



Town of Sudbury

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PROJECT SUBMISSION FORM

Applicant:

Submission Date:

Group or Committee Affiliation (if any):

Applicant Address:

Purpose (please select all that apply):

Open Space & Recreation

Community Housing

Historic Resource

Applicant Email & Phone Number:

Project Manager Email & Phone Number:

Project Name:

Project Description:

Costs:

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

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (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.

For Community Preservation Committee Use:

Form Received On: _____

Project Presented to CPC On: _____

Reviewed By: _____

Determination: _____

SUDBURY SURVEY UPDATE, 2020-2021
Survey Final Report

Submitted to the Town of Sudbury and the Massachusetts Historical Commission

21 September 2021

Wendy Frontiero and Kathleen Kelly Broomer
Architectural Historians and Preservation Consultants

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ABSTRACT

The Town of Sudbury received a Survey and Planning Grant from the Massachusetts Historical Commission (MHC), matched with local Community Preservation funds, to update and expand its townwide historic resources inventory. Administered by the Sudbury Historical Commission, the survey recorded historically and architecturally noteworthy resources that represent the cultural history of Sudbury and were constructed before 1940. Two (2) MHC area inventory forms, eighty (80) MHC building inventory forms, and two (2) MHC structure forms were prepared, recording 112 historic resources. The survey identifies resources potentially eligible for the National Register of Historic Places and supports additional preservation planning efforts, including demolition delay review. A large-scale GIS base map of Sudbury was annotated to show the areas and individual resources inventoried during this project. The *Survey Final Report* includes a description of survey methodology, index of inventoried areas and properties, National Register of Historic Places context statements with recommendations for National Register evaluation, further study recommendations, and a bibliography.

Historic resources recorded in the survey will be incorporated into the Inventory of Historic and Archaeological Assets of the Commonwealth, the statewide inventory maintained by the MHC. After processing by the MHC, the inventory forms will be available online through the Massachusetts Cultural Resource Information System (MACRIS) database at <https://mhc-macris.net>. Copies of all inventory forms, the final report, and the survey base map are also available for public inspection at the Planning and Community Development Department, Flynn Building, 278 Old Sudbury Road.

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METHODOLOGY

Survey Objectives

The Town of Sudbury received a Survey and Planning Grant from the Massachusetts Historical Commission (MHC), matched with local Community Preservation funds, to provide professional research and documentation of historic resources in the town. The survey updated and expanded earlier volunteer and professional survey documentation that previously recorded about 441 resources in MHC's Massachusetts Cultural Resource Information System (MACRIS) database.

This survey project developed a fuller understanding of the area's historically and architecturally significant resources, with particular goals of advancing knowledge of 20th century properties, pre-1940 municipal buildings, and under-documented building types, including barns and other outbuildings. The survey also provided documentation to support administration of the town's Demolition Delay Bylaw and future preservation planning efforts, including a townwide preservation plan.

Per the contracted Scope of Work, later amended by e-mail agreement given the late project start, 112 historic resources were recorded with MHC inventory forms, in accordance with the survey methodology of the MHC. Historic contexts for National Register evaluation were identified, and National Register of Historic Places criteria were applied to all resources recorded on inventory forms. A list of properties recommended for National Register evaluation was prepared, along with a survey base map identifying the resources documented during this project.

The Town of Sudbury contracted with Wendy Frontiero and Kathleen Kelly Broomer, architectural historians and preservation consultants, to conduct the survey, which concluded in September 2021.

Assessment of Previous Research and Documentation

Sudbury's built environment is dominated by a rich layering of agricultural and residential uses dating from the 18th through early 20th centuries, with small-scale, historic industrial and commercial properties concentrated in the southern portion of the town. Residential growth increased exponentially after World War II, with new subdivisions built throughout the town and several large new industrial and shopping complexes constructed (and sometimes already abandoned), particularly along the Boston Post Road.

Existing inventory forms for Sudbury provided a useful framework for establishing priorities in this survey project, especially the sixteen (16) area forms previously developed for the town. The Sudbury Historical Commission identified many properties within inventoried areas and designated historic districts that merited documentation individually during the project, although the area and district forms themselves were not updated.

Sudbury’s local historic districts are designated by Special Act (*Chapter 40 of the Acts of 1963*) rather than under the provisions of *M.G.L. c. 40C*, which requires that a district study report -- often supplemented with building inventory forms -- be prepared and filed with MHC. The absence of this building-by-building documentation of local historic districts, combined with the age of the town’s National Register districts (all established 45-50 years ago), contributed to the need for detailed and current inventory forms for properties within designated historic districts.

Roughly one-half of the properties targeted for survey were located in established historic districts, some with overlapping boundaries:

approximately 19 properties	Old Sudbury Historic District (LHD 1963, expanded 1967, 2000) Sudbury Center Historic District (NRDIS 1976)
approximately 16 properties	King Philip Historic District (LHD 1972, expanded 2005)
approximately 10 properties	The Wayside Inn Historic Districts I and II (LHD 1967) The Wayside Inn Historic District (NRDIS 1973)
approximately 4 properties	George Pitts Tavern Historic District (LHD 2008)

While these properties are included in the Inventory of Historic Assets of the Commonwealth, the statewide inventory maintained by MHC, they either had building inventory forms prepared in the late 1960s, or were documented merely by citation on an address list in an area inventory form prepared from the mid-1990s onward. In both cases, updated property-specific inventory forms meeting current MHC survey standards were desired to support local historic district review and broader town planning efforts.

Gaps in the existing Sudbury inventory suggested additional opportunities for documentation in this project. Examples included agricultural outbuildings and 20th-century resources such as recreational camp developments and early 20th century suburban construction. The desire to improve geographic survey coverage, especially in neighborhoods outside designated historic districts, also emerged as a priority. Notable clusters included an early 20th-century subdivision of summer cottages at Pine Lakes between Hudson Road, Crystal Lake, and Willis Lake, and a vestige of early 20th-century development on Boston Post Road east of Horse Pond Road.

Criteria for Selecting Properties for Survey

Sudbury Historical Commission members compiled a preliminary property list of 100 resources desired for recording in this project, ranging in date from ca. 1729 to 1939. Most were residential buildings and associated outbuildings, located in a range of village, suburban, and agricultural settings. Current or former municipal buildings, the Town Pound, mills, barns, carriage sheds, and former railroad buildings were included. Town priorities for survey included resources believed to be threatened by development, as well as previously inventoried properties considered to be under-documented by current survey standards. Despite MHC scope requirements that the survey would consider historic resources in place by circa 1970, local

funding constraints (generated by concerns about administration of the town's Demolition Delay Bylaw) imposed an end-date of 1939 for resources considered for this survey.

The following interconnected criteria were considered for finalizing the selection of resources:

Architectural quality and integrity. Consideration was given to both unique and representative examples of historic architecture, particularly examples of architectural styles currently under-represented in Sudbury's inventory, as well as strength and clarity of visual character.

Architectural and historical significance. Strength of associations with broad patterns of history or important individuals or events.

Visibility and Threats. Prominence in the landscape and susceptibility to development pressures, including demolition and large-scale renovation, and whether loss would likely be detrimental to Sudbury's cultural or architectural heritage. Demolition and large-scale renovations were considered an intense threat throughout the town, and along Boston Post Road in particular, with its multiple layers of history. The town reviews an average of one demolition permit each month.

Under-represented or under-documented resource types. The earliest volunteer-produced inventory forms did not meet current survey standards for architectural description and historical narrative, which provide critical background for preservation planning efforts.

Town-owned historic resources. The preliminary target list for the current survey project included the Flynn Building, 278 Old Sudbury Road (SUD.155), and the Sudbury Historical Commission subsequently requested an updated inventory form for Sudbury Town Hall, 322 Concord Road (SUD.103) in anticipation of future renovations. The consultants suggested addition of the Howe Lumber Company Lodge, 489 Peakham Road (SUD.437) as a town-owned historic resource for survey.

The Town Pound (SUD.904), Old Town/Revolutionary Cemeteries (SUD.805), Mount Pleasant Cemetery (SUD.802), and New Town Cemetery (SUD.804), all on Concord Road, were on the Sudbury Historical Commission's survey target list. All of these historic resources are located within the boundaries of the overlapping National Register and local historic districts at the town center. At the survey project start-up meeting, it was agreed that cemeteries at the town center are sufficiently protected by existing laws to be considered a lower priority for survey update.

A number of town-owned historic buildings, including some owned by the Sudbury Housing Authority, were not included in the town inventory. Most of these unrecorded buildings were constructed after the cut-off date for Sudbury Historical Commission review under the Demolition Delay Bylaw. When town-owned historic buildings have been identified and recorded proactively, however, the town has the necessary information on hand to plan for their renovation, replacement, or sale. The Sudbury Historical Commission may wish to consider further survey of examples that still generally retain their historic integrity. Priority in this

survey was given to town-owned resources that reflected residential and institutional development and agricultural activity in the first four decades of the 20th century.

Located in the public way throughout the town are cast iron historical markers placed in 1930 by the Massachusetts Bay Colony Tercentenary Commission. As is the case in many towns, these markers are susceptible to vehicular damage or removal during road projects. While six markers were reportedly erected in Sudbury, only one was included in the town's inventory: the Goodenow [sic] Garrison House Marker (SUD.911), with a 1967 form. Another marker, placed at the western town boundary with Framingham and Marlborough, reportedly was stolen. MHC staff confirmed that MassDOT (Department of Transportation) is currently recording all extant markers in Sudbury and other towns with MHC inventory forms, and long-term plans call for state-funded restoration of extant markers. The program will not cover fabricating replacements for missing markers.

Both the Sudbury Historical Commission and MHC staff approved the list of properties selected for documentation. Archaeological resources were not surveyed in the course of this project, as MHC requires specific archaeological expertise to document such properties.

Survey Procedures

Research Process

Research focused on identifying estimated construction dates, the names and occupations of property owners and/or building occupants (up to 1940), their contributions to the community, and each resource's historic appearance and modifications over time. Principal research sources consulted were historic maps and atlases, tax valuation lists, town directories and resident (voting) lists, deeds, the U. S. census, historic newspapers, and MHC's MACRIS (Massachusetts Cultural Resource Information System) database.

Sudbury has good online map and atlas coverage from 1795 through 1908, with most providing the names of property owners for each building, a critical starting point for research. Town valuation (assessors') lists, available for various years from 1859 onward, are arranged alphabetically by the surname of the taxpayer. Commercial directories exist from 1904 to the mid-20th century, providing resident names, street names (no street numbers), and occupations. Resident (voting) lists were published beginning in 1946, with listings arranged alphabetically by resident surname. Street names (no street numbers) and Post Office addresses are provided; occupations of individuals were added in 1960. The 1964 voting list is the earliest to list residents, with their occupations, by full street address in addition to alphabetically by surname. Town building permits for some privately-owned buildings date as early as the 1930s; in-person review of building permit jackets was not practical, however, given survey project time and budget constraints, exacerbated by pandemic limitations on in-person research. Online Sudbury newspapers covering most of the 20th century proved very helpful in property-specific research.

Lack of street numbers in Sudbury prior to the 1960s, combined with limited map and atlas coverage for Sudbury in the 20th century, complicated efforts to identify owners' names for historic buildings from 1908 onward. This constraint affected research for buildings constructed after 1908, as well as the 20th-century research desired for buildings that pre-dated 1908. MHC survey methodology does not require deed research, which is highly labor-intensive and not well suited to the budget constraints of a fixed-fee MHC survey project. At the same time, current MHC expectations for substantive content in the inventory forms could not be met without online research in the Middlesex South Registry of Deeds **for nearly all private properties inventoried in this project**, in the absence of a more efficient and accurate way to pinpoint 20th-century property owners for specific Sudbury buildings. This 20th-century research problem is not unique to Sudbury, and suggests the need for MHC reconsideration of its survey methodology and fixed-fee budgets to respond to these challenges.

For municipal properties in Sudbury, an extensive collection of municipal records from the mid 17th through mid 19th century is digitized and searchable online. Annual town reports from 1864 to the present also are available online. Another important source for researching municipal buildings is the Public Safety Plan collection at the Massachusetts Archives, which provides a card index of construction dates and architect names for public building projects dating from 1889 to the 1980s.

When an inventoried building or area was determined to merit further research, a notation to that effect was added to the corresponding inventory form. Completed MHC inventory forms are intended to provide broad-strokes assessments of historic resources for public planning purposes, and a solid foundation upon which more detailed research can build in the future. While survey research benefits from an array of online source materials and databases, time and budget constraints did not allow consultants to locate and synthesize every available online and hard-copy source in the development of inventory form narratives.

A number of useful research sources not available online were located in the local history room of Sudbury's Goodnow Library, including town (assessors') valuations, resident (voting) lists, and various documents and clippings in subject files. The Sudbury Historical Society provided copies of important reference works, including A. S. Hudson's *History of Sudbury* (1889); the Society's name and topics index (1983) to Hudson's area histories; Curtis E. Garfield's *Sudbury 1890-1989. 100 Years in the Life of a Town* (1999); and the Society's tour brochures from 2015 through 2018. While the archives of the Wayside Inn Foundation are not indexed, the Nonprofit Director of the foundation offered valuable insights into more accessible research and documentation on the property's history. While pandemic considerations necessarily limited the time devoted to on-site research in Sudbury collections, a number of sources were photographed for use off-site.

Recording of Resources

Survey products were prepared according to MHC survey requirements. A combination of area (Form A), building (Form B), and structure (Form F) inventory forms were prepared, recording 112 historic resources on 84 forms. Where a property already was represented in Sudbury's

inventory with an existing but inadequate or outdated inventory form, an entirely new form was prepared to meet current MHC survey standards. In most cases, this involved building forms. Two new area forms were prepared to update existing survey documentation for Fairbank Farm (SUD.S) and Wolbach (Winterbrook) Farm (SUD.T). New MHC area forms were not produced in this project for previously inventoried areas, *i.e.*, areas documented with area inventory forms and/or designated as local historic districts or National Register districts.

A reconnaissance survey was undertaken during Phase I of this project to verify the property types and styles, architectural quality, physical integrity, and social and economic context of resources on the Preliminary Target List compiled by the Sudbury Historical Commission. The lengthy process of refining the target list largely centered on discussing the historic integrity of buildings targeted, resolving ambiguities in identifying some of the properties desired for survey, and reaching consensus on how historic outbuildings are best recorded in an MHC survey grant project. Certain resources were removed from the target list, and others added.

While many properties requested for survey by the Sudbury Historical Commission maintain their historic integrity, others are quite altered and appear to have been included on the target list because their current condition or location suggests the possibility of future review under Sudbury's Demolition Delay Bylaw. Ideally, a town's inventory will focus on resources with the greatest historic integrity, even if they post-date the pre-1940 review threshold of the Demolition Delay Bylaw. Focusing a survey on resources with the greatest historic integrity is consistent with a principal goal of comprehensive surveys: identifying additional resources that merit listing in the National Register of Historic Places.

Owner permission was required in order to photograph a number of buildings that were not easily viewed from a public way due to foliage or building setback. If permission were not obtained in these instances, photographs taken from the public way likely would not have met current MHC survey standards for inventory forms. The consultants advised on a letter that the Director of Planning and Community Development sent to property owners on behalf of the Sudbury Historical Commission, requesting permission for limited exterior photographs of 22 resources on 18 properties. Seven (7) of these properties were recorded in the survey.

The survey process included field survey, research, evaluation, and production of inventory forms. Field work encompassed site observation of each building or area and new photographic recording. Research documented major alterations and confirmed original estimated construction and development dates, occupants, and developers/architects.

Inventory forms incorporate an architectural description, historical narrative, locus map, photographs, bibliography/references, and (where recommended) a National Register criteria statement form. Area form data sheets, where applicable, record an MHC inventory number, assessors' number, street address, historic name, approximate date of construction, and architectural style for each resource within the area form boundary. A list of properties recommended for National Register listing is included in this *Final Report*. Existing National Register district nominations helped establish a framework for understanding the relative

significance of historic resources in Sudbury. This material was revised and expanded to reference specific properties and new historic themes identified during the current project.

The inventory form numbering system was prepared according to recommendations of MHC’s MACRIS database staff. A street index is provided in this *Final Report*. The index lists all resources inventoried during this project, with their assigned MHC inventory letters (for areas) or numbers (for individual resources).

Small-scale maps inserted into the inventory forms were screen shots of online mapping currently available through the MapsOnline GIS function for Sudbury. Inventoried resources were hand-plotted by MHC inventory code on a large-scale base map of Sudbury prepared by the town’s GIS consultant. This base map, which includes street names, street address numbers, parcel lines, and building footprints, identifies resources inventoried during the project.

Photographic documentation varied with the type of inventory form prepared. Most inventory forms for individual resources included a single photograph of the principal building, with photographs for outbuildings and secondary buildings only if determined by the consultants to be architecturally or historically distinctive. For the two area forms, representative and outstanding individual buildings and street views within the area boundaries were photographed. Following MHC survey standards, original photograph prints were submitted (one for MHC, one for Sudbury) only for the view on the cover page of each inventory form. Additional views were provided as JPG files embedded in the inventory form document and not printed separately from the survey form. A CD of digital images for inventoried properties was submitted at the end of the project.

Two original complete sets of survey documents were submitted, one for MHC and one for the Town of Sudbury.

Accomplishments and Assessment of Survey Results

The goals of the survey have been accomplished, as follows:

	Updates to previously recorded resources	Resources newly added to inventory	Total resources recorded
2 area forms	2	8	10
80 building forms	48	52	100
2 structure forms	1	1	2
Total (84 forms)	51	61	112

Aside from a higher number of altered historic resources than the consultants anticipated recording, the survey results did not differ significantly from the expectations developed earlier in this project in terms of the location, concentration, and condition of historic resources.

INDEX OF PROPERTIES SURVEYED

Area Forms

Area Name	MHC ID
Fairbank Farm, 135 and 136 Old Sudbury Rd	SUD.S
Wolbach (Winterbrook) Farm, 18 Wolbach Rd	SUD.T

Building Forms

Historic Name	Street #	Street Name	MHC ID
Orin and Julia Delaney Camp	70	Beechwood Ave	SUD.402
Richard D. Morse Barn	320-324	Boston Post Rd	SUD.253
David E. Marshall House	354	Boston Post Rd	SUD.372
John W. Garfield Wheelwright Shop	359	Boston Post Rd	SUD.374
Waldo and Emma Stone House	555	Boston Post Rd	SUD.403
Rilla S. Hill House	573	Boston Post Rd	SUD.404
Louis and Ruth Perry House and Garage	577	Boston Post Rd	SUD.405, 406
Edward and Grace Brown House	598	Boston Post Rd	SUD.407
Frederick and Nina Stone House	604	Boston Post Rd	SUD.408
William and Mary Hager House	850	Boston Post Rd	SUD.7
Adam Howe House	882	Boston Post Rd	SUD.5
Frank and Constance Gullotti Camp	70	Butler Rd	SUD.409
Harry and Grace Twigg Camp	92	Butler Rd	SUD.410
E. Gertrude Hurlbut Rond House	18	Concord Rd	SUD.379
Samuel and Ina Underwood House	61	Concord Rd	SUD.383
Albert and Harriet Young House (attached barn)	84	Concord Rd	SUD.386
Luman and Alice Parmenter House	89	Concord Rd	SUD.387
Garfield House – St. Hubert’s School (attached barn)	248	Concord Rd	SUD.178
C. and M. A. Moore House and Barn	272	Concord Rd	SUD.95, 411
Jonas Hunt House, Barn, and Garage	301	Concord Rd	SUD.100, 412, 413
Sudbury Town Hall	322	Concord Rd	SUD.103
Center District School – Sudbury Grange No. 121 Hall	324-326	Concord Rd	SUD.104
First Parish Church of Sudbury Carriage Shed	327	Concord Rd	SUD.102

Historic Name	Street #	Street Name	MHC ID
James J. Puffer House <i>(attached barn)</i>	391	Concord Rd	SUD.184
Mildred Burbank Hunter House	66	Dudley Rd	SUD.414
S. and N. Parmenter House and Barn	61	Dutton Rd	SUD.49, 415
Haman Hunt House	34	Goodmans Hill Rd	SUD.39
Anne Buxton House	315	Goodmans Hill Rd	SUD.199
Leon E. and Jennie Hawes House	30	Hudson Rd	SUD.174
Old Colony Railroad Station	40	Hudson Rd	SUD.63
Stile House and Barn/Garage	51	Hudson Rd	SUD.173, 416
Reuben and Lucinda Moore House <i>(attached garage)</i>	58	Hudson Rd	SUD.62
Cloda F. Walsh Camp	568	Hudson Rd	SUD.417
William and Evelyn Downing House <i>(attached garage)</i>	9	Indian Ridge Rd	SUD.418
Herbert and Mary Newton House	22	Indian Ridge Rd	SUD.419
Helen J. Kearney Camp	40	July Rd	SUD.420
John Goodnow House and Barn	4	King Philip Rd	SUD.38, 389
Richardson-Morse House	22	King Philip Rd	SUD.37
Robert C. Woodberry House	29	King Philip Rd	SUD.262
Benjamin Richardson House and Barn	62	King Philip Rd	SUD.34, 421
Henry T. McSweeney House	10	Landham Rd	SUD.422
K. and M. Donaghy House and Garage	15	Maple Ave	SUD.366, 423
George and Margaret Duane House	25	Maple Ave	SUD.368
C. and M. Burr House and Garage	31	Maple Ave	SUD.370, 424
Foss House and Garage	34-36	Maple Ave	SUD.371, 425
Ferdinand J. Lehr House	48	Maplewood Ave	SUD.426
William L. and Marie Stoddard House	4	Marlboro Rd	SUD.427
Webster and Beatrice Cutting House	354	Maynard Rd	SUD.428
Patrick Connelly House	206	Nobscot Rd	SUD.429
Amos Conant, Jr. House	254	North Rd	SUD.148
H. and C. Bergner House and Garage	380	North Rd	SUD.430, 431
Davison Carriage House - Gelpke House	254	Old Sudbury Rd	SUD.159
Clara L. Ferden House	262	Old Sudbury Rd	SUD.158
Methodist Church Parsonage <i>(attached barn)</i>	268	Old Sudbury Rd	SUD.157
Center School – Sudbury High School (White Building)	278	Old Sudbury Rd	SUD.155
Elisha W. Haynes House	279	Old Sudbury Rd	SUD.156
Southwest School and Barn	11	Peakham Rd	SUD.48, 432
Fairbank-Walker House and Barns (2)	95	Peakham Rd	SUD.47, 433, SUD.434
Katie L. Wilson House	222	Peakham Rd	SUD.313

Historic Name	Street #	Street Name	MHC ID
B. and D. St. Germain House and Garage	430	Peakham Rd	SUD.435, 436
Howe Lumber Company Lodge	489	Peakham Rd <i>(Haynes Meadow)</i>	SUD.437
Old Colony Railroad Freight House <i>(dwelling on same parcel is not historic)</i>	616	Peakham Rd	SUD.438
Brigham-Oliver House and Barn	623	Peakham Rd	SUD.45, 439
Henrietta L. Brooks House and Barn	125	Pelham Island Rd	SUD.22, 440
Frederic and Hazel Thompson Camp	10	Pinewood Ave	SUD.441
Arthur and Mary Chalk House	11	Pinewood Ave	SUD.442
Ellen T. Flemming House	14	Pinewood Ave	SUD.443
Irving and Ethel Litchfield Camp	21	Pinewood Ave	SUD.444
Thomas A. O'Loughlin Camp	25	Pinewood Ave	SUD.445
Clara Grant Bowry House <i>(attached garage)</i>	9	Pokonoket Ave	SUD.270
Starratt House <i>(attached garage)</i>	23	Pokonoket Ave	SUD.446
R. and S. Kidwell House and Garage	236	Raymond Rd	SUD.447, 448
Liebman House and Garage	250	Raymond Rd	SUD.449, 450
Poole Mink Farm	4	Stagecoach Dr	SUD.451
Jerome and Rebecca Butterfield House	115	Stockfarm Rd	SUD.452
Hunt-Thompson Barn <i>(dwelling on same parcel is not historic)</i>	7	Thompson Dr	SUD.453
Wayside Inn – Cider House	47-131 <i>(aka #131)</i>	Wayside Inn Rd	SUD.316
Wayside Inn – Gate House	47-131 <i>(aka #47)</i>	Wayside Inn Rd	SUD.315
Wayside Inn – Old Barn	47-131 <i>(aka #72)</i>	Wayside Inn Rd	SUD.314
Wayside Inn – Redstone School	104	Wayside Inn Rd	SUD.3

Structure Forms

Historic Name	Street No.	Street Name	MHC ID
Sudbury Town Pound		Concord Rd	SUD.904
Wayside Inn – Cold Storage Cellar	47-131 <i>(aka #131)</i>	Wayside Inn Rd	SUD.996

NATIONAL REGISTER OF HISTORIC PLACES CONTEXTS AND NATIONAL REGISTER RECOMMENDATIONS

In order to apply the National Register of Historic Places criteria to resources inventoried in this survey project, themes of historic development are provided in the form of National Register contexts. These contexts establish a framework for understanding the relative significance of resources inventoried during the survey project. The context statements are based primarily on new research undertaken during the current survey project, and they relate only to properties inventoried during this project. An Architecture context was purposefully not developed, due to the limited scope of the project. This important theme should be studied in the future in a town-wide fashion in order to provide a more complete understanding of Sudbury's historic resources.

The consultants' recommendations for National Register eligibility are limited to surveyed properties that are not currently listed in the National Register. About one-half of the resources documented in this survey are already listed in the National Register due to their inclusion in either the Sudbury Center Historic District (NRDIS 1976) or the Wayside Inn Historic District (NRDIS 1973). The National Register criteria statement forms submitted with relevant survey forms should be consulted for more specific information on the eligibility of properties recommended for the National Register.

Resources identified here are not considered eligible for the National Register on the basis of consultant recommendations alone. Massachusetts Historical Commission (MHC) staff would have to evaluate a property and issue an opinion of National Register eligibility. The Sudbury Historical Commission should coordinate all requests for National Register evaluation with MHC staff.

Recommendations for National Register eligibility contained in this report are based on the research undertaken as part of this project and field observation of the building and property exteriors. To evaluate individual properties for National Register eligibility, MHC staff also requires information on building interiors, which were not inspected or documented as part of this project. MHC will require that additional interior documentation be submitted before issuing a staff opinion on eligibility.

Context: Agriculture and Industry (mid-17th century – ca. 1971)

Farming has been the centerpiece of Sudbury's economy from the beginnings of European settlement in the mid-17th century through much of the 20th century. Even today, vestiges of agricultural activity remain viable, including a cluster of development on Boston Post Road, east of Horse Pond Road, although most of those properties have been extensively altered. The large, early farms began to be divided in the mid- to late 19th century, accelerating in the early 20th century. Some of the traditional working farms became gentlemen's farms maintained by well-to-do families from the Boston area. Others became smaller suburban estates, and still more were sold off for development of residential subdivisions, or commercialization along the Boston Post Road. In the early 20th century, a number of immigrants (principally from Italy, Finland,

Sweden, and Lithuania) who had been employed in manufacturing jobs in eastern Massachusetts cities came to Sudbury to pursue farming. Specialty farms included dairy farms, poultry farms, and at least one mink farm, at 4 Stagecoach Drive (ca. 1910, SUD.451).

Market gardening was a common industry in Boston's western suburbs. Sudbury's agricultural industry is distinctive for its greenhouse business, a major industry here from the 1880s through 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 to markets in Boston and New York.

State Road West, later known as Boston Post Road West, was a historic focus for greenhouse businesses and is the last major survivor of the greenhouse activity once seen throughout Sudbury. In 1879, Hubbard H. Brown was the first Sudbury farmer to experiment with growing vegetables under glass, building a heated greenhouse and planting cucumbers at his farm at 79 Nobscot Road (SUD.33; not surveyed in this project). By the end of the 19th century, greenhouse businesses proliferated along nearby Boston Post Road. Growers here included William L. Stone and Son, producing cucumbers under 1,600 square feet of glass by 1889 and later expanding into floriculture. Homer Rogers maintained twelve greenhouses in two locations in Sudbury by 1897, producing cucumbers, tomatoes, and carnations, known as "pinks." His greenhouse manager, James Tulis, went on to open his own business, operating three large "pink houses" here by 1903.

By the turn of the 20th century, Sudbury businessmen owned large wooded tracts for logging and processing lumber. Hop Brook and adjacent waterways have powered a number of sawmills in the town, some owned by outside interests. In one instance, the Howe Lumber Company of Marlborough processed lumber at its sawmill location on Pratt's Pond, later known as Connors Pond, and built a lodge for employees at 489 Peakham Road (ca. 1924, SUD.437).

Resources associated with this context include residences, barns and other outbuildings, greenhouses, and farmstead landscapes. Farm houses and barns form the majority of resources associated with this context, but it also includes such property types as the 18th century Town Pound on Concord Road (1797-1798, SUD.904, NRDIS 1976) and the Grange Hall, 324-326 Concord Road (1848-1849, SUD.104, NRDIS 1976). Architectural styles represented in this context range from Federal to Craftsman.

Recommended Individual Listings

John Goodnow House and Barn, 4 King Philip Road (2nd quarter 19th century, SUD.38, 389)

Howe Lumber Company Lodge, 489 Peakham Road (ca. 1924, SUD.437)

Hunt-Thompson Barn, 7 Thompson Drive (ca. 1830, SUD.453)

Barn only, not the ca. 1995 house on the property. A National Register evaluation request to MHC should include the associated historic house inventoried in 1996, the William Hunt House, 605 Concord Road (ca. 1783, SUD.112).

Recommended for Further Study

Haman Hunt House, 34 Goodmans Hill Road (1st quarter 19th century, SUD.39)

Richardson-Morse House, 22 King Philip Road (1840s, SUD.37)

The two properties named above have well-preserved farmhouses with no associated historic farmstead buildings identified on their respective parcels. For this reason, MHC staff advise that the farmhouses would not likely be eligible for listing in the National Register under Agriculture as an area of significance. Further evaluation is recommended. These properties may be more appropriate for nomination under a context for Architecture. The Haman Hunt House may also be significant under the context of Suburbanization and Seasonal Development.

Bruno and Dena St. Germain House, 430 Peakham Road (ca. 1928-1930, SUD.435)

The survey form for this historic farm documents the main house and a garage. The property also contains several smaller outbuildings that may be agriculturally related, but which are not clearly visible from the public way. In order to evaluate potential National Register eligibility for this property under Agriculture, additional field investigation and research are recommended. The property may also be significant under the context of Suburbanization and Seasonal Development.

Context: Early 20th Century Suburbanization and Seasonal Development (ca. 1905-1971)

After World War I, suburban development accelerated in South Sudbury as the popularity of the automobile, combined with existing railroad service, offered more options for commuter transportation to Boston. Highways that had been laid out in the Colonial era were upgraded as auto roads, including the Old Sudbury-Maynard Roads axis as Route 27 and the Boston Post Road as Route 20.

Although the town's population remained relatively stable until after World War II, Sudbury began transforming in character earlier in the 20th century. As observed in 1939,

[w]hile the numerical population of Sudbury has been stationary for some time, it should not be concluded that the town is in a state of gradual decline. On the contrary, Sudbury shows promise of remaining just what it is, a typical small New England community. Those Sudbury men who are not independent farmers work in neighboring cities and towns, or commute to offices in Boston. Even those who are men of importance in the city like to return to the quiet countryside and their rambling frame houses surrounded by ample acres. The entire place maintains an air of rural charm (Federal Writers' Project of the Works Progress Administration in Massachusetts, 1987: 51).

Limited residential infill construction occurred at the town center and in Mill Village, in South Sudbury, between the World Wars. Planned developments in more rural areas, usually on speculation, was more common, and contributed to the town's transition from an agricultural community to a bedroom suburb of Boston. Typical of this period was the King Philip Heights subdivision (ca. 1924), in the south part of Sudbury, which extended from Pokonoket Avenue on the east to Massasoit Avenue on the west, on land owned by real estate broker Albert Wilbert

Starratt and subdivided for development by his brother-in-law, Lawrence B. Tighe. Deed restrictions often governed the character of development before adoption of a town zoning bylaw, which did not occur in Sudbury until the late 1930s. At King Philip Heights, restrictions called for construction of only a single dwelling house, costing not less the \$5,000. A private garage was to be erected and maintained on the premises, no building was to be placed within 25 feet of a road, and no building constructed on the premises could be used as a “store or public resort.”

Sudbury experienced a boom in recreational camp development between the World Wars, much of it focused largely, though not exclusively, west of the town center. Real estate speculators, typically from the Boston area, began developing recreational camps or seasonal cottages, many in wooded waterside locations that offered access to hunting, fishing, swimming, and boating. The major developments were Pine Lakes (1927) and Holman Pine Rest (1927), while a smaller camp area developed on Butler Road (ca. 1919-1926 onward). Building lots in some camp districts were as small as 2,500 square feet and predate the enactment of Sudbury’s zoning bylaw in the late 1930s. Many buyers purchased at least two or three adjacent lots on which to build.

Deed restrictions often governed the character of development in the wooded camp setting. At Pine Lakes, for example, only dwellings and their customary outbuildings, or stores, were allowed, and no principal building could cost less than \$1,000 to construct. No buildings were to be constructed with flat roofs, tar-paper cladding, or second-hand materials. Outhouses were prohibited, as was the storage of junk or refuse. Buildings had to be set back a minimum distance from the street and a neighbor’s property line.

Most dwellings in these areas were used seasonally before World War II. Bungalows and cottages interspersed among the camps were built for occupancy in all weather. Those built as camps and therefore probably unheated had to be winterized for year-round use. An early advertisement for Holman Pine Rest urged buyers: “Have a home or camp in Sudbury; ½ acre. \$50; plenty of room for garden and other things; \$5 down, balance in a year; special plan to keep out hoodlums” [*Boston Globe*, April 28, 1927]. The special plan likely referred to the need to secure camps during the months they were unoccupied.

During the Depression, anecdotal evidence suggests that some camp owners may have retreated to their summer cottages for year-round living as a result of reduced financial circumstances; further research is merited. After World War II, these neighborhoods became increasingly suburban in character, with more residents winterizing their properties for year-round occupation. By the late 20th century, many of these small dwellings were significantly altered, enlarged, or replaced. While few individual buildings appear to retain their original (1920s-1940s) design and materials, the significance of the larger grouping as a whole merits further study.

Resources associated with this context are predominantly residential buildings, some with notable early garages, which commemorate the role of the automobile in this type of development. For suburban dwellings, the Colonial Revival is the most prevalent architectural

style of this period, typically modest in character. The Craftsman style is most common among the small camps, cottages, and bungalows built as seasonal dwellings.

Recommended Individual Listings

Herbert and Mary Newton House, 22 Indian Ridge Road (1925, SUD.419)

Webster and Beatrice Cutting House, 354 Maynard Road (ca. 1925, SUD.428)

Southwest School, 11 Peakham Road (1930, SUD.48)

Starratt House, 23 Pokonoket Avenue (ca. 1918-1921, SUD.446)

Liebman House, 250 Raymond Road (ca. 1922-1929, SUD.449)

Recommended for Further Study

E. Gertrude Hurlbut Rond House, 18 Concord Road (ca. 1908-1910, SUD.379)

Albert and Harriet Young House, 84 Concord Road (ca. 1906, SUD.386)

The two properties named above are included in the King Philip local historic district.

Further study of the significance and integrity of the district as a whole is recommended in order to establish its eligibility as a National Register district, in which case these two properties would be considered contributing resources.

Karl and Marion Donaghy House, 15 Maple Avenue (ca. 1922-1926, SUD.366)

This property is included in the George Pitts Tavern local historic district. Further study of the significance and integrity of the district as a whole is recommended in order to establish its eligibility as a National Register district, in which case this property would be considered a contributing resource.

Ferdinand J. Lehr House, 48 Maplewood Drive (ca. 1937, SUD.426)

Arthur and Mary Chalk House, 11 Pinewood Avenue (ca. 1928-1932, SUD.442)

Irving and Ethel Litchfield Camp, 21 Pinewood Avenue (ca. 1932, SUD.444)

In order to evaluate potential National Register eligibility of the three properties named above, additional field investigation and research are recommended for the Pine Lakes neighborhood, which encompasses nearly 200 parcels north of Hudson Road between Willis Lake Drive and Crystal Lake. Eight dwellings at Pine Lakes were recorded in this survey project.

FURTHER STUDY RECOMMENDATIONS

Sudbury retains a number of high-quality historic resources that are not yet included in the town's historic properties inventory. While this project expanded coverage of 20th century resources, especially in neighborhoods outside designated historic districts, important survey work remains. **Historic resources from the 1940 to ca. 1970 period**, one of tremendous growth in Sudbury, merit additional survey, to help the Sudbury Historical Commission advocate and plan for the preservation of those resources rather than simply react to applications for their demolition. The Commission is urged to confine future survey work to recording resources that retain their historic integrity, or the character-defining physical materials, design features, and aspects of construction that contribute to their historic appearance. In Sudbury, a number of commercial, municipal, and private institutional buildings from the 1940 to ca. 1970 period merit inclusion in the inventory, along with custom-built dwellings and residential subdivisions built on speculation. A townwide reconnaissance survey is the first step in building a working list of target properties.

During this project, the Sudbury Historical Commission identified certain properties for which **new or updated inventory forms** were desired but not completed. Other properties were dropped from the survey list after research indicated a post-1939 construction date. New or updated inventory forms for the following properties merit consideration in the future:

Boston Post Road, 610
Candlewood Circle, 5
Concord Road, 379
Concord Road, 427
Concord Road, 509
Garrison House Lane, 10

Garrison House Lane, 12
Lakewood Drive, 11
Maynard Road, 174
Old Sudbury Road, 277
Plympton Road, 107
Tippling Rock Road, 24

Sudbury lacks an up-to-date **historic context for architectural styles and building types** represented in the town from the 17th century to ca. 1970. Without this overview, it is difficult to assess the architectural significance of Sudbury's historic buildings relative to one another, especially those located outside historic districts. Such an assessment is vital to future preservation efforts, such as identifying additional properties potentially eligible for listing in the National Register of Historic Places, or justifying the significance of buildings under the Demolition Delay Bylaw. The town's historic properties inventory, National Register nominations, and local historic district documentation would inform this context, which should be communitywide in scope and reflect the full range of historic building uses extant in Sudbury.

The Sudbury Historical Commission would like to obtain **in-depth documentation of historic barns and other agricultural buildings**, ideally in the form of a thematic survey that produces MHC inventory forms. Such a survey would include inspection of building interiors and provide information on construction methods and materials. Estimates of construction dates supplied in previous survey projects, which were not scoped to include evaluation of building interiors, could then be updated to reflect this new information.

This survey project recorded several individual properties (ca. 1897 – ca. 1970) associated with a historic context for travel and tourism on the Boston Post Road and the growth of the Wayside Inn complex. **Further study of the Wayside Inn Local Historic District** (SUD.F, LHD 1967), encompassing two areas identified as District 1 and District 2 (see map in SUD.F), is recommended. An expanded area inventory form for this sizable local historic district, which incorporates the 1973 National Register district in its entirety, should include a discussion of 20th-century residential development north and northeast of the Inn. The updated and expanded area form would enable MHC staff to evaluate the larger area for National Register eligibility. Until such time as the area form is updated, a draft Boston Post Road-Wayside Inn travel and tourism context developed during the 2020-2021 survey project is provided here for reference.

Known in deeds and Sudbury directories as the Boston-Worcester Road or State Road, Boston Post Road was designated in the 1920s as a part of U. S. Route 20, a transcontinental highway between Boston and Newport, Oregon. As the highway stimulated local and regional tourism, businesses and property owners along the route sought to cater to auto-borne customers. In tandem with the new residential development that the automobile made possible for commuters, new commercial enterprises, both small and large, sprang up. These seem mainly to have concentrated along Boston Post Road. Foremost among these was the vast Wayside Inn complex as developed by automobile magnate Henry Ford. Visitors to the Wayside Inn and other through-traffic also inspired small businesses such as candy makers, bakeries, tea houses, and restaurants, many owners selling their products from their houses. Automobile traffic in the area was sufficiently heavy by 1926 as to damage the foundation of the Wayside Inn, prompting Ford to spend \$280,000 constructing a Route 20 bypass to the south. The original path of Route 20 past the Inn is now known as Wayside Inn Road.

The Wayside Inn as a tavern and “house of entertainment for travelers” dates to ca. 1716; it continued operating as an inn until 1861, followed by a period of private tenants. Poet Henry Wadsworth Longfellow (1807-1882) visited what was then known as Howe Tavern in 1862. His epic poem, *Tales of a Wayside Inn*, was published in 1863, and inspired nationwide interest in the property. In 1897, the property was purchased by Boston-area businessman Edward Lemon, who re-instated the inn business and intended “to reopen the inn as a summer resort and mecca for literary pilgrims” (Plumb: 92). Lemon hosted gatherings of literary, historical, and cultural organizations, including artists and actors; installed a private art gallery; and established an upscale restaurant. By 1904, he had welcomed 6,000 guests from around the country, aided by the advent of automobiles and more leisure time for Americans of different economic classes.

Edward Lemon died in 1919, and the Wayside Inn property was acquired by Henry Ford in 1923. By 1945, Ford had accumulated nearly 3,000 acres of land surrounding the Wayside Inn and approximately 30 other historic properties in the area, moved antique buildings into the complex, established schools and a church, created a full-scale farm, and established a variety of small-scale commercial operations. Ford’s vision of the Wayside Inn complex was a complete village that would promote Colonial-era values and appreciation for the past. World War II had a detrimental effect on the inn’s operations, however, and funds were insufficient to maintain the

vast array of buildings and landscapes comprising the Wayside Inn property. Between 1946 and 1951, the Wayside Inn Trust sold off more than 2,300 acres of land and buildings.

Resources associated with this context are primarily related to Henry Ford's Wayside Inn complex. They include agricultural and garden landscapes, dwellings, barns and other outbuildings, school and religious buildings, mill buildings and workshops, and the Inn itself. Resources represent a range of Georgian, Federal, Greek Revival, and Colonial Revival styles. Many are already listed in the National Register.

Previous survey work conducted about 2010 recommended the King Philip Historic District (SUD.I, LHD 1972, expanded 2005) be considered for listing in the National Register of Historic Places. Property-specific documentation completed in the 2020-2021 survey project did not yield enough new data to affirm this recommendation, or offer a new National Register recommendation for the George Pitts Tavern Historic District (LHD 2008). Further study of **National Register listing potential of the King Philip Historic District and the George Pitts Tavern Historic District** is recommended. To evaluate these two areas for the National Register, MHC would require updated and expanded area inventory forms (Form A), including new photographs.

The Sudbury Historical Commission could consider working with the town's Planning and Community Development Department and GIS consultant to **develop a GIS map identifying pre-1940 buildings in Sudbury** to facilitate administration of the Demolition Delay Bylaw. Such a map would be a useful public information tool for current and prospective property owners, and help the Commission identify additional pre-1940 buildings that merit preservation and have not been inventoried. The 1943 U. S. Geological Survey topographical maps for Sudbury, based on surveys conducted in 1940-1941, would be a useful starting point for developing this map. Further information on suggested map parameters was submitted to the Director of Planning and Community Development in April 2021.

Pine Lakes is the largest subdivision of the recreational camps, or seasonal dwellings, built in Sudbury in the 1920s. The neighborhood has further significance for its transition to a year-round suburb, illustrating the activities of Boston-area families who established their permanent residences in Sudbury during the Depression and World War II eras. While a sampling of Pine Lakes buildings was recorded in this survey project, the larger neighborhood (roughly 200 dwellings) merits additional study, and a **neighborhood history of Pine Lakes** is recommended. This history would allow research that cannot be accommodated in a typical survey project, such as tracing the movements of individual families from the Boston area to Sudbury, in order to determine the circumstances that led them to become permanent residents of the town.

To guide future municipal preservation efforts, the Sudbury Historical Commission has expressed interest in preparation of a **historic structure report (HSR)** for Sudbury Town Hall, 322 Concord Road (1930-1932, SUD.103) and a **historic paint analysis** for the White Building, 278 Old Sudbury Road (former Center School and Sudbury High School, 1891/1926, SUD.155).

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Wayside Inn Historic District. 1973.
Nomination prepared by Anne Wardwell.