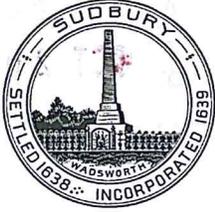


Updated



Town of Sudbury

RECEIVED
OCT 20 2022

Community Preservation Committee

Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776
978-639-3387
Fax: 978-639-3314

cpc@sudbury.ma.us

www.sudbury.ma.us/cpc

PROJECT SUBMISSION FORM

Applicant: Diana Warren

Submission Date: October 6, 2022 (updated Oct. 18, 2022)

Group or Committee Affiliation (if any): Historical Commission

Applicant Address:
278 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:
dewwarren@gmail.com

Project Manager Email & Phone Number:

Project Name: Sudbury Historic Resource Inventory Surveys Phase V

Project Description: This project seeks funding for additional surveys to be conducted and added to Sudbury's Historic Property Resource Inventory. This funding will allow for the surveying of approximately 24 additional historic properties (buildings) and 4 areas which includes those recommended by the Historic Property Survey (Phast IV) Update 2020-2021 Final Report.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	\$12,000	\$12,000	
2025			
2026			
2027			
2028			
Total			

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

See attached.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

See attached.

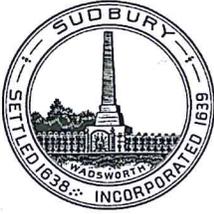
For Community Preservation Committee Use:

Form Received On: 10-20-22

Project Presented to CPC On: _____

Reviewed By: R Poter

Determination: _____



Town of Sudbury Community Preservation Committee

RECEIVED
OCT 07 2022
RP

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Sudbury, MA 01776
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PROJECT SUBMISSION FORM

Applicant: Diana Warren

Submission Date: October 6, 2022

Group or Committee Affiliation (if any): Historical Commission

Applicant Address:

278 Old Sudbury Road
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space & Recreation
- Community Housing
- Historic Resource

Applicant Email & Phone Number:

dewarren@gmail.com

Project Manager Email & Phone Number:

Project Name: Sudbury Historic Resource Inventory Surveys Phase V

Project Description: This project seeks funding for additional surveys to be added to Sudbury's Historic Resource Inventory. This funding will allow for the surveying of additional historic properties and areas as recommended by the Historic Property Survey Update 2020-2021 Final Report.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2024	TBD		
2025			
2026			
2027			
2028			
Total			

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

See attached.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

See attached.

For Community Preservation Committee Use:

Form Received On: 10-7-22

Project Presented to CPC On: _____

Reviewed By: R. Pocat

Determination: _____

Sudbury Historic Resource Inventory – Phase V

Project Description

This project seeks CPC funding for additional historic property surveys to be added to Sudbury's Historic Resources Inventory. Funding will allow for the surveying of additional individual properties as recommended by the Phase IV 2020-2021 Sudbury Historic Survey Update Final Report and as recommended by the recently completed 2022 Town-wide Sudbury Historic Preservation Plan.

Historic surveys are important in identifying properties eligible, either individually or as an area, for listing on the Massachusetts 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) and the Historic District Commission (Certificate of Appropriateness). They are also frequently the only comprehensive documentation of a building or structure after it is lost. Many of the current Sudbury Historic Resources Inventory forms were completed in the 1960's by volunteers and some have not been updated and do not meet current historic preservation standards for documentation.

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

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

- Phase I – completed prior to adoption of the CPA in Sudbury
- Phase II – 2005, \$9,800
- Phase III – 2015, \$5,000
- Phase IV – 2020, \$30,000

CPA General Criteria

- This proposal is eligible for the Community Preservation Act (CPA) funding according to the general requirements described in the CPA legislation.
- The Sudbury Historic Resources Inventory aids in protecting and preserving Sudbury's historic, cultural, and architectural resources of significance, especially those that are threatened. Historic Resources cannot be protected and preserved unless they are identified.
- Surveying historic resources is a recommendation of the 2022 Town-wide Historic Preservation Plan.
- Thorough identification and documentation via Massachusetts Historical Commission Inventory forms is identified as the first step in the preservation planning process, as recommended by established historic preservation practices, the MHC and the and 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 over time. The following Committees, Boards, and Department 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
- Select Board.
- Design Review Board
- Conservation Commission

Similar CPC Funded Projects in Other MA Communities

2015

- Beverly, MA - \$12,000 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 side Property Survey
- Fall River, MA - \$10,000 to survey a neighborhood to facilitate the establishment of a local historic district,

2016

- West Springfield, MA - \$20,000 to update historic property survey
- Dracut, MA - \$30,000 for town-wide historic survey
- Easton, MA - \$35,000 to inventory properties and resources to determine the historic significance of properties
- Littleton, MA - \$20,000 to update cultural resources survey.
- Newburyport, MA - \$15,000 to update historic structure surveys of all contributing buildings within the city's National Register Historic District are identified.

2017

- Bourne, MA - \$20,000 for ongoing town-wide survey of historic 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 properties in town.

2019

- Barnstable, MA – \$20,000 Historic properties survey update
- Grafton, MA - \$30,000 Historic Properties survey update.
- Holyoke, MA - \$20,000 Main Street corridor survey

2020

- Braintree, MA - \$30,000 Historic properties survey update.
- Lincoln, MA - \$30,000 Historic properties survey update
- Falmouth, MA - \$30,000 Inventory of Historic Properties Phase 3

2021

- Nantucket, MA - \$45,000 Historic properties plan and study
- Fairhaven, MA - \$25,000 Historic properties Survey update
- Ayer, MA - \$25,000 Historic properties survey update

2022

- Beverly, MA – \$40,000 Neighborhood historic properties survey Phase I
- Lee, MA - \$30,000 Historic Properties Survey Update
- Lenox, MA - \$32,000 Historic Property Survey Update

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Nos. in Area

see data sheet

Maynard

SUD.T

see data sheet

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

NRDIS 07/14/1976

Town/City: Sudbury

Place (*neighborhood or village*):

Name of Area: Wolbach (Winterbrook) Farm

Present Use: residential, agricultural, offices

Construction Dates or Period: ca. 1843-1930s

Overall Condition: good to fair

Major Intrusions and Alterations:

artificial siding and replacement windows on main house;
removal of greenhouse superstructure at the conservatory;
artificial siding and glass-enclosure of porch on caretaker's
cottage

Acreage: 50.74 acres (per Sudbury GIS)

Recorded by: W. Frontiero/K. K. Broomer, consultants

Organization: Sudbury Historical Commission

Date (*month/year*): September 2021

Photograph



Main House: Façade (east) elevations.

Locus Map

↑
north

See continuation sheet.

see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.T

see data sheet

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

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION

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

The Wolbach (Winterbrook) Farm survey area occupies a large, irregularly shaped set of properties on the south side of Old Sudbury Road. Its rolling landscape of lawn, fields, woodland, and wetlands is an integral part of the Great Meadows ecosystem of the Sudbury River, which lies approximately one-half mile to the east. Winter Brook runs southwest-northeast through the survey area at its southern edge. Sloping down from northwest to southeast, the survey area comprises a main house, barn, conservatory, and caretaker's cottage with garage. These architectural features are clustered along the northern end of Wolbach Road. The street edge in front of the main house is lined with a mortared fieldstone wall; portions of the eastern side of the street frontage are lined with a dry-laid fieldstone wall and a split rail fence.

The Bent-Gleason-Wolbach House (18 Wolbach Road, ca. 1843-1845 and 1920s-1930s) is a linear building whose mid-19th century main block has accumulated a variety of later additions at the sides. The core of the house is a 2½ story, front-gabled block that has been extensively altered. The principal surviving Greek Revival features on its façade are classically detailed corner pilasters. The back end of the block has a pedimented gable-end and displays an unusual gridwork of two-story high, paneled pilasters, which in the early 20th century framed two stories of open porches. (The porches have since been infilled with windows and flat wood panels.) Two side-gabled wings rising 1 and 1½ stories extend to the north of the main block; a 1½ story, side-gabled wing with a front addition, roof deck, and enclosed sunporch at the back extends to the south.

Situated diagonally opposite the house, the Carriage House/Barn (Wolbach Road, ca. 1920) is a U-shaped structure facing the street; a long rear wing extends from the northeast corner. Gable roofs throughout the building have truncated ends; walls are sheathed with clapboards. The building rises one-story from a fieldstone foundation that is fully exposed at the rear (east) elevation. The façade on the main block of the U has a grand center entrance composed of classical pilasters, a pedimented gable with a lunette in the tympanum, and massive double-leaf doors with wood panels and multi-pane sash above. Two square cupolas with hip roofs are widely spaced on the ridgeline. The symmetrical garage wings on the north and south ends of the façade are lower in height; each have two single-vehicle bays and a pedestrian entrance. The rear wing has an asymmetrical gable roof and a flush dormer with a small cupola on the north side. The rear elevation of the main block has two garage doors at the basement level with hayloft-type doors above; a large center entrance with modern glazed infill and a modern deck and staircase; and a small silo at the southeast corner.

The Conservatory (18 Wolbach Road, ca. 1920), located south of the main house, has two distinct parts: a small wood-frame building set close to the road, and the foundation of a substantial greenhouse structure extending to the west. The fieldstone foundations of both building parts are fully exposed at the south end of the building and are set into the hillside on its north and west sides. The wood-frame cottage has a front-gable roof facing north and clapboard siding. Its south and east elevations each have two 6/6 windows. The building features an offset door and a single 6/6 window on its façade (north elevation), and a cross gable, off-center doorway, and substantial chimney on the west elevation. The attached greenhouse structure survives only in its foundation, which is visible on the south side. The south elevation is irregularly punctuated by two single-leaf doorways and eight windows, which are trimmed with flared fieldstone lintels on all openings and concrete sills at the windows. Nine small rectangular openings at the upper part of the south elevation are also trimmed with fieldstone lintels; they presently open onto a flat, membrane roof deck. The glass superstructure that originally stood atop the fieldstone base was removed in 2019.

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.T

see data sheet

Located on the north side of the Conservatory are a Garden and Garden Shelter designed by the Olmsted Brothers. These features are accessed by a flagstone-paved walkway from Wolbach Road, which also includes stone retaining walls and a stone-paved terrace and stairs. The main part of the Garden is divided into two rectangular sections; both sections are paved with flagstones and are enclosed by low walls constructed of narrow, flat stones with bluestone caps. Square piers punctuate the garden walls. The eastern section of the Garden contains flat-stone planter beds around the perimeter, a small rectangular pond in the center, and a Garden Shelter at the northeast end. Built into a steep slope, the six-sided Garden Shelter rises from a high foundation of concrete block walls that supports the stone perimeter wall at the garden level. The Shelter's base walls support six square wood posts and a rectangular hip roof, which is detailed with exposed rafter ends and wood shingle cladding. The western end of the Garden is a longer rectangular space with at-grade planting beds around the perimeter and in the center.

The Caretaker's Cottage (39 Wolbach Road, ca. 1920) stands on the east side of Wolbach Road, which takes a sharp bend to the southwest at this location. Facing north, the rectangular structure rises 1½ stories from a fieldstone foundation to a side-gabled roof with gable returns. A small chimney rises from the east end of the ridgeline. The vinyl-clad building has regularly arrayed, 6/1 windows with band molding. Three gabled dormers are evenly spaced across the front roof slope, which flares out at the base to cover a porch across the full length of the façade. A center entrance with sidelights is flanked by a single window on each side. Two-thirds of the front porch has been enclosed with 1/1 windows and flush paneling infilled between slender square posts; the easternmost bay of the porch is open. A small entrance vestibule is situated at the rear of the building, at the southeast corner. The side (east and west) elevations have two windows on the first and half-stories and a narrow 4-light window centered in the gable peak. A shed-roofed dormer covers much of the rear (south) slope of the roof. Positioned to the south of the Cottage is a utilitarian garage, which features a poured concrete foundation; a broad, side-gabled roof without returns; two single-car garage bays on the façade (northeast elevation); one window and a pedestrian entrance on the southeast elevation; and two windows on the northwest elevation.

Well maintained, Wolbach Farm contains a remarkable array of resources related to the agricultural and suburban development of Sudbury over nearly two centuries. The historic integrity of the main House has been severely compromised by the application of artificial siding, alterations to fenestration, and extensive additions. The Barn is unusually large, picturesque, and intact, however, and the Conservatory building is a robust and rare example of its building type on country estates. The modest Caretaker's Cottage is notable for its remote setting, intact massing, roofline, and fenestration.

HISTORICAL NARRATIVE

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

A highly significant historic agricultural property in Sudbury, Wolbach (Winterbrook) Farm is the headquarters of the Sudbury Valley Trustees (SVT) land conservation organization. SVT was established in 1953 by seven Wayland men concerned that accelerating post-World War II suburban sprawl threatened the local wildlife habitat. The organization protects open spaces and natural areas in thirty-six communities surrounding the Sudbury, Assabet, and Concord Rivers; manages thousands of acres of land providing habitat for natural wildlife; and maintains more than sixty-five miles of trails for public use, including at Wolbach Farm.

Wolbach Farm illustrates a shift in farm usage in Sudbury from the 19th to the early 20th century, when several of the town's older working farms were incorporated into gentlemen's farms maintained by well-to-do families from the Boston area. Wolbach Road preserves a portion of the old Lancaster Road, a Native trail laid out formally by the town in 1653 as part of a regional highway between Boston and Lancaster. Parts of the road had been gradually abandoned by the early 19th century, most often absorbed into the farmland and wood lots of adjacent neighbors. See Alfred S. Hudson's *History of Sudbury* (1889, pp. 184-186) for a description of the road's path in the vicinity of the (Thomas) Elbridge Bent place.

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.T

see data sheet

Thomas Elbridge Bent owned this farm from 1843 to 1889, eventually amassing about 100 acres west of the Sudbury River. He likely built this house between 1843 and 1845, after purchasing land on the old Lancaster Road from Tilley Smith (see area form for [Fairbank Farm](#)) and before marrying his first wife, Matilda L. Phelps. The Bent farm focused on mixed husbandry: raising cattle for sale, keeping milch cows for milk and dairy products, and growing crops. In 1880, Thomas Bent tilled 30 acres, maintained 45 acres as meadow, pasture, or orchard land, and had 10 acres of woodland and another 15 of unimproved fields. The farm's production for one year in 1880 included 600 pounds of butter, sixty bushels of corn, 100 bushels of potatoes, and forty bushels of apples. The sale of sixteen heads of cattle supplemented the farm income that year.

A neighbor, Augusta M. Morse (1865-1912), purchased Thomas Bent's 100-acre farm in 1889. Born in Maine, Augusta Morse had been residing in Sudbury since at least 1880 with Albert Haynes, and his wife, Caroline; Haynes was also a farmer. The 1880 census incorrectly describes Augusta as the daughter-in-law of Albert Haynes, when it appears Augusta was his step-daughter, the child of Caroline A. (Henderson) (Morse) Haynes. Augusta Morse may have purchased the Bent farmstead with an inheritance, or sold some of the Bent acreage to finance the maintenance of her farm. The town's tax valuation in 1890 assessed her house, two barns, home land of 75 acres, two horses, and three cows. She married John Gleason, an Irish immigrant, in 1899, and resided here until her death.

This farm is better known, since the early 20th century, for its associations with Dr. S. Burt Wolbach and his wife, Anna Wellington Wolbach. In 1914, Anna Wolbach acquired title to the farm from the administrator of Augusta Gleason's estate. The Wolbachs initially maintained the property, which they called Winterbrook Farm, as a country residence or gentleman's farm for weekend use, and were classified as "non-residents" in the town's 1921 tax valuation. Their holdings at that time included a 74-acre homestead plus an additional 20 acres. Anna Wolbach was assessed for the house and ell (valued at \$7,000), spring house and fixtures (\$150), new house (\$2,000), new barn (\$5,500), two conservatories (\$10,000), corn house (\$50), small house (\$50), silo (\$150), two hen houses, and a garage (\$200). From this assessment, it appears likely the barn across the road from the main house, as well as the conservatory, caretaker's cottage, and associated garage, were all in place by 1921, with the barn and caretaker's cottage being new construction. Ancillary farm buildings do not survive. The family also kept one cow, sixty heads of poultry, and three horses. Maintaining a weekend home in Sudbury allowed Dr. Wolbach to continue his childhood love of riding, and he was known to ride horseback on Sudbury's back country roads [Dr. Wolbach obituary].

The Wolbachs maintained homes in both Boston and Sudbury until moving to Sudbury full time about 1937 [Boston directories], following the death of their 11-year-old youngest son, Edmund "Teddy" Wolbach. The 1968 inventory form for the house prepared by William W. Wolbach, eldest of the three Wolbach sons, noted that several additions were made to the house in the 1920s and 1930s. During the Depression, the Wolbachs, along with their neighbors, the Newton family, employed local people to plant red pine, Norway spruce, and eastern hemlock in pastoral areas as well as around the house and barn [Wolbach Farm trail map; LeMond], transforming much of the farming acreage into a wooded retreat.

From the late 1930s through the early 1950s, the Wolbachs engaged the Brookline landscape architecture and planning firm of Olmsted Brothers to design and plant a formal garden and implement other landscape improvements on the property. The successor firm to that of nationally known landscape architect Frederick Law Olmsted, Sr., Olmsted Brothers was formed in 1898 by John Charles Olmsted (1852-1920) and his younger half-brother, Frederick Law Olmsted, Jr. (1870-1957), who built the largest landscape architecture practice in the United States in the early 20th century. An online photograph album of the Wolbach garden and wider landscape (see bibliography) indicates Edward Clark Whiting (1881-1962) and Hans J. Koehler (1890-1945) were among the firm members involved in the Wolbach commissions. Further research is recommended to determine the full extent of the firm's work on the Wolbach property. The Olmsted Brothers-designed garden is currently known as Founders' Garden, named in honor of SVT's founders.

Dr. S. Burt (Simeon Burt) Wolbach (1880-1954) was born in Grand Island, Nebraska and graduated from Harvard's Lawrence Scientific School and Harvard Medical School (1903). Described as one of the world's leading pathologists, Dr. Wolbach's research took him to West Africa to study sleeping sickness in 1910, and Poland, where he identified the cause of typhus that was sweeping the country in 1920. His success in Poland was based on his work in the United States in 1916, when he pinpointed the means of transmission of Rocky Mountain spotted fever, a disease similar to typhus. Dr.

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.T

see data sheet

Wolbach first joined the Harvard faculty in 1905 as an instructor, ultimately serving as Shattuck Professor of Pathological Anatomy at Harvard Medical School from 1922 to 1947, and as Pathologist-in-Chief at the Peter Bent Brigham, Children's, and Boston Lying-In Hospitals, all in Boston. He continued to work part-time in retirement as Director of Nutritional Research at Children's Hospital. President of Millwood Hunt Club in Framingham at the time of this death, Dr. Wolbach participated in drag hunts at the club well into his retirement years.

A Boston native, Anna Wellington Wolbach (1882-1969) was a graduate of Girls Latin School in Boston and Radcliffe College (1904), where she earned summa cum laude honors. She served forty-seven years as a member of Radcliffe's highest governing board, known as the Council, and was awarded the Radcliffe Alumnae Achievement Award in 1955. In 1963, the College dedicated the residence hall that bears her name at 124 Walker Street, Cambridge.

Winterbrook Farm remained in the Wolbach family for more than eight decades. William Wolbach was president of The Boston Foundation and the Boston Safe Deposit and Trust Company, a founder of The Boston Company, and chairman of the board at Children's Hospital [William Wolbach obituary]. His younger brother, John Wolbach (1917- 2000), was a longtime Sudbury resident until his death, as well as a member of SVT. After graduation from Harvard University, he worked his entire 52-year career as a research astronomer at the Harvard College Observatory. John Wolbach bequeathed the family farm, then encompassing 54 acres, to SVT. This gift included the Wolbach house, barn, caretaker's cottage with garage, and conservatory/greenhouse, along with extensive upland woods and riverfront wetlands that connected to nearly 1,000 acres of town and Federal conserved land in this part of Sudbury. John Wolbach had previously donated forty acres on the Sudbury River in 1991, which SVT subsequently sold, with his blessing, to the Great Meadows National Wildlife Refuge. Funds that SVT obtained from the sale were set aside to be used for maintenance of the eventual gift of the larger Wolbach property, which John Wolbach envisioned would become SVT's permanent headquarters. Renovating the Wolbach house for use as offices, SVT opened its new headquarters at Wolbach Farm on March 1, 2004 [Lewis, 139-142].

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INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.T

see data sheet

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 Wolbach, William W. MHC inventory form for 18 Wolbach Road (SUD.75). Prepared with Harvey N. Fairbank for the Sudbury Historical Society. January 1968.

For further research, see the Olmsted Research Guide Online (<http://ww3.rediscover.com/Olmsted>) for lists of plans and correspondence between Olmsted Brothers and the Wolbach family on file at the Olmsted National Historic Site in Brookline.

Wolbach (Winterbrook) Farm Data Sheet

<i>Parcel ID</i>	<i>MHC #</i>	<i>Historic Name</i>	<i>Address</i>	<i>Date</i>	<i>Style/Form</i>
H11-0100	SUD.75	Thomas Elbridge Bent House – Augusta Morse Gleason House – Wolbach House	18 Wolbach Rd	ca. 1843- 1845, 1920s- 1930s	Greek Revival/ Colonial Revival
	SUD.993	Wolbach Conservatory		ca. 1920	Utilitarian
	SUD.994	Wolbach Garden		ca. 1938	No style
	SUD.995	Wolbach Garden Shelter		ca. 1938	No style
<u>H11-0102</u>	SUD.399	Wolbach Carriage House/Barn	Wolbach Rd	ca. 1920	Colonial Revival
<u>J11-0202</u>	SUD.400	Wolbach Caretaker's Cottage	39 Wolbach Rd	ca. 1920	Colonial Revival
	SUD.401	garage		ca. 1920	No style

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

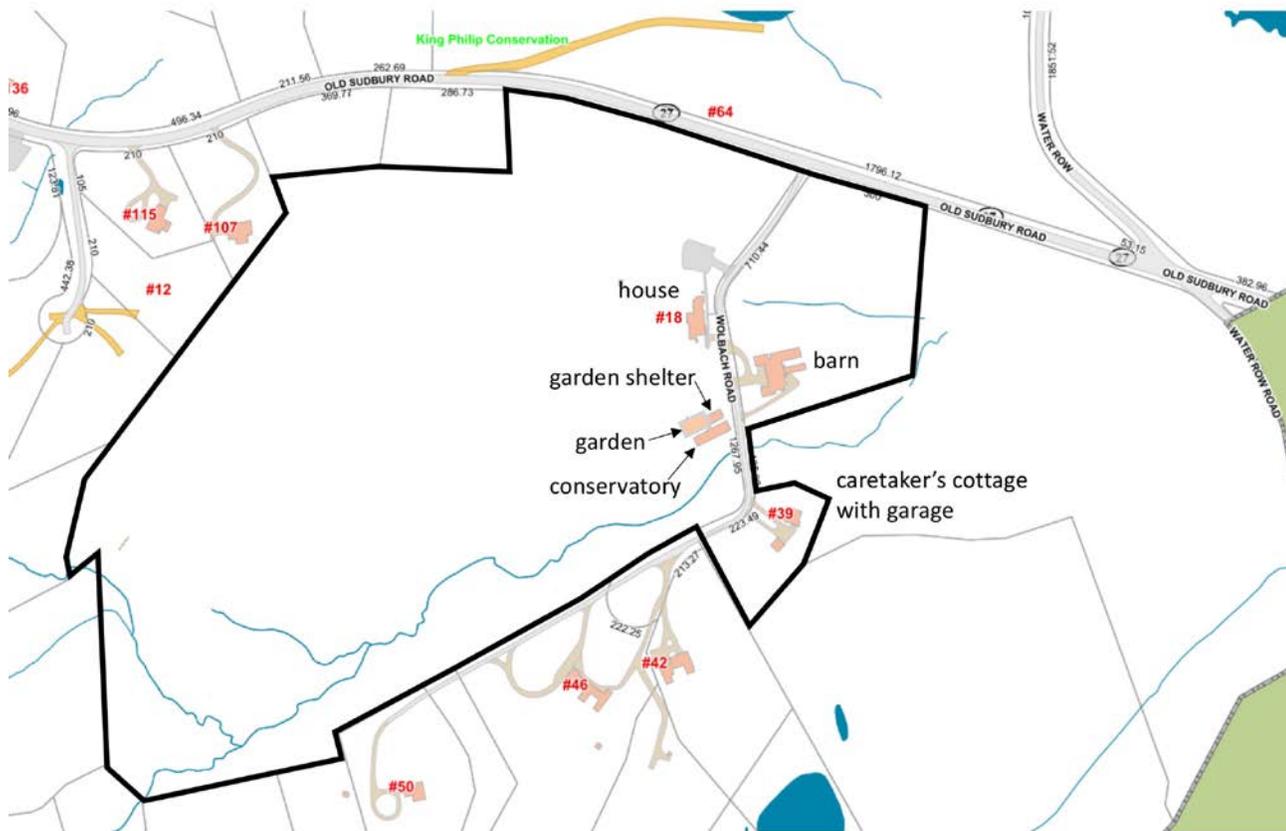
Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.T

see data sheet

LOCUS MAP



INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.T

see data sheet

SUPPLEMENTARY IMAGES



Main House: South and façade (east) elevations.



Main House: North and west elevations.



Main House: West and south elevations.



Barn: Façade (west) and south elevations.

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

MASSACHUSETTS HISTORICAL COMMISSION

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see data sheet

SUPPLEMENTARY IMAGES



Barn: North elevations.



Barn: East elevations.



Barn: Façade (west) and south elevations.



Conservatory: Façade (north) and west elevations.

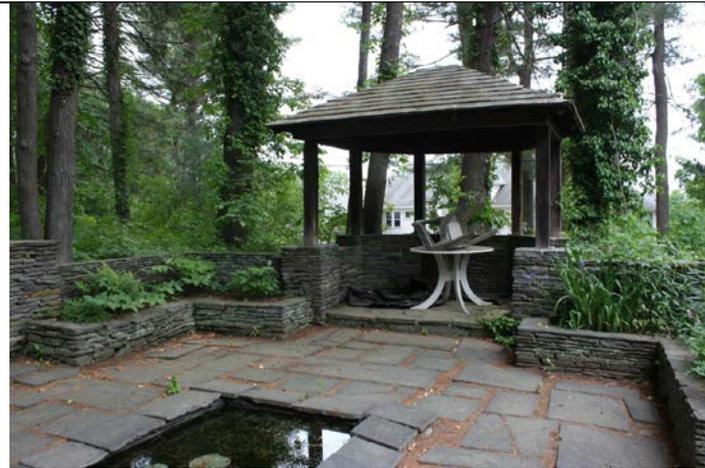
SUPPLEMENTARY IMAGES



Conservatory: South and east elevations.



Conservatory with greenhouse superstructure, 2019. Courtesy of David Anderson.



Garden Shelter and Garden, view from southwest.



Garden, view from northeast.

INVENTORY FORM A CONTINUATION SHEET

SUDBURY WOLBACH (WINTERBROOK) FARM

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SUD.T

see data sheet



Caretaker's Cottage, view from northeast.



Caretaker's Cottage, view from southwest.



Garage at Caretaker's Cottage, view from northeast.

FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number

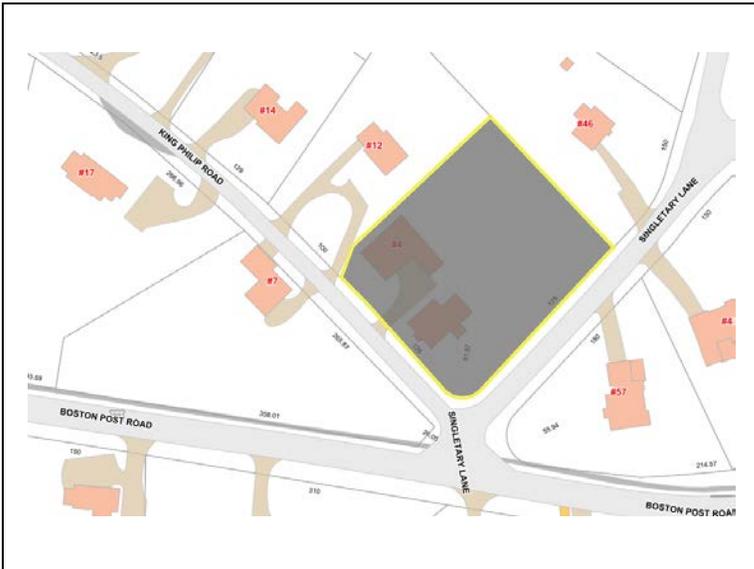
K09-0102	Framingham	SUD.B, I	SUD.38, SUD.389
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LHD 04/10/1972

Photograph



Locus Map



Recorded by: W. Frontiero and K. K. Broomer, consultants

Organization: Sudbury Historical Commission

Date (month / year): September 2021

Town/City: Sudbury

Place: (*neighborhood or village*):
South Sudbury

Address: 4 King Philip Road

Historic Name: John Goodnow House and Barn

Uses: Present: residential

Original: residential

Date of Construction: 2nd quarter 19th century

Source: maps and atlases,
visual inspection

Style/Form: Federal/Greek Revival

Architect/Builder: not determined

Exterior Material:

Foundation: stone

Wall/Trim: clapboard/wood

Roof: asphalt shingle

Outbuildings/Secondary Structures:
barn (ca. 1880)

Major Alterations (*with dates*):

rear bay and raised roof? (E – M 19th c?) – bracketed window caps on facade (L 19th c?) - side and rear additions and dormers (20th c?)

Condition: good

Moved: no yes **Date:**

Acreage: 0.88 acres

Setting: Located at the eastern end of King Philip Road, near its intersection with Boston Post Road, on a quiet residential street containing a variety of 19th and 20th century development. Large corner lot is flat at the front edge and rises steeply behind the house and barn. The modest front setback is maintained chiefly in lawn and is bordered by a dry-laid stone wall at the street edge.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

4 KING PHILIP RD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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.*

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The property at 4 King Philip Road consists of a cape-style cottage and a substantial early barn. The main block of the cottage rises 1½ stories from a granite block foundation to a side gable roof without returns. A sturdy chimney rises up in the center of the front slope of the roof. The position and size of the chimney suggest that the original house was one-room deep, and the roof was later raised and extended over an additional set of rooms along the rear. A second chimney rises from the middle of the rear slope of the main roof.

Walls are sheathed with clapboards and trimmed with flat corner boards and a narrow fascia with slender crown molding. Windows typically occur singly and have 6/6 sash and flat casings. Windows on the first floor of the façade have a narrow, rectangular cap with miniature brackets. The five-bay façade of the main block features small, 3/3 windows in the knee wall of the half-story and a hip-roofed entry vestibule. The doorway on the vestibule contains a single-leaf door, ¾-height sidelights, and band molding. The asymmetrical west elevation has three windows across the first and half-stories and a smaller window centered in the gable peak. A shallow, gable-roofed vestibule has been added towards the back of the first floor, and a two-story shed-roofed extension is visible along the back wall of the main block. The similarly asymmetrical east elevation has one typical window and a bank of three smaller, casement windows on the first floor, three windows across the half-story, and one window centered in the gable peak. A one-story gabled addition positioned at the rear of the east elevation has a side gable roof, a door and window facing front (south), and a single window centered on its east wall. The rear slope of the main roof has been extended into a lean-to form. Two shed-roofed dormers and a large shed-roofed screened porch at the first floor have been added to the rear elevation.

Positioned to the west of the house is a 2½ story, New England-style barn that faces east towards the house. Rising from a fieldstone foundation, its walls are sheathed in clapboards and trimmed with flat corner boards and fascia; no gable returns. The façade (east elevation) has a large barn door positioned slightly off-center, a small pedestrian door offset at the northern end of the ground floor, and a 6/6 window with flat trim centered in the gable peak. The south elevation of the barn has three evenly spaced, horizontal, 6-light windows at the ground level, all trimmed with flat casings. The rear (west) elevation of the barn has a barn door, pedestrian door, and gable-peak window similar to the front elevation, plus two small windows set between the barn door and pedestrian door. The rear slope of the roof extends to cover an open storage space along the north elevation of the barn. The lean-to merges with a shed-roofed addition to the northeast of the barn's main block. Also sheathed with clapboards, this addition is open at the ground floor on its south (street) side, and has two 6-light windows in its south-facing half-story.

Well preserved and well maintained, 4 King Philip Road is a striking example of the evolution of a 19th century farmstead, including both house and barn. Notable design features include the simple massing of both the residential and agricultural buildings, and the house's high post stud wall, with its abbreviated half-story windows; intact fenestration and historic window sash; and center entrance vestibule. An uncommon survivor, the barn is remarkable for its size; intact siding, windows, and doors; and for its variety of utilitarian additions.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is significant for associations with Sudbury's agricultural past and its long ownership through three generations of the Smith-Goodnow family, from the mid-19th century through the mid-20th century. Its early history is unclear and merits more detailed research, possibly to include an inspection of the interior framing, in the future. Estimated construction dates have

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

4 KING PHILIP RD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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ranged from 1729 [Sudbury assessor's database] to 1770 [1968 inventory form]. The 1830 map of Sudbury does not show a building on this site, which could suggest an earlier dwelling was moved here in the mid-19th century. The 1856 county map records the owner of this house as G. H. Smith. A Sudbury native and farmer, Gardner Hunt Smith (1815-1896) married Susan[na] S. Parmenter in Sudbury in 1840. While Smith did acquire the homestead farm of his deceased father-in-law, Jesse Parmenter, in 1849, it does not appear to be associated with this house; the deed describes the Parmenter homestead as located in the westerly part of Sudbury [Middlesex deeds 556:468]. Gardner Smith was employed as a teamster by 1880. He and wife Susan shared the house with their daughter Mary, her husband Frank W. Goodnow, and their infant daughter Florence. Mary Goodnow was employed as a music teacher, while her husband was a "crimping counter" in an undetermined industry. After Mary Goodnow's death from consumption in 1881, it appears her husband and daughter remained here with the Smiths.

In 1890, Gardner Smith was assessed for a house, barn, shed, hen houses, and home land of 15½ acres. The barn is not shown on the 1875 atlas as barns are on neighboring properties, suggesting a construction date for the present barn of about 1880. In the last quarter of the 19th century, this property was known as Green Hill Farm, named for high ground to the northeast. When Frank Goodnow acquired title from his father-in-law, he built two greenhouses covering 2,000 square feet northwest of the barn, on the site of a later dwelling at 12 King Philip Road. The greenhouse business was a major industry in Sudbury from the 1880s through the turn of the 20th century. The town recorded at least 80 greenhouses in place in 1900, from ancillary structures on farms to large-scale commercial greenhouses covering up to two acres of land area. Vegetables, especially cucumbers and lettuce, and flowers, especially carnations and violets, were the chief products of Sudbury greenhouses, shipping to surrounding towns and later markets in Boston and New York [Hudson, 492; "Greenhouses"].

Franklin Wheeler Goodnow (1853-1941) remarried in 1891, to Hattie L. Smith (1861-1943). She was born in Sudbury and worked as a schoolteacher in Newton. Skilled at photography, she recorded friends and scenery in Sudbury and Newton. Her photographs have been exhibited in Sudbury and her collection of glass plate negatives, discovered in the house after her death, were donated to the Sudbury Historical Society. Frank Goodnow served on the Board of Selectmen, while Hattie was active on the Temperance and Visiting Committee of the Methodist Church. Boarding with the Goodnow family in 1910, per the U. S. census, was 21-year-old Shirley F. Smith, an electrician for the electric light company. This house is reported to be one of the first in Sudbury to be wired for electricity. The Goodnows also had a telephone installed in the 1930s.

Rapid development after World War II transformed the character of the surrounding landscape. The small farm remained in the Goodnow family until the death of Frank and Hattie's youngest child, John F. Goodnow, in 1952. He apparently took over the insurance business started by his father in the 1930s. Donald W. Neelon of Wayland and his wife, Constance, subdivided this farm in 1953, creating house lots on Boston Post Road, Singletary Lane, and Winsor Road (as far as 25 Winsor), and yielding the present parcel for this house. Dr. Edwin Burr Pettet, owner of this house from 1958 to 1968, was the chairman of the Department of Theater Arts at Brandeis University. In addition to founding the New England Repertory Theatre in Boston and the Provincetown Playhouse on Cape Cod, Dr. Pettet was known for his work in educational television and served as drama critic for a Boston television station. He was one of four residents on the street to petition the Board of Selectmen to create the local historic district on King Philip Road, established in 1972 and expanded to its current size in 2005.

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- "Historic Sudbury photos at library [Hattie L. Goodnow photographs]." *Sudbury Town Crier* (October 17, 2002), 19:4.
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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

4 KING PHILIP RD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Middlesex County maps and atlases: 1856, 1875, 1889, 1908.
Middlesex South Registry of Deeds: 8011:373 (1952), 8011:374 (1952), 9255:116 (1958), 11523:96 (1968).
Poirier, Patricia. "Old-fashioned hospitality. Eighteen-century farmhouse mingles comfort with style." *Sudbury Town Crier and Tab* (August 6, 1998), 33:1-5.
Resident/voting lists, Town of Sudbury: 1946, 1969.
Scott, Laura. *Sudbury: A Pictorial History*. Norfolk, VA: Donning Co., 1989. See p. 91 for ca. 1900 photo of barn.
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----- Death record, Sudbury (April 18, 1896). *Massachusetts, U. S., Death Records, 1841-1915*. Database and images. www.ancestry.com. Accessed May 2021.
Subdivision Plan of Land in Sudbury, Property of Donald W. Neelon (April 27, 1953). 3 sheets. Schofield Brothers, Reg. C. E. Middlesex South Registry of Deeds, Plan No. 184 of 1954.
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SUPPLEMENTARY IMAGES



Barn: South and façade (east) elevations.



Barn: East and north elevations.

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
- Contributing to a potential historic district Potential historic district

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Wendy Frontiero and Kathleen Kelly Broomer
The criteria that are checked in the above sections must be justified here.

The John Goodnow House and Barn, 4 King Philip Road, are significant for their associations with Sudbury’s agricultural past and its long ownership through three generations of the Smith-Goodnow family, from the mid-19th century through the mid-20th century. Known as Green Hill Farm in the late 19th century, land formerly associated with this house and barn was also occupied by two large greenhouses, an important segment of Sudbury’s economy from the 1880s through the turn of the 20th century. In addition to its farming history, the dwelling was home to Hattie L. Smith, a prominent local photographer. The property also illustrates the transformation of Sudbury from an agricultural to a suburban town. The farmstead was subdivided in the 1950s for smaller house lots on three separate streets. The present parcel left commercial agricultural production and was owned and occupied by Dr. Edwin Pettet, head of the theater department at Brandeis University, drama critic, and founder of theaters in Boston and Provincetown.

Well preserved and well maintained, 4 King Philip Road is a striking example of the evolution of a 19th century farmstead, including both house and barn. Notable design features include the simple massing of both the residential and agricultural buildings, and the house’s high post stud wall, with its abbreviated half-story windows; intact fenestration and historic window sash; and center entrance vestibule. An uncommon survivor, the New England style barn is remarkable for its size; intact siding, windows, and doors; and for its variety of utilitarian additions.

Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, 4 King Philip Road is recommended for the National Register with significance at the local level. Information on historic interiors would be required for MHC to confirm this recommendation.