

Community Preservation Committee Follow-up Questions

Sudbury Historical Commission CPC FY 23 Application

Hosmer House Historic Structure, Cultural Landscape and Collection Study*

** Note change in project name.*

A. Please provide additional details on the scope of work and how much the project will cost.

See the updated Attachment A of the application.

The total cost of the project is \$130,000.

The combined Historic Structure Report (HSR) and Cultural Landscape Report (CLR) cost is \$110,000. See the preliminary scope of work.

These two study reports fit the eligibility category for a Mass Historical Commission Massachusetts Preservation Projects Fund grant, so there is the potential for a 50% matching grant equal to \$55,000.

The Collection Report cost is \$20,000. It is not eligible for an MHC funding grant.

B. Who is going to be involved in all the phases and what will occur in each phase?

This is not a phased project. The Historic Structure Report and the Cultural Landscape Report will be a combined study conducted at the same time by an historical architectural consultant/firm who will team with a landscape architect. The studies are combined to avoid duplication of tasks for efficiency and cost.

The Collection Study will be a separate study conducted by an expert in house collection assessment, conservation, care and management, and if need be, will team with professionals specializing in specific collection categories such as paintings and textiles. It is anticipated that this study will occur concurrently as the Historic Structure and Cultural Landscape study.

Updated

Attachment A

Sudbury Historical Commission CPC Funding Application

Hosmer House Historic Structure, Cultural Landscape, and Collection Study*

**Note change of project name.*

Project Description

Historic c 1793 Hosmer House was gifted to the Town of Sudbury by its last owner, Artist Florence Hosmer in 1978. Like the preservation non-profit Historic New England's Codman House in Lincoln, Massachusetts, Hosmer House is a unique historic resource in one unique respect because the house is not empty but contains a family's possessions and varied house contents that represent the family's presence over time. Hosmer House reflects a Sudbury family's life in Sudbury and provides an opportunity for an historic interpretation of Sudbury. Ms. Hosmer also bequeathed a collection of her paintings with the property.

Since the town's acquisition of Hosmer House, no comprehensive evaluation of the structure or its varied house collections has ever been conducted for their treatment, care, oversight, and management.

The Historical Commission seeks funding for a such a comprehensive evaluation - a Hosmer House: Historic Structure, Cultural Landscape, and Collection Study modeled in part after the American Institute of Conservation's (AIC) Conservation Assessment Program and the National Park Service model structure and cultural landscape study reports. These combined studies are critical for preservation planning for appropriate actions to preserve this historic property.

This project is comprised of two parts; it is not a phased project; Part I and Part II will likely be conducted simultaneously:

Part I: Historic Structure and Cultural Landscape (combined) Study will be conducted by an historical architectural consultant/firm with a landscape architect as part of the team:

- Part I A.: **Historic Structure Study Report (HSR)** to document the evolution of the structure, analyze its historic significance, identify character-defining features, assess structural integrity, and current condition of the exterior and interior of the house, outline appropriate treatment, care and maintenance of its features and building fabric, and provide strategic planning, management and oversight recommendations.
- Part I.B.: **Cultural Landscape Study Report (CLR)** to provide a detailed outline of the history and significance of the property and outline appropriate treatments for the care and management oversight of the landscape.

Part II: Collection Study; it will be conducted by a professional with expertise in collections and conservation assessment, operations, and management with assistance from specialists such as experts on art, textile and archival materials assessment and conservation:

- Part II: **Collection Study Report (CR)** to evaluate the various types of objects and collections housed at Hosmer House, assess their historic context, current condition and state of care,

storage, and conservation, outline appropriate treatments and conservation of the collection, and provide recommendations for oversight, management and care of the collection.

Statement of Need

As you have heard from Sudbury's residents, many residents have expressed that one of the reasons they moved to Sudbury and remain in Sudbury is its historic charm and character. Residents have also expressed interest in and recognition of the Town Center, of which Hosmer House is a key element, as an important and valued historic site in Sudbury.

The 2021 Town Master Plan states:

The rich history of Sudbury is the cornerstone that gives the Town sense of place and creates a unique experience for the people who live here and those who visit. Connections to the past are part of the experience in the historic Town Center and traveling among the hundreds of historic homes scattered about Town.

The Master Plan included a strong section on Historic and Cultural Identity with the stated goal to *preserve, protect, and develop the historical and cultural assets of Sudbury to foster appreciation of the Town's heritage for enjoyment today and by future generations.*

The recent 2022 Town-wide Historic Preservation Plan recognizes the need for and recommends that these proposed Hosmer House studies and assessments be made. In the past the Historical Commission has advocated for and overseen structural improvements to Hosmer House to assure its structural integrity, has restored many of Ms. Hosmer's paintings, and has coordinated with the Town's Facilities and Parks and Recreation Departments about the ongoing maintenance of the structure and grounds.

However, no comprehensive study and evaluation or formulation of a plan for or management of the preservation and conservation of the Hosmer House's cultural landscape, building and house collection has ever been undertaken. Hosmer House is a prominent, key anchor, and unique contributing historical asset in the National Register of Historic Places Town Center Historic District (NRHD) established in 1973 and local Town Center Historic District (LHD) and warrants a professional comprehensive level of study in order for it to be preserved, maintained, conserved for the benefit, use and enjoyment of the community and residents of Sudbury now and for the future.

CPC General Criteria

This proposal:

- Under General Criteria the Hosmer House Study is consistent with the Town's 2021 Master Plan and 2022 Historic Preservation Plan.
- Under the General Criteria the Hosmer House Study Reports will aid in the protection and preservation of the essential Historic Character of the Town by protecting its historical resource, namely the Hosmer House, itself as an anchor historic property in the Town Center Historic District. It will provide a comprehensive blueprint for preserving this town owned historic property, its landscape setting and vast historical house collection.

- Under the General Criteria the proposed Hosmer Study is urgently needed because no comprehensive study has ever been conducted to establish a base line for the protection and preservation of this historic resource.

Category Specific Criteria

The development of a Hosmer House Study Reports as recommended by the 2022 Town-wide Historic Preservation Plan would definitely yield “Public Benefits” as stated in the Category Specific Category.

The “Public Benefit” would include guidance on achieving preservation and conservation goals for the Historical Commission but also for other town departments and other boards and commissions.

Historical resources and landscapes can be a source of pride for our community, serve as tangible links to our past, and serve to engage, entertain, and educate the community about our history. Various town boards and commissions and town departments have a vested interest in, oversight of and/or statutory jurisdiction to protect, preserve and the maintenance of Sudbury’s historic sites, buildings, objects, and landscapes. Hosmer House, with its objects (collections) and landscape, is an important historical resource and site owned by the town.

CPC funds may be used for preservation of historic resources – and a Hosmer House Study is an essential tool for its ongoing and future preservation to be achieved.

As a CPC Historic Category Specific Requirement, the Historical Commission will seek the support of town boards and departments.

Town Interest

Sudbury residents have indicated that Hosmer House is a source of pride for our community, serves as a tangible and visual link to our past, serves to educate the community about our history and its development over time and provide an interpretive experience for residents.

Various town government entities have vested interests in and oversight responsibility of and/or statutory jurisdiction to protect, maintain and preserve Hosmer House:

Town Manager
Historical Commission
Historic Districts Commission
Town Facilities Department
Buildings Department
Park and Recreation Department

Sudbury Historical Commission FY23 CPC Application

Project - Hosmer House Historic Structure, Cultural Landscape and Collection Study

Preliminary Scope of Work: Combined House Structure and Cultural Landscape Study Parts I A. & B.:

I. Historic Structure Report Part I. A.

- Initial Meeting
- Preliminary Walk Through
- Site visits
- Historical Research
- Existing Conditions Drawings
- Record Photography
- Evaluation of Historical Significance
- Conditions Assessment
- Architectural Assessment – Interior and Exterior (following the US Secretary of the Interior’s Standards and Guidelines for Architectural and Engineering Documentation)
- Structural Assessment
- Paint Seriation Study
- Discussion with SHC and other stakeholders about current and future intended uses for the structure (include ADA compliance)
- Recommendations for Treatment: Restoration, Rehabilitation, Maintenance and Use.
- Draft Historic Structure Report
- Final Historic Structure Report

II. Cultural Landscape Report Part I. B.

- Initial Meeting
- Preliminary Site Walk
- Historical Research – Site History (including original property boundary) and Historic Context
- Site Survey of Cultural Landscape
- Record Photography
- Measured Drawings
- Existing Conditions (including historic garden) Assessment, Analysis and Evaluation
- Evaluation of Historical Significance
- Overview of Landscape Characteristics
- Discussion with SHC and other stakeholders about the current and future intended uses.
- Recommendations for Treatment and Management of Cultural Landscape
- Draft Cultural Landscape Report
- Final Cultural Landscape Report