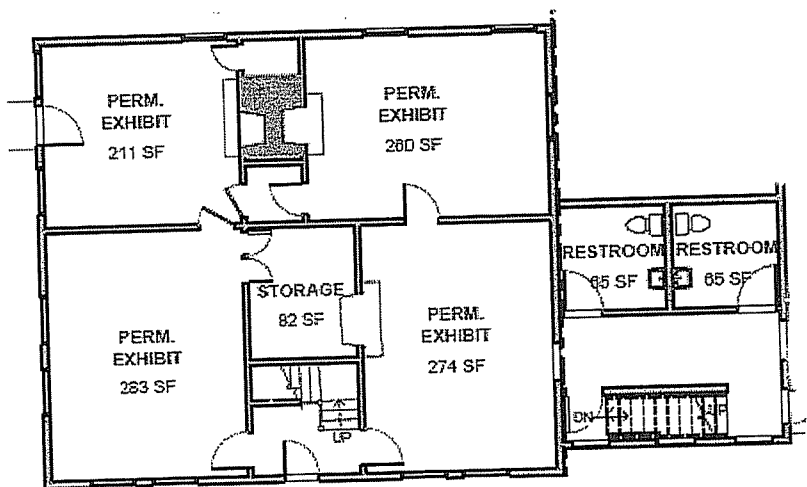
- Exhibit and Educational/Meeting Space
- Visitor Center

That report is included as an appendix to this application.

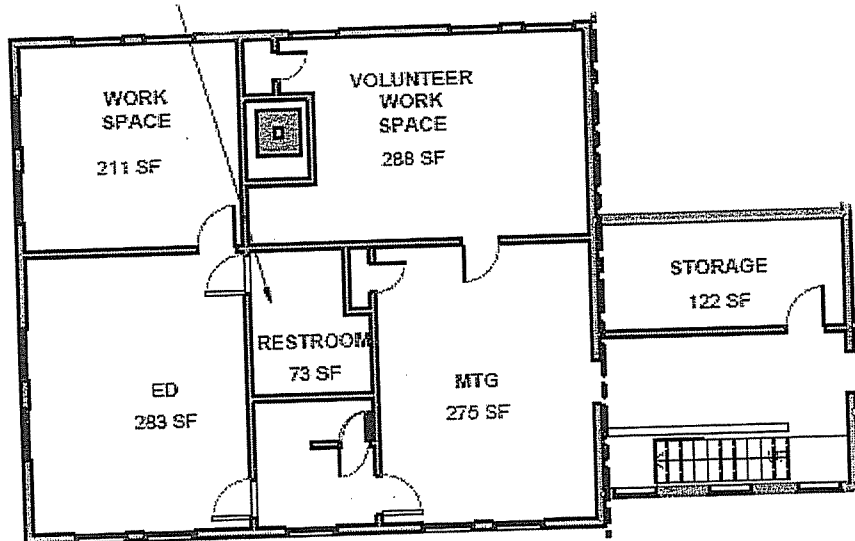
This study has already been distributed and discussed with representatives of a number of town groups including the town's Facilities Director, Permanent Building Committee, Historical Commission and Historic Districts Commission, Planning and Community Development Office, and the Community Preservation Committee. All of these groups have expressed support for this project. The Historical Commission recently voted 5-2 in favor of this project with the 2 no votes not being against the project but requesting more information. The chairman of the Permanent Building Committee is in favor of this project as is the Facilities Director. In all of the discussions and presentations about the project, the Historical Society has never met with anything but support for it. Appendix B shows the endorsements from Historical Commission and Selectment.

Restoration of the Loring Parsonage will include

- Structural and foundational work on the Loring Parsonage
- Interior restoration
- Modification of doorways and passages to meet ADA requirements
- Reconstruction of the east wing
- Addition of 2 ADA compliant rest rooms



**First Floor of Loring Parsonage After Restoration**



**Second Floor of Loring Parsonage after Restoration**

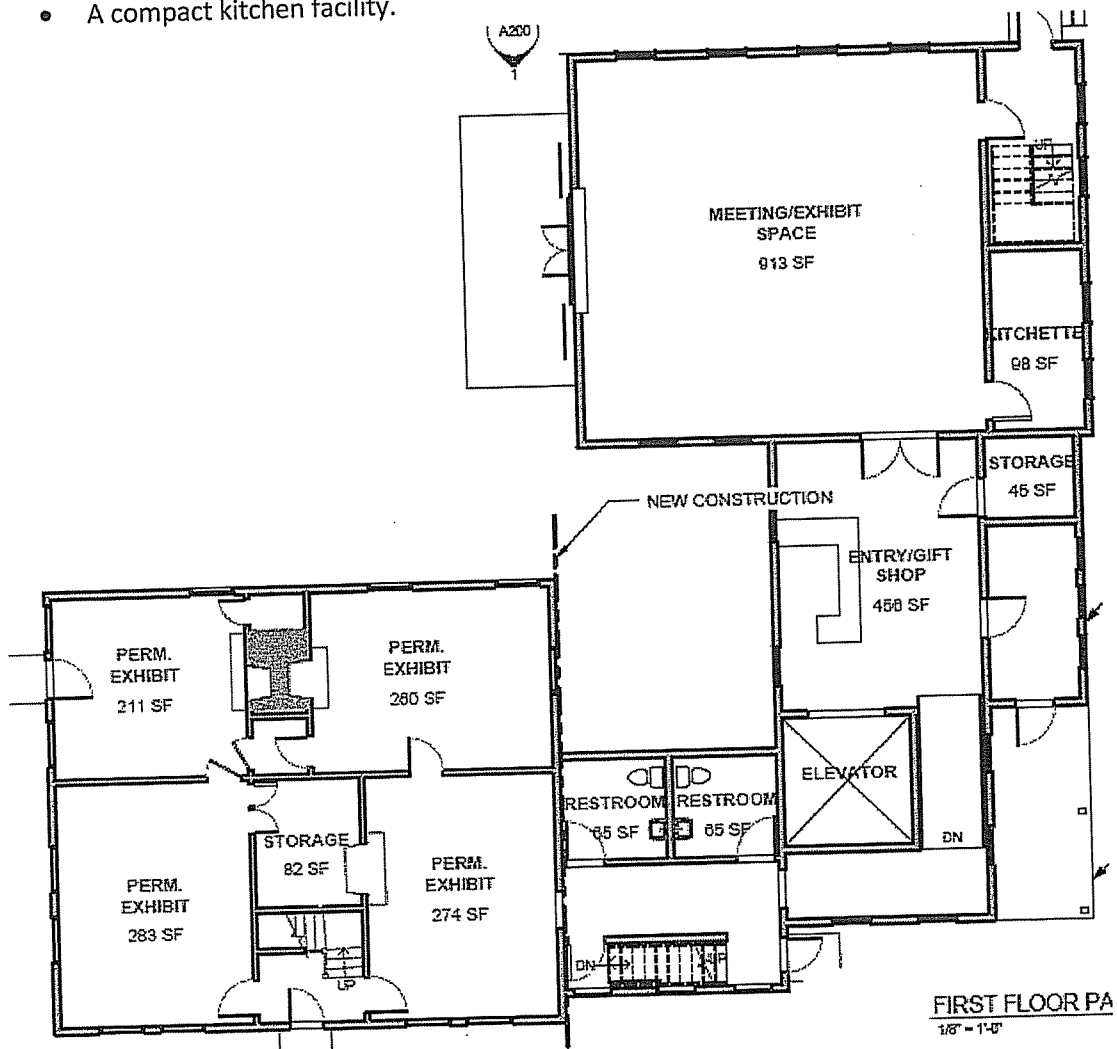
**Financials**

Based on the architectural study of the Loring Parsonage and proposed addition, the estimated cost will be approximately \$950,000 for restoration of the Loring Parsonage and \$1,227,000 for the addition to the Parsonage. The costs include engineering, fees and a 15% contingency. The Historical Society's request to the CPC is for \$200,000, and there is currently approximately \$250,000 that may be available from the Harry Rice Fund (subject to probate) and the other funds earmarked for a Historical Museum. There are a number of state agencies such as the Massachusetts Historical Commission that can provide some funding but these funds require one-on-one marching. Without CPA funds it not be possible to apply for anything but the smallest of grants. The Historical Society is planning on a full scale capital campaign to raise the additional funds from within the community and to look for national funding sources. This will be difficult, of course, but the Historical Society and its members are determined to make the History Center and Museum integral to Sudbury life.

## Town of Sudbury Exhibition/Meeting Facility and a Visitor Center

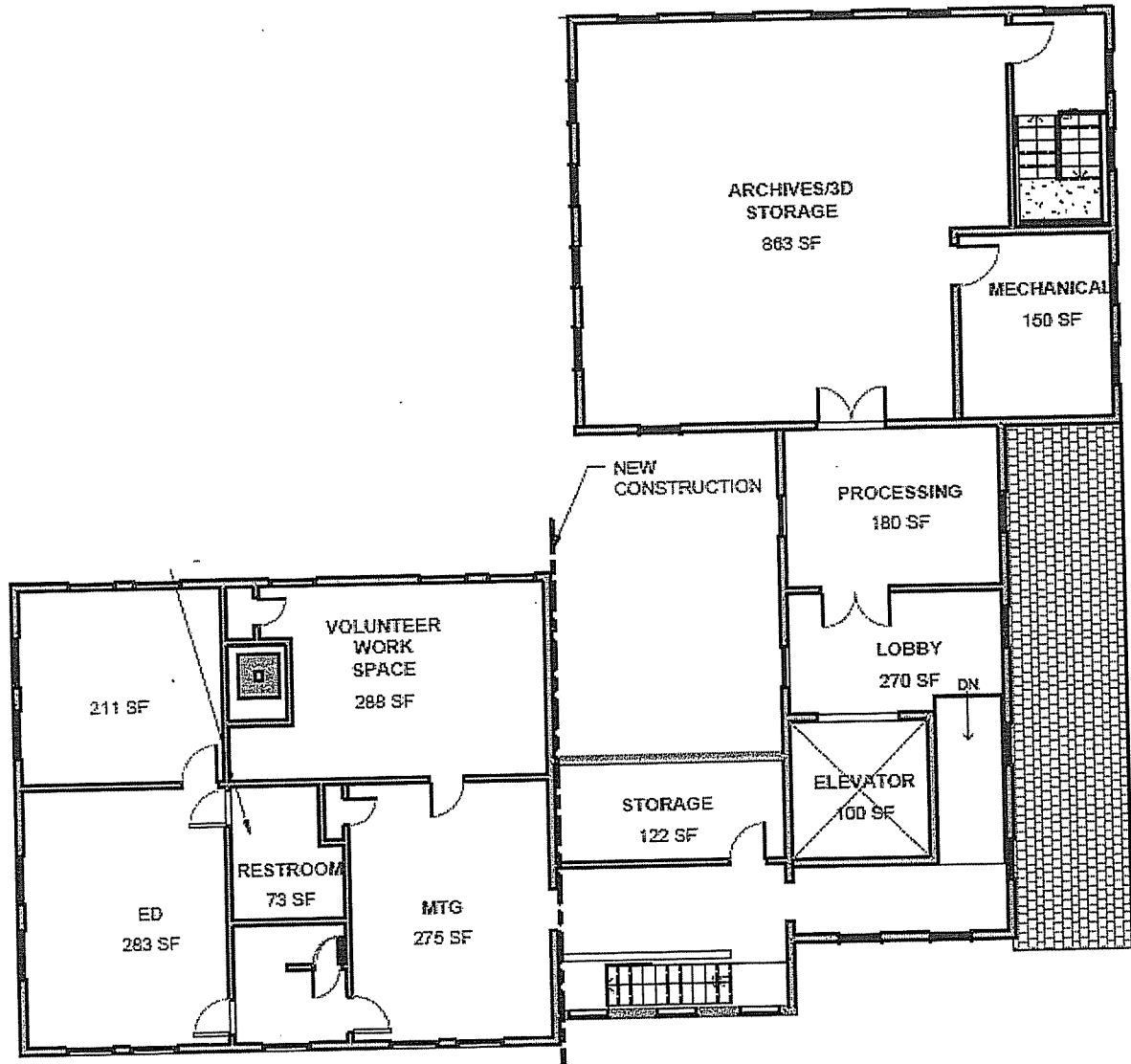
Included in this project is an addition to the Loring Parsonage comprised of:

- A main entrance to the History Center and Museum -
- A Visitor Center for the Town of Sudbury.
- Elevator access to the second floor of the Loring Parsonage.
- A new barn-like addition that can be used by the Town and the Historical Society for purposes such as exhibitions, classes and symposia, meetings and other such gatherings.
- A small gift shop
- A compact kitchen facility.



First Floor of Loring Parsonage and Addition





**Second Floor of Loring Parsonage and Museum**

**New Main Entrance**

With a new main entrance visitors can come into the facility and then move through the History Museum and the Historical Society on the 2<sup>nd</sup> floor of the Loring Parsonage, to the Visitor Center with a small gift shop, or they can attend a meeting or class or view a current exhibition in the addition. With a new main entrance, visitors can come into the Visitor Center/Gift Shop, move through the History Museum, ascend to the SHS work space on the 2<sup>nd</sup> floor of the Parsonage, or attend a meeting or class or view a current exhibition in the addition.

**Visitor Center**

Today Sudbury has no place that a visitor can learn what Sudbury has to offer as a community, as a town of great history and recreational amenities, or to even get directions to places of interest. -- Where do prospective residents go to learn about Sudbury and all it has to offer? A visitor center can serve both

visitors and residents, giving them, in a friendly and personal way, the guidance and information they need to fully enjoy all the amenities Sudbury has to offer.

### **Elevator Access**

The first floor of the Loring Parsonage will be fully handicapped accessible, but without an elevator, access to the second floor would be possible only through one of two sets of stairs. Although the second floor of the Loring Parsonage is not intended to be open to the greater public, many persons who would like to participate in the activities of the Historical Society may find getting to the 2<sup>nd</sup> floor difficult without the assistance of an elevator. An elevator will give everyone full access to all parts of the building (including the addition)-, Moving archival and historic objects and documents to the 2<sup>nd</sup> floor will be facilitated with an elevator.

### **The Addition**

An addition to the Loring Parsonage can provide a resource that can be used by the entire town. The proposed addition will be about 3000 sq. ft. including storage and a kitchen. A building of this size can:

- Seat about 120 persons comfortably.
- Provide space for town-wide exhibits.
- Provide space for holding events such as seminars, group meetings and classes.
- Provide space for town-wide gatherings for special events.
- Provide on the 2<sup>nd</sup> floor archival storage for the Historical Society.

This addition is not intended for the exclusive or even primary use by the Historical Society, but it is to be a facility and cultural resource for the entire town. Today Sudbury has limited facilities for exhibiting and celebrating the artistic and creative talents of our residents. The artistic output of our schools are hidden from the general public, viewable only on special occasions and generally viewed only by the students and their parents. Sudbury is home to many talented artists, some with national reputations and others known more locally. This town is home to many authors, but their work is seldom celebrated or exhibited. With a public exhibition space, all of the talents and accomplishments of the citizenry can be brought forward for the enjoyment of the entire town.

Sudbury has few facilities that can host a medium-sized public gathering of 50 to 100 persons. Town Hall provides about 1700 sq. ft. of space for meetings by the Selectmen and other town committees, but it is one of the few spaces in town set aside for public meetings. With the anticipated renovation of Town Hall this space will most likely be lost and may be replaced by a space of about two thirds that size. Having an additional location for meetings and gatherings offers something from which the entire town - can benefit.

Today the collections and archives of the Sudbury Historical Society are housed on the second floor of Town Hall, but that space will not be available once Town Hall is renovated. The second floor of the proposed addition will provide the space needed to properly store and preserve the objects and

documents that testify to the history of Sudbury and will allow space for expansion of that collection. Without proper storage, much of the history of Sudbury can be too easily lost.

### **Gift Shop**

As a complement to the History Center, a small gift shop can offer objects, books, maps, cards and many other items that are often sought out by both residents and visitors. It will act as a resource in and of itself. Currently these items are available only at programs of the Historical Society but would be made available to all in the proposed gift shop. Today the Society sells these items at or near their cost and will continue to do so. The gift shop can also provide a way for visitors to purchase items offered to the public by artists and craftsmen, especially when their work is on exhibit.

### **Kitchen**

It is anticipated that many of the public gatherings and exhibitions in the addition will be celebratory, and to this end a very small kitchen facility will be provided. This will allow the addition to be used for much broader types of gatherings such as openings of exhibits, fundraising events by any of a number of groups in town, business meetings requiring refreshments, holding of seminars, etc.

The overall intent of adding onto the Loring Parsonage is to provide for the Town of Sudbury a place for gatherings and celebratory occasions and to provide, at last, a place where both visitors and residents can come to learn about not just historic Sudbury but of the Sudbury of Today.