



COMMUNITY PRESERVATION ACT

Town of Sudbury

Application for CPA Funding

Please email PDF application to:
PoteatR@sudbury.ma.us

Applications may also be dropped off or mailed to:
Community Preservation Coordinator
278 Old Sudbury Road, Sudbury, MA 01776

Project Title The Wayside Inn Signage Project **Date Submitted** Sept. 14, 2026

Applicant/Contact Person (please print) Michael McCluskey

Signature MCMCWSKEY

Staff person/Responsible party Michael McCluskey, Vice President, Board of Trustees, The Ways

Email mcmccuskey@gmail.com **Telephone** 978-460-3462

Estimated Completion Date May 2028

Total Cost of Project \$64,415.00 **CPA Funds Requested** \$64,415.00

CPA Eligibility (refer to the chart on page 4)

Please select the category and purpose of your project:

CPA Catagory:

- ☐ Community Housing
- ☒ Historic Preservation
- ☐ Open Space & Recreation

CPA Purpose:

- ☐ Acquisition
- ☐ Creation
- ☐ Preservation
- ☐ Support
- ☒ Rehabilitation & Restoration

For more information of the factors and considerations used by the Community Preservation Committee used to prioritize projects, please refer to the General Considerations summary (on pages 5-6).

<https://sudbury.ma.us/cpc/>

PROJECT DESCRIPTION: Provide answers to the questions listed below. A complete application must provide all relevant requested information. Include supporting materials and exhibits as needed.

1. Goals: What are the specific objectives of the proposed project? Who will benefit and how?

There are five main objectives of this project: 1. To replace the old signage for The Wayside Inn historic buildings. (Longfellow's Wayside Inn, the Grist Mill, Martha-Mary Chapel and The Redstone Schoolhouse) 2. To replace the two "Entering The Wayside Inn Historic District" signs on Wayside Inn Road, create a new one for Dutton Road, and replace the existing Longfellow's Wayside Inn sign along Route 20. 3. To replace the

2. Community Need: Why is this project needed? Does it address needs identified in existing Town or regional plan, by committees/board, or needs raised in community discussions? Will the project serve multiple needs or populations?

First, this project is needed for informational and aesthetic reasons. The current, aging signs are unattractive for visitors to our site and the many motorists who drive through it. Because of wear and tear and weather damage, the signs are also difficult to read. In addition, the font for the signs for each historic building could be slightly larger to allow them to be read more easily. Secondly, and more importantly, the easier to read signs and

3. Community Support: Which Town Boards/Committees/Departments or community organizations have you consulted/collaborated.

The Wayside Inn Foundation has worked closely with the Historic Districts Commission on multiple past projects, including most recently the construction of our 1716 Pavilion and the repair and replacement of our historic windows. Similarly, any final designs and placement of the signs would go through the Historic Districts Commission, and we would follow their recommendations. We have previously collaborated with the Sudbury Valley

4. Budget: What is the total budget for the project and how will CPA funds be spent? Provide written estimates to substantiate proposed costs. Include a multi-year budget, if appropriate. (NOTE: CPA funds may NOT be used for general maintenance purposes.)

The total budget is \$64,415 for 18 signs plus posts and brackets, design, and installation. A written estimate from Lyman Signs, who specialize in historic signage, is attached and is used to project the costs of signs not included in this estimate. We can submit a new, updated estimate once we receive it. The total of \$64,415 is for 5 Building Title Signs (\$13,670), 4 Welcome Signs (\$14,500), 7 Historic Information Signs (\$22,995), 1 Parking Sign (\$3,625), and 1 Map Sign (\$3,625) plus \$6,000 added for unanticipated costs that may arise during the project and/or after consultation with the Historic Districts Commission. The supporting document submitted with this application explains each of these categories of signs, provides visual evidence of the need for new signs as well as

5. Funding: What other funding sources are committed or under consideration? Include any commitment letters or describe other efforts to secure funding for this project.

We would seek any additional funding for this project from the Cummings Foundation and from the Neil and Anna Rasmussen Foundation. Both foundations have funded major projects for The Wayside Inn Foundation and both have expressed an interest in continuing to support the work of historic preservation and maintenance. We would also potentially seek funding from the Amelia Peabody Foundation, which funds historic restoration projects already underway. Their funding could be available once The Wayside Inn Signage Project begins and we find we want to increase signage and/or we face exorbitant unanticipated costs. We also anticipate applying for funding from the Massachusetts Preservation Projects Fund for this or other projects when the next grant

6. **Timeline:** What is the schedule for project implementation? Include a timeline for critical elements: procurement, groundbreaking, expenditures, and estimated project completion.

This timeline starts with the presumed May 2027 date when CPA fund would be awarded. June 2027: Submit plan for proposed new sign design and placement for approval by the Historic Districts Commission. September 2027: Solicit bids for The Wayside Inn Signage Project from Lyman Signs and (at least) two other signmaking firms, with the selection of

7. **Urgency:** Is there urgency to the completion of this project? What are the ramifications if the project is delayed and/or not completed?

If the project is delayed or not completed, the most urgent issue would be the potential decrease in visitors to The Wayside Inn campus and, thus, a decrease in revenue that would endanger the future of The Wayside Inn and its properties. A decrease in revenue would mean delaying necessary maintenance and other preservation projects and, potentially, the selling of assets such as part of our 100 acres of land. Poor signage could

8. **Implementation:** Who will be responsible for implementing the project? Who will manage the project? Does the proposed project manager have relevant experience? Who else will be involved in project implementation and what arrangements have been made with them?

Implementation of this project would be under the direction of Victor Sulkowski, a member of The Wayside Inn Foundation Board of Trustees and Chair of our Facilities Committee, who is a general contractor and member of Sudbury's Conservation Commission. In addition to his private work, Victor managed the construction of our new 1716 Pavilion and the replacement of our historic windows (currently underway). In both cases, Victor wrote

9. **Maintenance:** If maintenance is required, who will be responsible and how will it be funded?

Maintenance of the signs will be provided by The Wayside Inn's permanent maintenance staff and include cleaning and any repairs as needed. This team of 3 already manages

ADDITIONAL INFORMATION: Provide the following additional information, if applicable.

10. **Further Documentation:** Provide feasibility reports, renderings, map location, and other relevant studies and materials. Photos, detailed design renderings, relevant or comparable projects and supporting documents such as historic structural and existing conditions reports, also will be helpful in defining the parameters of your project.

11. **Other Information:** Include any additional information that might benefit the Community Preservation Committee in the evaluation of this project.

12. **Applicants with multiple requests:** Please prioritize your proposals.

Grant recipients are required to acknowledge the Community Preservation Act in press releases, publicity materials, news, and written or oral announcements about work supported with CPA funds. Additionally, the CPC requires signage in the form of a sign or plaque affixed on or adjacent to CPA-funded work as approved by the CPC when possible. The CPC will fund and supply the signage in consultation with the Applicant.

Conflict of Interest: The CPC is governed by Massachusetts General Law Chapter 268A Conflict of Interest Law, which regulates the standards of conduct of all state, county and municipal employees and volunteers, whether paid or unpaid, full or part-time, intermittent or temporary.

The Wayside Inn Signage Project

This project seeks funding to replace existing signs around The Wayside Inn Historic Site and to create new ones that provide information about each of our buildings with QR codes for translation of this information into languages other than English.

This document provides:

- A definition of the five categories of signs we want to replace or create.
- An explanation of the proposed changes we want to make to these signs.
- The rationale for these proposed changes.
- The cost of each new sign.
- Photos of existing signs and photos that illustrate the need for new signs.
- A total proposed budget at the end.
- An estimate from Lyman Signs that is used as the basis for this proposed budget.

Category 1: Building Title Signs

Definition:

“Building Title Signs” are the signs located in front of each of our historic buildings and provide the name of the building, the date of their construction, and The Wayside Inn red-horse logo. These signs are located along Wayside Inn Road, with one along Dutton Road (the sign for the Redstone Schoolhouse.)

Total Number: 4

We currently have four Building Title Signs:

- Longfellow's Wayside Inn
- Grist Mill
- Martha-Mary Chapel
- Redstone School

Photos of Building Title Signs: (See Below)

Building Title Sign 1: Longfellow's Wayside Inn



Building Title Sign 2: Grist Mill



Building Title Sign 3: Martha-Mary Chapel



Building Title Sign 4: Redstone Schoolhouse



Proposed Change to Current Building Title Signs:

- Replace these current signs with new ones made from a more weatherproof/durable material.
- New signs would be placed in the exact same location as current ones.
- New signs would look very much the same but with a slightly larger font to make them easier to read from passing cars.
- New signs would be designed and installed after consultation with the Historic Districts Commission.

Rationale for Proposed Change:

- We seek CPA funds to replace these signs as the current ones show obvious signs of wear and tear and weather damage.
- Further damage may result in signs becoming illegible.

Evidence of State of Current Building Title Signs:

- The close-up photos below show signs of wear and tear and weather damage.
- The state of the signs can also be seen firsthand by a site visit to The Wayside Inn.







Proposed New Building Title Sign:

- In addition to creating the new Building Title Signs to replace the current old ones documented above, we also seek funds to create a new Building Title Sign for our Gate House.
- The Gate House currently does not have a Building Title Sign in front of it.
- The Gate House houses the office of The Wayside Inn Foundation as well as our Archives and Research Center.
- The Archives and Research Center are open to the public by contacting us and arranging a visit time. However, many visitors have difficulty finding the Gate House because of the lack of a Building Title Sign identifying it.
- The photo below shows the location for the proposed new Building Title Sign.
- This location would be determined through consultation with the Historic Districts Commission.

Proposed location for new Building Title Sign for Gate House



Total Number of Building Title Signs to be Funded by CPA: 5

- Longfellow's Wayside Inn
- Grist Mill
- Martha-Mary Chapel
- Redstone School
- Gate House

Total Cost of Sign Category 1: Building Title Signs

\$13,670.00

2,200 x 4 for signs + 2,860 for slightly larger sign for Longfellow's Wayside Inn + 925 for installation (185 x 5) + 685 for scroll bracket for new Gate House Sign + 400 for new post for Gate House Sign, based on estimate submitted by Lyman Signs

Contingencies: This estimate assumes that we will be able to re-use the posts and brackets for the existing Building Title Slides. If we cannot, this estimate would increase by \$4,340 (400 x 4 for new posts + 685 x 4 for new brackets)

Category 2: Welcome Signs

Definition:

“Welcome Signs” are the signs that welcome visitors as they enter The Wayside Inn Historic District as well as the current “Longfellow’s Wayside Inn” sign on Route 20.

Total Number: 3

We currently have three Welcome Signs:

1. Wayside Inn Road, for visitors approaching from the East.
2. Wayside Inn Road, for visitors approaching from the West.
3. Along Route 20, on hill above our main parking lot.

Photos of Current Welcome Signs:

Wayside Inn Road, approaching from West. (The same sign is located on the other side of the Inn for visitors approaching from the East.)



Along Route 20:



Proposed Change to Current Welcome Signs:

- Replace sign along Route 20 with one that matches the size and design scheme of the Welcome Signs along Wayside Inn Road.
- Replace current Welcome Signs along Wayside Inn Road with new ones made from a more weatherproof/durable material.
- New signs would be placed in the exact same location as current ones.
- New signs would look very much the same but with a slightly larger font to make them easier to read from passing cars and with additional details (see below).
- New signs on Wayside Inn Road would add a line that says "Owned and Maintained by The Wayside Inn Foundation, a 501(c)3 non-profit" or something similar to make clear The Wayside Inn Historic Site is owned by a non-profit.
- New signs along Wayside Inn Road would include language that says "Entering the Wayside Inn Historic Site" on one side and "Leaving The Wayside Inn Historic Site" on the reverse side. These signs currently are only one-sided and blank on the reverse side.

- Sign on Route 20 would add details about what The Wayside Inn Historic Site offers with a line that says “America’s Oldest Operating Inn” and information such as “Dining. Lodging. Museum Rooms.” or something similar.
- Sign along Route 20 would feature more attractive landscaping and better lighting.
- New signs would be designed and installed after consultation with the Historic Districts Commission.

Rationale for Proposed Change:

- We seek CPA funds to replace these signs as the current ones show obvious signs of wear and tear and weather damage.
- Current signs along Wayside Inn Road are only one-sided.
- Current sign on Route 20 does not match the design scheme of other signs around The Wayside Inn and is in immediate need of repair with better lighting and landscaping.

Evidence to Support Proposed Change: (See Photos Below)

Signs along Wayside Inn Road currently have nothing on the back.



Sign on Route 20 is in Immediate Need of Repair.





Proposed New Welcome Sign

- In addition to creating the new Welcome Signs to replace the current old ones documented above, we also seek funds to create a new Welcome Sign to be placed along Dutton Road for visitors entering The Wayside Inn Historic Site from the North.
- This sign would be an exact replica of the two new Welcome Signs to be placed along Wayside Inn Road as outlined above.
- The photo below shows the location for the proposed new Welcome Sign.
- This location would be determined through consultation with the Historic Districts Commission.

Proposed location for New Welcome Sign along Dutton Road.



Total Number of Welcome Signs to be Funded by CPA: 4

- Wayside Inn Road, for visitors approaching from the East.
- Wayside Inn Road, for visitors approaching from the West.
- Dutton Road, for visitors approaching from the North.
- Along Route 20, on hill above our main parking lot.

Total Cost of Sign Category 2: Welcome Signs

\$14,500.00

\$10,560.00 for signs (2,640 x 4) + 3,200 for posts (400 x 8) + 740 for installation (185 x 4),
based on estimate submitted by Lyman Signs)

Category 3: Historic Information Signs

Definition:

“Historic Information Signs” are signs with historic information that we want to place in front of specific buildings and our Longfellow Memorial Garden. This information would explain to the public the history of each site as well as relevant information about local and national history. Each sign would include a QR code that connects to this information in languages other than English. These signs currently do not exist.

Total Number of Historic Information Signs to be Funded by CPA: 7

- Longfellow's Wayside Inn
- Grist Mill
- Martha-Mary Chapel
- Redstone School
- Gate House
- Longfellow Memorial Garden
- Old Boston Post Road

Rational for Proposed Historic Information Signs

- Currently, visitors either have no information readily available about these sites or have information scattered across several signs.
- Currently, information about the history of The Wayside Inn and its connections to local and national history is not available in languages other than English.
- We also have no historic information readily available to visitors about the Old Boston Post Road that runs in front of the Inn as well as information about the indigenous peoples who lived on these lands prior to and along with early settlers.

Evidence to Support Need for Proposed New Historic Information Signs (See Photos Below)

Signs near Redstone Schoolhouse scatter information on difficult to read material.





Signs near the Grist Mill scatter information and do not provide historic information.



There is no information about The Wayside Inn and the historic Old Boston Post Road that runs right in front of it.



There is no information about the Longfellow Memorial Garden in front of it.



Example of the Type of Sign We Want to Create:

This is a sign from Marlborough's Museum of the Streets that shows the type of information we want to have on each sign.



Total Number of Historic Information Signs to be Funded by CPA: 7

- Longfellow's Wayside Inn
- Grist Mill
- Martha-Mary Chapel
- Redstone School
- Gate House
- Longfellow Memorial Garden
- Old Boston Post Road

These new signs would be designed and installed in locations chosen in consultation with the Historic Districts Commission.

Total Cost of Sign Category 3: Historic Information Signs

\$22,995.00

This sign category was not included in the estimate submitted by Lyman Signs. The total cost above is derived from information given in the Lyman Signs estimate:

\$15,400.00 for signs (\$2,200 x 7)

based on the \$2,200 estimate for each Building Title Sign as these Historic Information Signs would be approximately the same size, but mounted on posts similar to the Welcome Signs.

\$5,600 for posts (\$400 per post x 14 posts)

\$1,295 for installation (\$185 x 7)

We also need funding for translating the information on the signs into other languages:

\$700 for translation into Portuguese, Spanish, Mandarin (\$100/hour x 7 signs)

(\$100/hour is based on cost of local translators such as Massachusetts Translation in Framingham.)

Category 4: Parking Sign

Definition:

The “Parking Sign” is the large parking sign on Wayside Inn Road in front of our main parking lot.

Total Number: 1

Photo of Parking Sign:



Proposed Change to Parking Sign:

- We seek CPA funding to create a new sign that matches the material and design scheme of the other signs outlined above.
- The new sign would be in the same location and look much the same.

Rationale for Proposed New Parking Sign:

- We seek CPA funds to replace this sign as the current one shows obvious signs of wear and tear and weather damage.

Total Cost of Sign Category 4: Parking Sign

\$3,625.00

This sign category was not included in the estimate submitted by Lyman Signs. The total cost above is derived from information about the Welcome Signs as this sign would be the same size.

\$2,640.00 for sign + 800 for posts + 185 for installation, based on Lyman Signs estimate.

Category 5: Map Sign

Definition:

The “Map Sign” is a map of the complete The Wayside Inn campus that will show visitors the location of each building so that they can see what we offer upon arrival in the main parking lot. The proposed location is the northwest corner of our main parking lot.

Total Number: 1

Example of the Type of Sign We Want to Create:

This is another sign from Marlborough’s Museum of the Streets that shows the type of information we want to have on this sign; however, our Map Sign would follow the same design scheme as the other signs outlined in this document.



Rationale for Proposed New Map Sign:

- Visitors to The Wayside Inn currently cannot see at a glance a map of the campus, what buildings, garden, and trails we have, and what they can see and do here.

Total Cost of Sign Category 5: Map Sign

\$3,625.00

This sign category was not included in the estimate submitted by Lyman Signs. The total cost above is derived from information about the Welcome Signs as this sign would be the same size.

\$2,640.00 for sign + 800 for posts + 185 for installation, based on Lyman Signs estimate.

Total Cost for The Wayside Inn Signage Project

Sign Category 1:	\$13,670.00
Sign Category 2:	14,500.00
Sign Category 3:	22,995.00
Sign Category 4:	3,625.00
Sign Category 5:	3,625.00
Design	680.00
Unanticipated Costs*:	<u>6,000.00</u>

Total: \$64,415.00

*Unanticipated Costs include the new posts and brackets we may need for the Building Title Signs if we cannot use existing ones as well as costs that may arise after consultation with the Historic Districts Commission.

Lyman Signs
 49 State Road Philipston, MA 01331
 info@lymansigns.com
 (978) 249-6672
 www.lymansigns.com



Quote 12959

Signage Update

QUOTE DATE
 Fri, 08/23/2024
 QUOTE EXPIRY DATE
 Sun, 09/22/2024
 TERMS
 Net 30

REQUESTED BY
 The Wayside Inn Foundation
 27 Wayside Inn Road
 Sudbury, MA 01776

CONTACT INFO
 Jane Walsh
 jwalsh@wayside.org
 (978) 295-1716

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Carved HDU Double sided Hanging Sign 30" X48" double sided signs, similar to existing. Grist Mill Red Stone Schoool Martha Mary Chapel Old Barn Gate House	5	Unit	\$2,200.00	\$11,000.00	Y
2	Carved HDU Double sided Hanging Sign 36" X52" double sided signs, similar to existing. Longfellow's Wayside Inn	1	Unit	\$2,860.00	\$2,860.00	N
3	Carved HDU Parking Signs 36"X48" Caved HDU Signs for parking areas	3	Unit	\$2,640.00	\$7,920.00	N
4	Carved HDU Welcome Signs 36"X48" Caved HDU Welcome Signs for edges of property.	3	Unit	\$2,640.00	\$7,920.00	N
5	Carved HDU Signs 16"X24" building and site specific signs. Ice House Root Cellar Cider Mill Josephine's Pond Longfellow Memorial Garden Entrance Wayside Inn Foundation Archive & Research Center	7	Unit	\$665.00	\$4,655.00	Y
6	4"Aluminum post powder coated with cap. Aluminum post powder coated with cap and PVC base	13	Each	\$400.00	\$5,200.00	Y
7	Hanging Scroll Bracket like others	2	Unit	\$685.00	\$1,370.00	Y
8	Install with 2 installers. Installation with 2 installers and pickup truck. installation and removal of signs. Clean and paint existing posts. Remove scroll brackets to sandblast and paint.	24	Each	\$185.00	\$4,440.00	Y
9	Blast and paint brackets	4	Unit	\$325.00	\$1,300.00	Y
10	Design - Hourly Estimated design time.	8	Hr	\$85.00	\$680.00	Y

CUSTOMER NOTE:

Prices subject to change, does not include any permitting or cost to acquire permits.

This estimate good for 30 days, unless otherwise specified. When you approve this quote, you are agreeing to pay 100% of the quoted price. We require a 50% deposit to begin work on your project, unless otherwise specified. Once we receive your deposit, we'll schedule your project and email you an estimated completion date. The remaining balance is due upon completion of your order.

Need to make changes?
No problem - but please realize, changes to quantity or specifications will affect your price. We will provide you with an updated quote based on the changes.

If job requires excavation, removal of unexpected large rocks or ledge will be an extra charge. If return trip needs to be made because of damage to materials shipped directly to site additional charges may apply. Misinformation of site conditions, existing structures, accessibility to existing structures, ability to drive on fields or track etc. may result in return trips and additional charges. Final electrical connection are to be made by an electrician and are not included in this estimate unless specified.

Subtotal:	\$47,345.00
Sales Tax (0%):	\$0
Total:	\$47,345.00

Downpayment (50.0 %)

\$23,672.50

SIGNATURE:

DATE: