

Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter:

Submission Date:

Group or Committee Affiliation (if any):

Submitter's address :

Purpose (please select all that apply):

- ☐ Open Space
- ☐ Community Housing
- ☐ Historic
- ☐ Recreation

Submitter's email & phone number:

Project Manager's email & phone number:

Project Name:

Project Description:

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2021			
2022			
2023			
2024			
2025			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (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.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

SUDBURY HISTORIC RESOURCE INVENTORY - PHASE IV

Project Description

This project respectfully seeks \$30,000 for additional historic surveys to be included in Sudbury's Historic Resource Inventory; this funding will allow for the surveying of an additional 30 individual properties and two area-wide surveys. This phase will focus on presently under-documented historic resources and buildings and structures facing development pressure.

Historic surveys are important in identifying properties eligible, either individually or as a group, for listing on the State Register of Historic Places, the National Register of Historic Places, and/or inclusion in a local historic district. These forms provide the legal basis for review by both the Historical Commission (demolition delay bylaw for full and partial demolition) and the Historic District Commission (design review). They are also frequently the only record of a building or resource once it is lost. Many of the current Sudbury Historic Resource Inventory forms were completed in the 1960's by untrained volunteers and are not up to current historic preservation survey standards. Some need to be re-surveyed, especially properties which are the most historically significant.

All surveys will follow Massachusetts Historical Commission (MHC) standards and methodology and will be submitted for inclusion on the Massachusetts Cultural Resource Inventory Survey database (MACRIS). MHC forms record architectural and historical significance — architectural description, photographs, key features, and information about the uses, people, activities and events associated with the resource over time.

Previous requests for historic preservation, and specifically historic survey funding, have been supported at Town Meeting and by the Community Preservation Commission.

- Phase I - completed before the adoption of the CPA in Sudbury
- Phase II - 2005, \$9,800
- Phase III - 2015, \$5,000 to survey approx. 8-10 additional structures

CPA General Criteria

This proposal is eligible for the Community Preservation Act (CPA) funding according to general the requirements described in the CPA legislation.

- The Sudbury Historic Resource Inventory aids in protecting and preserving Sudbury's historic, cultural, architectural and archaeological resources of significance, especially those that are threatened.
- Documenting and preferably preserving historical assets is consistent with the town's 2001 Master Plan.
- Thorough documentation via MHC inventory forms is identified as the first step in the preservation planning process, as recommended by the 2006 Sudbury Reconnaissance Report and Landscape Inventory.
- Assists in identifying areas for additional preservation protection and those that might be eligible for future CPA or other preservation-related funding.

Support

Historic resources can be a source of pride for a community, serve as a tangible link to our past, and provide a visual landscape of Sudbury's development in over time. The following Committees, Boards, Departments and organization all have a vested interest in the preservation and protection of Sudbury's historic buildings, structures, objects, and landscapes:

- Historical Commission
- Historic Districts Commission
- Planning Board
- Board of Selectmen
- Design Review Board

Similar CPC Funded Projects in Other Communities

2015

- Beverly, MA - \$12,500 to conduct a historic resource study involving an intensive-level community-wide survey of cultural, architectural and landscape resources of the City.
- Chatham, MA - \$75,000 to continue the town wide Historic Property Survey.
- Fall River, MA - \$10,000 to survey a neighborhood to facilitate the establishment of a local historic district.

2016

- West Springfield, MA - \$10,000 (total project cost \$20,000) to update historic property survey.
- Dracut, MA - \$15,000 (total project cost \$30,000) for town-wide historic survey.
- Easton, MA - \$35,000 to inventory properties and resources to objectively determine the historic significance of properties subject to demolition delay bylaw.
- Littleton, MA - \$20,000 to update cultural resources survey.
- Newburyport, MA - \$15,000 to update historic structure surveys so all contributing buildings within the city's National Register Historic District.

2017

- Bourne, MA - \$20,000 for ongoing town wide survey of historical properties
- Hudson, MA - \$20,000 to inventory cultural and architectural resources in the Town.

2018

- Easton, MA - \$30,000 to fund survey and inventory undocumented potential historic resources.
- Falmouth, MA - \$30,000 to update the Inventory of Historic Resources, including a development of a Survey Plan.
- Hanover, MA - \$28,380 for Phase II of the historic town wide survey.
- Maynard, MA - \$25,000 to complete the survey of all significant historic properties in Maynard.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SUD.O
Historic Name:	Maenpaa Farm - Haynes Farm - Broad Acre Farm
Common Name:	
Address:	
City/Town:	Sudbury
Village/Neighborhood:	Sudbury Center
Local No:	FO9-0002,0003,0004
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Agricultural; Horse Or Cattle Farm; Single Family Dwelling House
Significance:	Agriculture; Architecture; Commerce
Area(s):	
Designation(s):	
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, October 10, 2019 at 7:55: AM

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

F09-0002
and
F09-0004

Maynard

O

348-352

Photograph



Town SUDBURY

Place (neighborhood or village)

Name of Area Maenpaa Farm – Haynes Farm/Broad Acre Farm
82 Morse Road

Present Use Residential and Agricultural

Construction Dates or Period Early 20th century

Overall Condition Fair to Good in terms of retention of historic fabric

Major Intrusions and Alterations

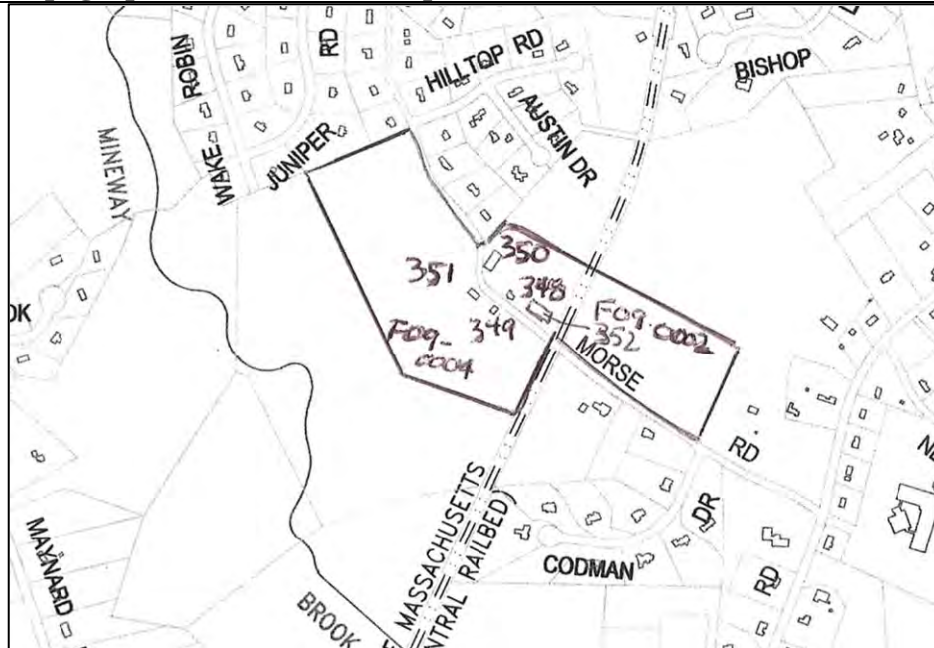
Acreage 24.51 acres

Recorded by Gretchen G. Schuler

Organization: Sudbury Historical Commission

Date (month/year) January 2007 / July 2007

Topographic or Assessor's Map



RECEIVED
NOV 19 2007
MASS. HIST. COMM.

N

☐ see continuation sheet House #348 : UTM 19 301503E 4696119N (NAD27) ↑

INVENTORY FORM CONTINUATION SHEET

SUDBURY

HAYNES FARM, 82 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nod.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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___ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION *Describe architectural, structural and landscape features and evaluate in terms of other areas within the community*

Architectural descriptions and the historical development below refer to Broad Acres Farm or Haynes Farm, which historically was known as Maenpaa Farm. It consists of two separate parcels of land: one that is on each side of Morse Road west to Concord Road consisting of 24.31 acres and one on the north side of Morse Road that is 9.60 acres.

Setting

Broad Acres Farm retains its rural setting with buildings close to the road, pasture land along both sides of Morse Road (west of Concord Road), and wooded areas along the edges of the pasture land. Road side edges are defined by wood post and split-rail fences. Morse Road is a narrow meandering route that cuts through the middle of the farm in an east-west direction. The land on each side of the road is relatively flat from Concord Road to the buildings where the topography changes dramatically. The road has a distinct bend and rises to the western edge of the property. The old north-south Lowell & Framingham Railroad right-of-way cuts through the property east of the building clusters. Tall trees and some mature shrubs such as lilacs frame the house, in front of which there is a low dilapidated stone wall and a wood arbor marking the entrance to a path leading to the front entrance. In front of and along side of the barns are unpaved dirt barnyards that serve as entrances to and parking on the property. A public sidewalk passes along the south side of Morse Road between the road and the farm buildings and pastures.

The fields vary from east to west. The eastern end of the property on the north side of Morse Road is flat and has a riding ring laid out as a dressage ring. This field is separated from the large indoor ring by the railroad. On the south side of the road pasture land extends westerly from the railroad right-of-way, behind two barns and up the hill to the western edge of property.

Buildings

The main farm house is a modest two-story, three-bay hipped roof dwelling with an enclosed hipped roof entrance porch and a single-story shed roof rear ell. The house rests on a concrete foundation is covered in wood shingles and has an asphalt shingle roof. The three bay façade has paired windows up and down flanking the centered entrance at the first story and a single window over the entrance at the second story level. Windows have 2/1 sash set in flat wood frames. There is a single window at each level on each of the ends of the house. The hipped roof has a wide rake with a flat boxed cornice wrapping around the building. Three large skylights are centered on the front roof slope. A chimney rises from the rear roof slope and visible from the side views of the house. The enclosed hipped roof entrance has a single storm door and casement windows on the front and side. The low one-story rear ell has a shed roof and resembles an enclosed porch with a string of windows and an entrance door on the northwest side.

Outbuildings include a large modern indoor riding ring on the north side of the road, a small hipped roof shed also on the north side, a 1955 barn on an old barn foundation (also on the north side of the road) and two barns on the south side of the road opposite the house. The indoor facility, located to the southeast side of the house is an enormous gabled roof structure with vertical board walls and a wide band of translucent plastic providing light to the interior. Large sliding doors are located in the end facing the house. The small square hipped roof shed, probably built at the same time as the house is close to the road and opens on the rear side into a small horse paddock.

One barn on the south side of the road, although appears to be contemporaneous with the house, is reported to have been built ca. 1950. Its gable end faces the road and the long gabled roof barn faces into an enclosed paddock adjacent to the barnyard with wide sliding doors at the center of this northwest side. Constructed of wood on a concrete block foundation the barn has a door and window in the gable end with a haydoor above, windows on the side elevation and a cupola straddling the gabled roof. The other barn on this side of the road is a dilapidated wood and corrugated metal structure that appears to be pasture shelter.

INVENTORY FORM CONTINUATION SHEET

SUDBURY

HAYNES FARM, 82 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nod.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

O 348-352

HISTORICAL NARRATIVE *Explain historical development of the area. Discuss how this relates to the historical development of the community.*

Morse Road was named for the late 19th century family who farmed in this area and owned a large tract of land west of Concord Road. In the late 19th century Calvin J. Morse farmed here where Martin Moore had farmed in the early 19th century. The large family house was up on the hill west of this property and an old banked barn once stood on the north side of the road just east of this farmhouse. However, none of the existing buildings date to that period. The Framingham & Lowell Railroad was laid through the farmland in 1870 with a depot at South Sudbury by 1871 and at North Sudbury in the later 1870s.

By the 1920s Victor Maenpaa owned a 74-acre farm here and probably built the present farmhouse which dates to ca. 1920. By the 1930s Albany Maenpaa also lived at Victor's house and was a farmer. In 1949 Victor and Linda Maenpaa sold their Maenpaa Farm to Willis B. and Janet E. Fellows in two parcels: a 14+acre parcel on the north side of Morse Road; and a 59+ acre parcel on the south side of the road. This sale of 74 acres in two parcels also included all of the house equipment, farm tools and equipment, water, power and light systems. The farm soon passed to George A. and Virginia Morse who then sold a 57-acre farm (still known as Maenpaa Farm) to Honora Haynes in 1954. A couple of lots were subdivided from the original farm accounting for the smaller acreage.

When Ms. Haynes took over this property more than 50 years ago, buildings included the farmhouse, a large three-story banked cow barn and the small red board and batten barn directly across from the house. The large cow barn burned in 1955 and Haynes constructed on the old stone cellar hole the existing barn with horse stalls and an upper level with clerestory windows providing light into the barn built into the foundation. Ms. Haynes reports that the previous owner (Morse) had constructed the small board and batten barn with cupola on top. In later years Haynes built the shed-like barn (wood and corrugated metal) as turn-out shelter. The large indoor riding ring was constructed in the early 1990s. Known as Broad Acres Farm this horse farm comprises the ca. 1920 hipped roof dwelling, one shed, two barns, the large indoor facility, and paddocks and pastures on approximately 30 acres. The property continues to operate as a horse farm.

The farm has been reduced in size by the division of the pasture land south of Morse Road where there is a large 31-acre parcel that was part of this farm and now is owned by the Town of Sudbury's Conservation Commission. This parcel is not included in this area form.

MHC #	Structure	Date	Style or Form
348	Maenpaa Farmhouse	ca. 1920s	Colonial Revival
349	Small barn	ca. 1950	
350	Barn over cellar hole	ca. 1955	
351	Shed-like barn	1960s	
352	Indoor Riding Ring	1990s	

BIBLIOGRAPHY and/or REFERENCES

Directories: Framingham (1926, 1930/31).

Oral History: Owner, Honora Haynes.

South Middlesex Registry of Deeds: Book 8249, Page 342, Book 7754, Page 417.

INVENTORY FORM CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY HAYNES FARM, 82 MORSE ROAD
Area Letter Form Nod.

O	348-352
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From: www.local.live.com

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY

HAYNES FARM, 82 MORSE ROAD

Area Letter Form Nod.

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348-352



#350 – Barn over Cellar Hole on north side of Morse Road



#349 – Small Barn on south side of Morse Road

PRESERVATION PLANNING MANUAL



MASSACHUSETTS HISTORICAL COMMISSION

William Francis Galvin, Secretary of the Commonwealth

Chair, Massachusetts Historical Commission

220 Morrissey Blvd.

Boston, MA 02125

www.sec.state.ma.us/mhc

mhc@sec.state.ma.us / 617-727-8470



III. Community-Wide Historic Preservation Planning

The primary responsibility of a local historical commission is community-wide historic preservation planning. Historic preservation planning consists of three simple steps:

1. Identification

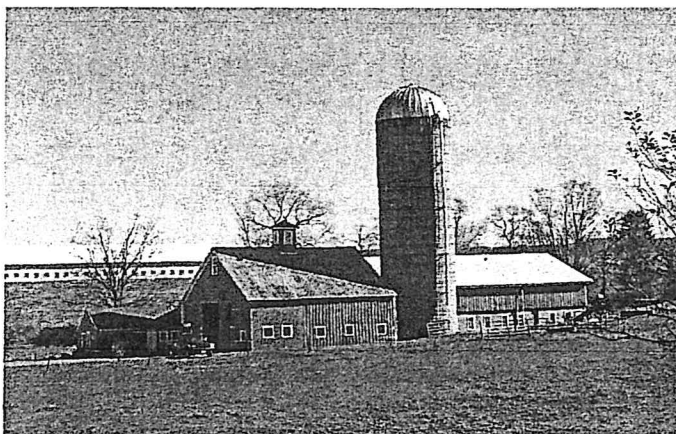
2. Evaluation

3. Protection

Each of these steps is an essential component of a local historical commission's role in historic preservation planning. Identifying and documenting historic resources throughout the community is the basis of historic preservation efforts. In evaluating historic resources, the significance of historic resources is thoughtfully considered. Protecting historic resources includes public education, local bylaws and ordinances, state and federal regulations, incentives and advocacy. Taken together, these three simple steps can make a world of difference in the future of your community.

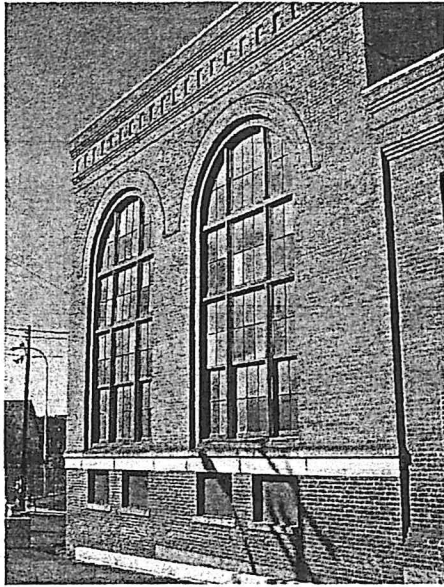


In an ideal world, all historic resources would be identified before evaluation and protection begin. However, this is rarely possible. It is, therefore, important to remember that even though historic preservation planning is a step-by-step process, protection procedures can begin well before all historic resources are identified. For instance, this guidebook discusses public



education as a protection mechanism. Although not a regulatory protection tool itself, educating the public about historic resources is very effective in helping to protect historic resources. When people are better informed about historic resources, they are more apt to take pride in them and take better care of them.

Step 1: Identification of Historic Resources



Identification of historic resources should be the first goal of every local historical commission. Without knowing the historic resources present in the community, no effective planning, evaluation, or protection can take place.

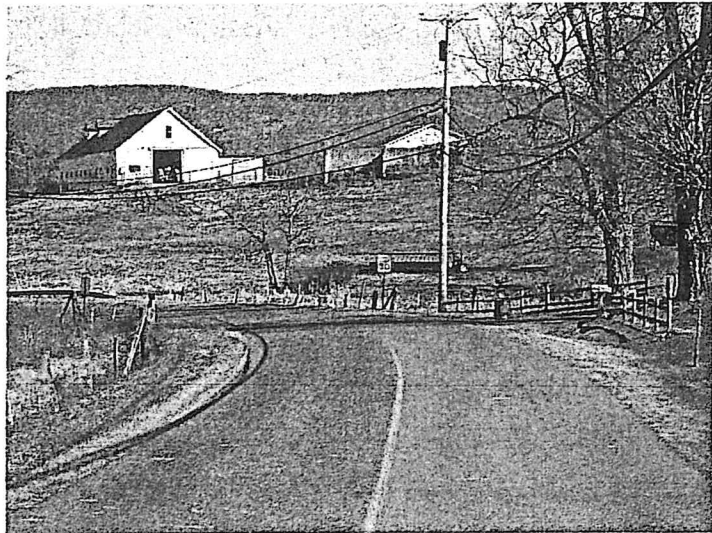
Identifying historic resources in your community is similar to inventorying your personal possessions before obtaining homeowner's insurance. Identifying historic resources follows the same principle – you must know what is in the town before you can begin to protect the resources. An inventory of the historic resources of your community is ideally the first product of your commission's efforts.

Identifying Historic Resources on MHC Inventory Forms

An inventory of your historic resources is best documented on MHC Inventory Form. MHC Inventory forms organize and categorize information on each historic resource and

help bring the bigger picture of historic resources into perspective. There are inventory forms for many different types of resources. A list of these can be found on the next page. A comprehensive inventory includes forms for all types of resources and all time periods. It should include all areas, buildings, structures and sites that are potentially significant to the city or town. A set of completed MHC inventory forms is an invaluable tool for the local historical commission, particularly when it provides community-wide coverage.

Copies sent to the MHC will be entered into the Inventory of Historic and Archaeological Assets of the Commonwealth. The Massachusetts Historical Commission has over 200,000 inventory forms from across the state on file. This collection consists of survey forms prepared and submitted to the Massachusetts Historical Commission by local historical commissions, professional preservation consultants, federal and state agencies, and private organizations and individuals.



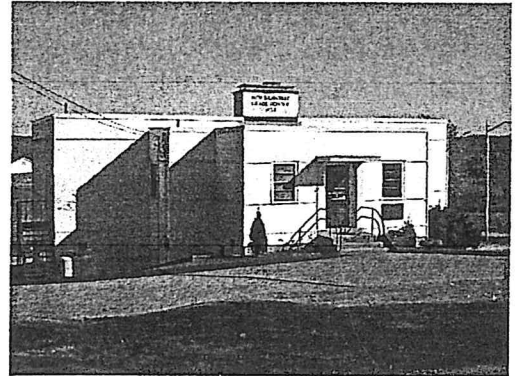
MHC Forms are Available for the Following Types of Resources:

Areas – Form A

Area forms are used for recording groupings of related resources like villages, farmsteads, industrial complexes or residential subdivisions.

Buildings – Form B

For example, a completed inventory form for a building contains the date of construction, street address, architectural style, historic and current uses, architectural description, historical narrative, map and a photograph.



Objects – Form C

Object forms are used for resources such as statues, milestones, monuments and boundary markers.

Prehistoric and Historic Archaeological Sites – Form D

Below ground resources are recorded on D forms. However, this information should remain confidential and professional assistance is essential in identifying and recording archaeological sites.

Burial Grounds – Forms E

A Burial Grounds form includes information such as earliest death date, latest death date, setting, condition, visual assessment and historical narrative. A Form E is used for recording burial markers as a group. Individual burial markers can be recorded on Object Forms.

Structures – Form F

Structures include such things as aqueducts, bandstands, bell towers, bridges, canals, dams, earthworks, fences, fog signals, forts, gates, helicopter pads, lighthouses, locks, pools, pounds, powder houses, pumping stations, radio beacons, railroad lines, reservoirs, seawalls, smokestacks, towers, tunnels, turbines, walls, watertowers, wharves and windmills. A separate Structure form is used for documenting bridges.

Parks and Landscapes – Form H

This form is used to document historic designed landscapes such as commons, public parks, formal gardens or campuses. It is also used to document more utilitarian landscapes such as agricultural lands.

For more information on each of these inventory form, see the Massachusetts Historical Commission publication, Historic Property Survey Manual. You can also visit our website to download blank inventory forms.

By far the most common inventory form is a Form B – Building Form. An example can be found on the following pages.

From: [Risotti, Shawna](#)
To: [Risotti, Shawna](#)
Subject: FW: Historic Resource Inventory Survey CPC Application - Additional Information
Date: Monday, November 4, 2019 10:36:11 AM

From: Taryn D'Ambrogi Trexler <taryn.trexler@gmail.com>
Date: November 1, 2019 at 4:43:05 PM EDT
To: "Duchesneau, Adam" <DuchesneauA@sudbury.ma.us>
Cc: "dewwarren@gmail.com" <dewwarren@gmail.com>, "cldh7@aol.com" <cldh7@aol.com>
Subject: Re: Historic Resource Inventory Survey CPC Application
Reply-To: taryntrexler@gmail.com

Hi Adam,

I contacted 10 historic preservation consultants in the Boston metro area to request rate sheets or general project estimates for conducting historic property surveys and received responses back from 6 (listed below), all were pulled from the Preservation Massachusetts 2018 Preservation Directory.

In general, here's a synopsis of the feedback I've received. All prices listed are for Massachusetts Historical Commission's intensive Form B historic survey forms.

- There are economies of scale when undertaking survey work. For a small number of properties (1-3) surveys can run between \$500-\$750 per building/form.
- For a larger number of buildings the cost ranges between \$250-\$350; while time in the field does not change for the consultant, they can scale up on the historic research side (historic maps, local histories, access census data, etc.).
- In the most recent round of survey and planning grant projects funded by the Massachusetts Historical Commission (MHC), MHC budgeted surveys at \$250 per property, raising it from approx. \$225 the previous year.
- Per one consultant, MHC's budgets are known to be low relative to the consultant time needed to complete their inventory forms and associated survey products, but it is a useful bottom figure for budget planning purposes. Per another consultant, they usually do not respond to MHC-funded RFPs because of the low per-survey cost and some towns have had problems getting consultant responses in such cases.

I'm hoping to speak with several to get more information next week. I'm also reaching out to Michael Steinitz and Peter Stott in the survey program at MHC to see if there is any new guidance for towns undertaking surveys. In the mean time, I hope this information will be helpful to the CPC.

Thank you,
Taryn

- Broomer, Kathleen Kelly
- Clemson, John D.
- Doherty, Jennifer B. (currently not taking on new survey clients)
- Dray, Eric E.
- Holmes, Katy Hax (currently not taking on new survey clients)
- Spies, Stacy E.

On Wed, Oct 16, 2019 at 11:31 PM Duchesneau, Adam

<DuchesneauA@sudbury.ma.us> wrote:

Hello Taryn,

At October 16th's Community Preservation Committee (CPC) meeting, the CPC conducted a preliminary review of your Historic Resource Inventory Survey funding application.

I apologize for not taking better notes, but the CPC asked several questions of Diana, most/all of which she was able to answer. However, I encourage you to coordinate with Diana to see what, if any, additional information should be submitted to the CPC (through the Planning Office) by **Friday, November 1st** in advance of the upcoming public hearing on the application.

The public hearing before the CPC for this application was scheduled for **Wednesday, November 20, 2019 at 7:00 PM in the Lower Town Hall, 322 Concord Road**. Please come prepared to discuss your application with the CPC that evening

Please let me know if you have any questions. Thank you.

Adam

Adam L. Duchesneau, AICP
Director of Planning & Community Development
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