



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 _____ **Date Submitted** _____

Applicant/Contact Person (please print) _____

Signature McMECWSKEY _____

Staff person/Responsible party _____

Email _____ **Telephone** _____

Estimated Completion Date _____

Total Cost of Project _____ **CPA Funds Requested** _____

CPA Eligibility (refer to the chart on page 4)

Please select the category and purpose of your project:

CPA Category:

- ☐ 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

The following pages expand the original response text boxes so that all submitted text is fully visible and readable. The wording below is reproduced from the submitted application.

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 existing parking and wayfinding signs and create new ones. 4. To create signs to be placed in front of each of our historic buildings with a description of its history and QR code for translation in multiple languages. 5. To create a cohesive design scheme so that all signs look the same and follow the color and design of the current signs for our main historic buildings. Currently, we have signs added over different periods, that look different and scatter information across several signs. The five objectives of this plan will benefit visitors to the property by making the signs easier to read in a slightly larger font, providing a history of each building to allow for self-guided tours, and making it easier to negotiate the campus and find accessible parking and entrances. It will also benefit residents of the town of Sudbury and neighboring towns who pass through our property by providing newer, clearer signs. Adding QR codes for translations of the history of our site into languages other than English (such as Portuguese and Spanish) will allow the many local visitors who visit our campus (particularly the Grist Mill area) to learn about the site, our history, and our public events and to let international visitors learn about our history and events. This project will essentially update the current signs along Wayside Inn Road (which were funded by CPA funds) without any radical changes in the design or placement; thus, we do not foresee any difficulties having the plan approved by the Historic Districts Commission, though of course we will work closely with them to get approval for the final design and placement of any signs. The plan will make clearer that visitors are entering and exiting the Wayside Inn Historic District by replacing the current one-sided signs along Wayside Inn Road with two-sided signs so that on the back they say "Thank You for Visiting the Wayside Inn Historic District." The current signs are blank on the reverse side. The current sign along Route 20, which is severely in need of repair, will be easier to read and feature more information about The Wayside Inn to attract more visitors who drive along Route 20. The addition of signs with historic information about each building will clean up the campus by gathering together information scattered across several signs into one that matches the design scheme of the signs along Wayside Inn Road that feature a white background, black text, and our red-horse logo. This proposal is accompanied by three supporting documents: 1. An inventory of the current signs which show their condition and comment on proposed changes. 2. A plan for proposed designs of the new signs. We would work with the Historic Districts Commission and any other town commissions for final approval of any designs and placement of the signs. 3. An estimate from Lyman Signs for the cost of new signs (though this estimate does not include all of the signs we would replace/create with this project).

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 grime that is difficult to clean off, 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 the addition of signs with historic information will provide our visitors (local, national, international) with clear, accessible information about the history of each building; the history of our local area and its connections to the events of the Revolutionary War, indigenous history, and enslavement; and information about the many free public events The Wayside Inn Foundation and community partners offer throughout the year. This directly address "The Importance of Continued Education" about Sudbury's historic properties and districts noted in the 2021 Master Plan (p. 58). In particular, adding QR codes with historic information translated into languages other than English is a direct response to community members who often mention the need for this to make the site more inclusive. Third, the addition of clearer signage about parking, wayfinding, and accessibility will improve the visitor experience especially during particularly popular days such as July 4th, Colonial Faire, Apple Fest, and during our busy season of October-December. The project thus serves multiple needs: the need for historic information available immediately to visitors through new signs; the need for that information to be easier to access through larger font and QR codes with translations into languages other than English; the need for easier to see and follow signs for parking and accessible entrances. Multiple populations will benefit through the improved signage: regular visitors such as the local residents that dine at our Inn and/or use our grounds for walks and picnics; first-time or infrequent visitors; and the many motorists who drive through our property as a scenic route or as part of their daily activities.

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 Trustees on the layout, design, and signage for our walking trails, and their guidance regarding accessibility will help us with creating signs for negotiating our entrances to and pathways between our historic buildings.

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 \$65,000 for 25 signs plus posts and brackets, design, and installation. A written estimate from Lyman Signs, who specialize in historic signage, is attached. This estimate is for a total of 19 signs (not the full 25 that this project entails) as this original estimate does not include the historic information signs we want to add. These are the signs that offer a description of the history of 5 sites (Longfellow's Wayside Inn, the Grist Mill, Martha-Mary Chapel, Redstone Schoolhouse, Gate House) and 1 for the Longfellow Memorial Garden. The full \$65,000 of CPA funds would be spent on design, construction, and installation of the signs. The total of \$65,000 is derived from the original estimate of \$47,345 for 19 signs (plus design and installation) from Lyman Signs plus an estimated \$12,000 for the 6 signs that offer historic information listed above plus an estimated \$2,000 for the design and installation of these signs. An estimated \$4,000 is included in the total budget for unanticipated costs or any additional parking and accessibility signs we might find necessary. The signs would be designed and placed in partnership with the Historic Districts Commission. Their recommendations might require additional costs, which are also anticipated with the additional \$4,000 added to the costs outlined above.

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 cycle opens in March 2027. Finally, we will have a targeted campaign for raising funds for this project by directly contacting The Wayside Inn Foundation members and others via mailings and social media.

PROJECT DESCRIPTION — CONTINUED

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 sign-making firms, with the selection of the firms made in collaboration with any parties best suited to recommend firms that create high quality signs of this type. December 2027: Choose vendor and work with them on the schedule for fabrication and installation of the signs. April-May 2027: Installation of signs to be supervised by Victor Sulkowski, member of The Wayside Inn Foundation Board of Trustees and Innkeeper Steve Pickford.

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 lead to this loss of visitors because the poor conditions of the signs might suggest an overall undesirable visitor experience and/or because it would be difficult to understand what there is to see and do while on our site without clear, informative signage. Furthermore, the poor quality of the signs would detract from the scenic drive along Wayside Inn and Dutton Roads for visitors and those who use these roads daily.

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 and managed the bid process, worked directly with the contractors and with the Historic Districts Commission, and with our Innkeeper Steve Pickford and Assistant Manager Tara Murphy to make sure construction did not disrupt daily operations of the Inn, restaurant, and other work on site. Steve Pickford and Tara Murphy would also assist in the implementation of this project by managing temporary changes to the campus such as closing of certain sections of parking or any other disruptions the sign installation may cause.

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 The Wayside Inn site and regularly fixes storm damage, fences, pathways, etc. The maintenance of the signs would, thus, be part of their regular, salaried workload. Any substantial damage, such as the destruction of any sign(s) because of vandalism, car accident, or storm damage would be funded by the Board of Trustees' preservation or discretionary fund and/or would be funded by memberships to The Wayside Inn Foundation or donations from the public.

ADDITIONAL INFORMATION

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.

No additional response was entered in the submitted application.

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

No additional response was entered in the submitted application.

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

No additional response was entered in the submitted application.