

Historic Property Survey
Town of Sudbury
Massachusetts 01776

Phase Five



September 2025

SUDBURY HISTORIC PROPERTY SURVEY, 2023-2025
Phase V Summary Report

Submitted to the Town of Sudbury and the Massachusetts Historical Commission
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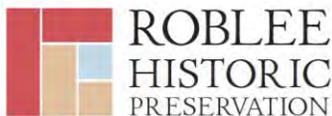


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Abstract

On behalf of the Town of Sudbury, Massachusetts, and the Sudbury Historical Commission (SHC), Roblee Historic Preservation, LLC (RHP) completed Phase V of the community's multi-phase historic resource survey in September 2025. This phase focused on a prescribed list of 41 historic resources, including 39 buildings, one historic district, and one burial ground. The project's objectives were to update earlier Massachusetts Historical Commission (MHC) forms, prepare new forms for under-documented resources, and provide clear recommendations regarding National Register of Historic Places (NR) eligibility.

Phase V built upon the 2021 Historic Resource Inventory Survey (Phase IV), which broadly expanded the town's historic inventory, by delivering integrity-based evaluations of specific resources identified in consultation with SHC and MHC. Of the properties surveyed, 17 were recommended as individually eligible for the National Register, 15 were recommended not eligible, six were determined to require no change to prior determinations, and three were identified as contributing to a recommended expansion of the existing NR-listed Wayside Inn Historic District. In addition to the MHC forms, the Phase V report includes annotated base maps that clearly locate and identify inventoried properties, along with recommendations for further study.

Historic properties inventoried during the survey will be entered into the Inventory of Historic and Archaeological Assets of the Commonwealth, the statewide inventory maintained by MHC, and made available online through the Massachusetts Cultural Resource Information System (MACRIS), MHC's online database of historic properties. Copies of all inventory forms, the final report, and the annotated base maps identifying surveyed resources are also available for public inspection at the Town of Sudbury Planning and Community Development Department, Flynn Building, 278 Old Sudbury Road.

Survey Objectives

In 2020-2021, consultants Wendy Frontiero and Kathleen Kelly Broomer completed the *Historic Resource Inventory Survey*,¹ which represents Phase IV of community’s long-term, multi-phase effort to document historic resources. The current survey project is considered Phase V of this effort and was funded by the Town of Sudbury Community Preservation Act Fund. The 2021 *Historic Resource Inventory Survey Final Report* (Phase IV) represented a broad expansion and update of the town’s historic resources inventory, documenting 112 resources across 84 forms, with a focus on properties constructed before 1940. That survey emphasized filling longstanding gaps, particularly barns, outbuildings, suburban cottages, and recreational camp developments, and developed detailed historic contexts for agriculture, industry, and early suburbanization. While it advanced understanding of underrepresented resource types, Phase IV remained primarily an identification effort, offering recommendations for further study (including the 1940–1970 period and expanded district forms) rather than making conclusive eligibility determinations.

By contrast, the Phase V survey was targeted to a prescribed set of properties identified by the 2021 *Historic Property Survey Final Report* and refined through consultation between RHP and SHC. Rather than casting a wide net, its purpose was to sharpen the record with clear recommendations on National Register eligibility. Where Phase IV broadened the scope of documentation and highlighted areas needing further study, Phase V delivered focused, integrity-based judgments that refined expectations and clarified the resources most significant for future planning.

The specific objectives of the Phase V survey were to accomplish the following:

- review previous MHC forms ranging from the 1960s to the 1990s and make necessary updates to align with modern MHC survey standards;
- draft and submit new MHC forms for resources that have not been previously evaluated, as well as properties recommended for survey in the 2021 *Historic Resource Inventory Survey Final Report* for a total targeted list of 40 historic buildings and one 1 area identified by the SHC as “Exhibit I”; and
- make recommendations regarding each surveyed property’s eligibility for inclusion in the National Register of Historic Places (NR).

In pursuit of the *Historic Preservation Plan for the Town of Sudbury*, “Chapter V - Action Plan Matrix,” the information and recommendations included in this report are intended to aid in future historic preservation and planning efforts, including new or supplemental information to aid in SHC’s review of proposed projects. The historic resource survey undertaken by RHP was conducted by professionals who satisfy the qualifications criteria per the *Secretary of the Interior’s Standards for Historic Preservation* (36 CFR 61),² and it will be prepared in accordance with all relevant local, state, and national historic properties survey standards, including the following:

¹ Wendy Frontiero and Kathleen Kelly Broomer, Sudbury Survey Update, 2020-2021, *Survey Final Report* (Sudbury, MA: Town of Sudbury, 2021).

² U.S. Department of the Interior, National Park Service, “Secretary of the Interior’s Standards for the Treatment of Historic Properties,” *Federal Register* 60, no. 133 (July 12, 1995): 35843–35846.

- *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts*:³
- MHC’s “Survey Technical Bulletin #1”;⁴
- MHC’s “Interim Survey Guidelines”;
- MHC’s “Interim Guidelines for Inventory Form Photographs”;⁵
- MHC’s “Interim Guidelines for Inventory Form Locational Information”;
- and
- *The Secretary of the Interior’s Standards and Guidelines for Identification*.⁶

Criteria for Evaluating the Significance of Historic Resources

The Phase V survey in Sudbury gathered comprehensive information about the architectural features, historical significance, and cultural context of buildings that date from the eighteenth to early twentieth centuries. The survey documented the integrity of locations, designs, settings, materials, workmanship, and associations, utilizing National Register Criteria for Evaluation described below. Special attention was given to properties associated with significant historical events, noteworthy individuals, or distinctive architectural styles, and those possessing high artistic or cultural value. RHP evaluated historic properties based on the National Register Criteria for Evaluation set forth by the National Park Service (NPS), which state the following :

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- (A) *that are associated with events that have made a significant contribution to the broad patterns of our history; or*
- (B) *that are associated with the lives of persons significant in our past; or*
- (C) *that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- (D) *that have yielded, or may be likely to yield, information important in prehistory or history.*⁷

Most of the historic properties surveyed were anticipated to be potentially NR-eligible under Criterion C, deriving their significance from being representative examples of architectural styles or typologies that retain their overall integrity of design and materials. The architectural integrity of historic properties was variable, with many showing noticeable alteration to materials and form, thereby compromising their

³ Massachusetts Historical Commission, *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archaeological Resources in Massachusetts* (Boston: Massachusetts Historical Commission, 1992).

⁴ Massachusetts Historical Commission, “Survey Technical Bulletin #1” (Boston: Massachusetts Historical Commission, 1993).

⁵ Massachusetts Historical Commission, “Interim Guidelines for Inventory Form Photography” (Boston: Massachusetts Historical Commission, 2008).

⁶ U.S. Department of the Interior, National Park Service, “Secretary of the Interior’s Standards and Guidelines for Archaeology and Historic Preservation,” *Federal Register* 48, no. 190 (September 29, 1983): 44716–44742.

⁷ “Criteria for evaluation,” Code of Federal Regulations, title 36 (2012): 335–336. <https://www.govinfo.gov/app/details/CFR-2012-title36-vol1/CFR-2012-title36-vol1-sec60-4>.



potential historic integrity and NR eligibility. In addition, the historic properties surveyed were anticipated to be potentially NR-eligible under Criterion A for their association with events or patterns of history that have local or statewide significance.

Historic Context Themes

The 2021 *Historic Property Survey Final Report* identified several thematic groups that informed the identification of similar thematic groups relevant to this survey effort. The historic properties documented in this survey embody the transformation of Sudbury, Massachusetts, from an agrarian settlement rooted in the Colonial era, through its nineteenth-century rural-industrial development, to its emergence as a twentieth-century commuter. Together, the resources illustrate patterns of settlement, architecture, and community life that align with broader themes in Massachusetts history while retaining distinctive local character.

Agrarian Foundations and Early Domestic Architecture (18th–Early nineteenth Century)

Sudbury’s earliest buildings reflect its agricultural base and settlement along major historic transportation corridors. Surviving houses from this period display Federal and Greek Revival forms, modest in scale yet expressive of the prosperity of family farms. Properties such as the **Rev. Rufus Hurlbut House (233 Concord Road, SUD.91)** demonstrate the integration of domestic and civic life, as clergy often served as leaders in both religious and civic spheres. Properties representing civic resources were also present, such as the **Hearse House (280 Old Sudbury Road, SUD.279)**, which illustrates the community’s early municipal responsibilities, e.g., provision of funerary services. In addition to farming, Sudbury’s economy was supported by small-scale milling operations along local waterways, which provided essential services such as grain grinding and lumber processing for the town’s residents. These early buildings establish a theme of civic and religious interdependence that shaped Sudbury’s development from its earliest days.



Figure 1. Hurlbut Parsonage at 233 Concord Road exemplifies the Federal style with early Greek Revival details, making it a distinguished example of early nineteenth-century domestic architecture in Sudbury.

Rural Industry, Agriculture, and Self-Sufficiency (Mid–nineteenth Century)

By the mid-nineteenth century, Sudbury’s residents increasingly engaged in mixed agricultural and industrial pursuits. Properties like the **Richard Rush Horr House (47 Concord Road, SUD.84)** – a former shoemaking and cobbling shop – illustrate the persistence of cottage industry and craft production alongside farming. Barns, sheds, and carriage houses attached to or standing near domestic structures serve as architectural reminders of this agrarian economy. The attached farm complexes characteristic of New England, along with the New England barn form at **12 Garrison House Lane (SUD.310)** were especially prevalent in Sudbury, underscoring the integration of domestic and agricultural functions on a single property. This period highlights a theme of self-sufficiency, with families relying on home-based industry

while continuing to cultivate the land. Architectural forms from this era tend toward vernacular farmhouses with restrained stylistic embellishments, reinforcing the utilitarian character of the community.



Figure 2. The Richard Rush Horr House at 47 Concord Road is significant for its ties to South Sudbury's 19th-century economic and industrial history.

Suburbanization and Real Estate Development (Late nineteenth–Early twentieth Century)

The late nineteenth and early twentieth centuries marked Sudbury's transition from an agrarian town to a suburban destination. Improved transportation networks and real estate speculation spurred the creation of planned subdivisions, such as the King Philip Heights development. Promotional campaigns marketed Sudbury as a picturesque and historically rich commuter community.

This image was reinforced by the Longfellow's Wayside Inn, **72 Wayside Inn Road (1703, SUD.4)**, which rose to national prominence through Henry Wadsworth Longfellow's *Tales of a Wayside Inn* (1863) and later through the philanthropy of Henry Ford, who purchased and restored the property in 1923. Ford expanded the inn complex into a planned historic village that included relocated buildings, a grist mill, and the **Martha-Mary Chapel (1940, SUD.2)**, transforming the site into a curated "colonial village" that blended tourism, education, and preservation.



Figure 3. The Martha-Mary Chapel, built by Henry Ford in 1940 as part of his Wayside Inn complex, reflects Sudbury's twentieth-century transformation into a heritage destination and suburban community.

In the later twentieth century, the Wayside Inn continued to shape Sudbury's identity as both a historic and suburban town. Its nationally recognized image drew visitors and new residents alike, reinforcing the town's reputation as a place where colonial heritage and modern suburban living coexisted. At the same time, preservation of the inn and its grounds provided a framework for local planning and historic district designation, anchoring Sudbury's growth in a visible connection to its celebrated past.

Historic Property Survey Methodology

Research Process

In-person and online research for each historic property included the following:

- identification and development of historic context themes with which to evaluate NPS Criteria significance;
- further research in available public records and written or cartographic sources to arrive at estimated construction dates, original occupants, and builders or architects;
- review of available historic photographs, dated prints and postcards, maps, assessor's cards, and aerial photography to evaluate any changes over time; and
- research in available public records, written histories, periodicals, or other sources to evaluate the potential significance of persons or events associated with each property.

The 2021 *Historic Resource Inventory Survey Final Report* (Phase IV) provided an in-depth assessment of available documentation relevant to historic properties. This effort sought to build on that inventory of sources based on the specific recommendations of the 2021 report. A brief summary of the galaxy of historic source documentation available is included below and enumerated in the bibliography.

The extensive records available online and in the local repositories were very useful in the drafting of the MHC forms. The Goodnow Library Local History and Genealogy Room's resources include previous phases (I-III) of the Sudbury Historic Properties Survey, upon which this effort is built, as well as a variety of property valuation documents. Resources available at the Sudbury Historical Society include a collection of historic maps, Town of Sudbury Annual Reports from 1851 to 2016, Grange hall meeting minutes, individual property histories, yearbooks, family collections, and other miscellaneous town records. The Goodnow Library has a remarkable online database with digital images of approximately 15,000 documents.⁸ The Wayside Inn Archives include the documented history of the Wayside Inn Foundation from 1945 to the present.

Of the properties designated for survey in the final iteration of Exhibit I, a total of 22 had previously completed MHC forms. The dates on these forms are distributed relatively evenly between 1968 and 2001. While the amount of information on each form varies, MHC forms provide, at minimum, dated photographs and maps, basic information on character-defining features and historical significance, and a list of sources. MHC forms for the pertinent local historic districts and two S/NR-listed properties provided depth and context to the historic properties being evaluated. A total of six forms are what is referred to by MHC as "No Forms", meaning they had MHC numbers attributed to them, but no individual forms created. Supplemental information for these types of properties is typically included in associated area forms, if they are part of local historic districts.⁹

A number of other related online resources assisted in this survey. William P. MacConnell and his photogrammetry students in the Department of Forestry at UMass Amherst used aerial photography to map

⁸ <https://archives.sudbury.ma.us/Presto/home/home.aspx>.

⁹ Peter Stott, MHC staff, email to Andrew Roblee, January 31, 2024.

forests, agricultural fields, wetlands, and other land cover in Massachusetts. The online collection of this photography includes aerial photographs of Sudbury in 1951–1952, 1971–1972, and 1984–1985. There is another online collection of aerial photographs of Massachusetts taken in May 1965 by Lockwood, Kessler, and Bartlett, Inc. of Syosset, New York. The area covered extends from the Berkshire Mountains in the western part of the state to the city of Worcester in central Massachusetts. The website *Historic Aerials*¹⁰ provides a swiping overlay tool to compare current satellite imagery with historic aerials and other cartography. These tools helped track development and changes over the last half of the twentieth century.

In addition, personal records, such as genealogical information, letters, and diaries, provided insight into the history of buildings and their use. Property records, such as deeds, assessor’s records, probate records, building records, church records, cemetery records, and other kinds of valuation, were useful in tracking the economic situation of a property and surrounding region—an important insight into the movement and conditions of the people living therein. Additional resources, such as historic directories, tax lists, vital statistics, and catalogs, aid in historical property research by providing valuable data on ownership, demographics, financial records, and documented information and by enhancing the understanding of the property’s past and context. Supplemental to tangible records were the verbal accounts from property owners and other stakeholders when possible. Furthermore, ancillary sources shed a more general academic light on the historic resources in Sudbury, such as early Northeastern American building construction, its roots in England, and the development of the technical skills that made it possible.

Recording of Properties

At the beginning of the survey project, RHP submitted a formal cover letter to the MHC on November 1, 2023 requesting consultation during the survey. MHC staff responded on December 7, 2023, agreeing to provide input and advice on this project, assist in reviewing phase products, and participate in phase meetings along with the SHC.¹¹

A remote kick-off meeting was held on November 13, 2023 with SHC to review the project, clarify specific goals, and discuss other relevant concerns. Letters notifying property owners of the survey were sent on November 22, 2023. The list of 41 historic properties was supplemented by six alternate properties provided by SHC, for a total of 47 survey properties. This was done to provide some flexibility in case some properties were not recommended to be surveyed and the project could still result in 41 forms.

Notification letters were sent on November 29, 2023 and included requests for access to properties not readily visible from the public right-of-way (ROW) and permission to photograph the interiors of specific properties. In preparation for site photography, RHP prepared field maps, including a large-scale index map and individual sheets. When access was granted for survey properties not visible from public areas, RHP supplemented photography available from the Town of Sudbury Assessor’s online database of Assessment Cards, in addition to recent photographs available on real estate websites such as Redfin.com or Trulia.com.

¹⁰ www.historicaerials.com.

¹¹ Michael Steinitz, email message to Andrew Roblee, December 7, 2023.

RHP conducted initial fieldwork from December 11 to 13, 2023. Fieldwork included site visits to review and evaluate historic properties specified by SHC. RHP recorded an exterior description of each property, interior descriptions when required in the scope of work, and updated addresses to reflect current parcel data obtained from the MassMapper web application.¹² Note that unless specific permission was given, all properties included in the historic properties survey were photographed and assessed from the public ROW, and the condition and integrity of these properties were evaluated based solely on the visible exterior of the structures. RHP conducted in-person visits to historic repositories to assess and record the available historic records. While not part of a typical historic property survey, and not included as part of the project's scope of work, RHP also performed extensive interviews with specific property owners and other stakeholders.

RHP first submitted draft forms for review and comment to MHC on March 21, 2024. Due to a lack of response from MHC, draft forms were then forwarded to a third-party consultant, Spies Historic Preservation Consultants, Inc. to provide peer review and comments. A meeting was held to review these comments on December 20, 2025. These comments were incorporated into the drafts.

Refining of Exhibit I

It was observed during the initial fieldwork and drafting that some properties included on Exhibit I should be removed from the survey due to lack of visibility from the public ROW (and for which permission to access private property was not given), a clear lack of historic significance, or a high level of alteration to the degree that the property no longer possess sufficient historic *integrity*.¹³ In addition, SHC requested that several additional Exhibit I properties should be removed due to a reassessment of their efficacy for survey, such as the property already being NR-listed, or having been constructed after 1940. In consultation with SHC, these properties were replaced with replacement properties, ultimately retaining a total of 41 survey forms completed. Additional field work was completed to survey these “new” historic properties on April 21 and 30, 2025.

The full set of 41 drafted forms was submitted to SHC for review on May 7, 2025. Comments from SHC members was compiled and reviewed at a Zoom meeting on August 27, 2025. These comments were incorporated into the finalized drafts or responded to via a spreadsheet shared with SHC.

¹² <https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html>.

¹³ National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: U.S. Department of the Interior, 1997, revised), 44.

Historic Survey Results and Assessment

Survey Results

Phase V of the Town of Sudbury Historic Property Survey was completed by RHP in September 2025. As the result of the survey a total of 41 MHC forms were completed, including 39 buildings (Form B), one area (Form A), and one burial ground (Form E).

Of these 41 properties:

- a total of 22 properties had been previously surveyed and had existing MHC forms to be updated;
- a total of 18 properties required new forms, including
 - six properties had attributed MHC numbers but no extant forms (aka, “No Forms” per MHC),
 - seven properties had not been previously surveyed, and
 - five individual buildings on previously inventoried properties.¹⁴

As a result of the survey:

- a total of 17 are recommended by RHP as individually NR eligible;
- no change in NR eligibility status is recommended by RHP for 6 properties;
- 15 are recommended by RHP to not be NR eligible;
- a local historic district is recommended to be NR eligible as part of an expansion of the existing NR-listed Wayside Inn Historic District; and
- two surveyed properties are recommended to be contributing to the above recommended district.

The survey results both aligned with and refined expectations. It was anticipated that many of Sudbury’s historic properties would be recommended NR eligible under Criterion C for architecture and, in some cases, under Criterion A for community development patterns. The findings confirmed this. The survey also revealed that a significant number of properties—15 in total—were recommended by RHP as not eligible, largely due to integrity issues, which underscores the extent of alteration within some of the building stock. The recommendation to expand the existing Wayside Inn Historic District and include additional contributing properties reflects a more nuanced understanding of Sudbury’s development themes than initially projected, as it recognizes the significance of Sudbury’s growth after the Henry Ford era. Overall, the survey met its objective of clarifying eligibility determinations, while tempering early assumptions with a careful, integrity-based evaluation. A detailed enumeration of these properties, along with recommendations of NR eligibility, is given in the Properties Surveyed Table below. The MHC Forms are included with this report as Appendix A and are depicted on maps included as Appendix B.

¹⁴ Per MHC’s requirements.

Properties Surveyed Table

Area (Form A)

<i>Historic Name</i>	<i>MHC ID</i>	<i>Current NR Eligibility Status</i>	<i>RHP Recommended NR Eligibility Status</i>
Wayside Inn Local Historic District	SUD. F	Local Historic District	NR Eligible Historic District

Buildings (Form B)

<i>Historic Name</i>	<i>Street Number</i>	<i>Street Name</i>	<i>MHC ID</i>	<i>Current NR Eligibility Status</i>	<i>RHP Recommended NR Eligibility Status</i>
Robert and Eleanor Hall House	289	Boston Post Road	SUD.460	Not Previously Inventoried	NR Eligible Property (Individual)
Abraham Woods House, John Allen House	348	Boston Post Road	SUD.17	Local Historic District (Contributing)	NR Eligible Property (Individual)
Dexter R. Puffer House	41	Concord Road	SUD.83	Local Historic District (Contributing)	NR Eligible Property (Individual)
Richard Rush Horr House	47	Concord Road	SUD. 84	Local Historic District (Contributing)	NR Eligible Property (Individual)
Elizabeth and Percival Jones House	68	Concord Road	SUD.385	Local Historic District (Contributing)	Not NR Eligible
Warren Hunt House	159	Concord Road	SUD.462	Not Previously Inventoried	Not NR Eligible
Rev. Rufus Hurlbut House; aka Hurlbut Parsonage	233	Concord Road	SUD.91	NR-Listed Property (Contributing)	NR Eligible Property (Individual)
N/A	246	Concord Road	SUD.532	Local Historic District (Contributing)	Not NR Eligible
Barn of Jonas Tower (Pennymeadow Farm)	269	Concord Road	SUD.457	NR-Listed Property (Contributing)	No Change Recommended
Morse-Ricker House	277	Concord Road	SUD.96	NR-Listed Property (Contributing)	No Change Recommended
First Parish Church	327	Concord Road	SUD.101	NR-Listed Property (Contributing)	NR Eligible Property (Individual)
N/A	509	Concord Road	SUD.457	Not Previously Inventoried	Not NR Eligible
Abel Parmenter House	10	Garrison House Lane	SUD.309	Local Historic District (Contributing)	NR Eligible Property (Contributing)

<i>Historic Name</i>	<i>Street Number</i>	<i>Street Name</i>	<i>MHC ID</i>	<i>Current NR Eligibility Status</i>	<i>RHP Recommended NR Eligibility Status</i>
Abel Parmenter Barn	12	Garrison House Lane	SUD.454	Local Historic District (Contributing)	NR Eligible Property (Contributing)
Bowker Store	16	Haynes Road	SUD.204	MHC Inventoried -No Previous NR Eligibility Determination	Not NR Eligible
Harold Bent House	96	Hudson Road	SUD.206	MHC Inventoried -No Previous NR Eligibility Determination	Not NR Eligible
Asa Jones House	170	Hudson Road	SUD.60	MHC Inventoried -No Previous NR Eligibility Determination	NR Eligible Property (Individual)
N/A	12	Indian Ridge Road	SUD.461	Not Previously Inventoried	Not NR Eligible
Gideon Richardson House	38	King Philip Road	SUD.36	Local Historic District (Contributing)	NR Eligible Property (Individual)
Bogle Sisters' House	48	King Philip Road	SUD.35	Local Historic District (Contributing)	Not NR Eligible
Dakin-Hunt Barn	61	King Philip Road	SUD.456	Local Historic District (Contributing)	No Change Recommended
Devlin House	11	Lakewood Drive	SUD.455	Not Previously Inventoried	NR Eligible Property (Individual)
Sharkey House	12	Lillian Avenue	SUD.463	Not Previously Inventoried	Not NR Eligible
S. Jones - Elisha Wheeler House	136	Lincoln Road	SUD.119	MHC Inventoried -No Previous NR Eligibility Determination	Not NR Eligible
Edmund Parmenter House	306	Lincoln Road	SUD.120	MHC Inventoried -No Previous NR Eligibility Determination	NR Eligible Property (Individual)
Gwennlyon M. Jones House	28	Maple Avenue	SUD.369	Local Historic District (Contributing)	No Change Recommended
Francis Haynes House	92	Maynard Road	SUD.128	MHC Inventoried -No Previous NR	NR Eligible Property (Individual)

<i>Historic Name</i>	<i>Street Number</i>	<i>Street Name</i>	<i>MHC ID</i>	<i>Current NR Eligibility Status</i>	<i>RHP Recommended NR Eligibility Status</i>
				Eligibility Determination	
David Haynes Barn	275	Morse Road	SUD.458	Not Previously Inventoried	Not NR Eligible
John Brown Jr. House	60	Nobscot Road	SUD.32	MHC Inventoried -No Previous NR Eligibility Determination	Not NR Eligible
Rev. Jacob Bigelow Parsonage	250	Old Sudbury Road	SUD.71	NR-Listed Property (Contributing)	NR Eligible Property (Individual)
Hearse House	280	Old Sudbury Road	SUD.279	NR-Listed Property (Contributing)	NR Eligible Property (Individual)
Rev. Israel Loring Parsonage	288	Old Sudbury Road	SUD.67	NR-Listed Property (Contributing)	No Change Recommended
Hosmer House	299	Old Sudbury Road	SUD.66	NR-Listed Property (Contributing)	NR Eligible Property (Individual)
Joseph Chandler House, "Man Alone"	25	Plympton Road	SUD.123	MHC Inventoried -No Previous NR Eligibility Determination	NR Eligible Property (Individual)
Dyson house	107	Plympton Road	SUD.456	Not Previously Inventoried	Not NR Eligible
Alfred F. Bonazzoli House	10	Pokonoket Avenue	SUD.271	Local Historic District (Contributing)	No Change Recommended
Hunt Homestead Barn	80	Raymond Road	SUD.455	Not Previously Inventoried	Not NR Eligible
Longfellow's Wayside Inn	72	Wayside Inn Road	SUD.4	NR-Listed Property (Contributing)	NR Eligible Property (Individual)

Burial Ground (Form E)

<i>Historic Name</i>	<i>Street Number</i>	<i>Street Name</i>	<i>MHC ID</i>	<i>Current NR Eligibility Status</i>	<i>RHP Recommended NR Eligibility Status</i>
Revolutionary War Cemetery	334	Concord Road	SUD.805	NR-Listed Property (Contributing)	NR Eligible Property (Individual)



Recommendations

While providing recommendations for further study and research was not part of the formal scope of work for this Phase V survey effort, RHP recommends that the Town of Sudbury consider the following:

- updating the King Philip Local Historic District documentation to reflect changes in the district and new MHC standards;
- undertake systematic documentation of the historic stone mile markers within the town boundary, several of which were NR-listed in 1971 as part of a Multiple Property Documentation Form (MPDF); and
- review the applicability of the current 1940 construction date threshold for historic review under the Sudbury Historic Properties Bylaw (Code of the Town of Sudbury, Chapter 22, Historic Properties, §22-3).

These actions would strengthen the town's ability to recognize and manage historic resources beyond the present survey scope.

Bibliography

This bibliography includes and builds upon that of the 2021 *Historic Property Survey Final Report*. The 2021 report's categorized resource typologies are maintained and expanded here, but the sources have been formatted into the Chicago style—the preferred NPS standard—and updated in some cases where the information is incorrect or out-of-date. Several additional resources were identified and added to this list, including maps, online maps and tools, brochures, and historic periodicals.

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Appendix A

MHC Forms

FORM B – BUILDING

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

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

K09-0064	Framingham		SUD.460
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Town/City: Sudbury

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

Address: 289 Boston Post Road

Historic Name: Robert and Eleanor Hall House

Uses: Present: Single-family residential

Original: Single-family residential

Date of Construction: circa 1936

Source: Assessor's records, architectural analysis

Style/Form: Dutch Colonial Revival/Cottage

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingle

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

None

Condition: Good

Moved: no yes **Date:**

Acreage: 0.83

Setting: Located on the south side of Boston Post Road just east of the South Sudbury commercial area, and set back from the road on a semi-forested lot.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

289 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.460

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.

A one-and-one-half-story Dutch Colonial Revival-style cottage with rectangular massing and a gambrel roof. The (north) façade is two bays wide and symmetrical, with an entrance located in the central bay. The entrance consists of a single-leaf door set within a Greek Revival-style surround featuring flat pilasters. Fenestration consists of eight-over-eight, double-hung windows in simple molded surrounds. The building is clad in wood shingles and rests on a CMU foundation. An attached one-story garage wing extends from the east elevation, with a shed roof and a single vehicle bay. A small vestibule is located on the west elevation. The roof is punctuated by two symmetrically placed gable-roofed dormers on the façade and features a brick chimney rising from the ridge, slightly off center.

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.

Although the house does not appear on official maps until the 1943 USGS topographic quadrangle,¹ its parcel boundary is visible on the 1875 Beers *County Atlas of Middlesex, Massachusetts*, indicating that the lot was delineated but undeveloped at that time.² The earliest known conveyance directly tied to the property is recorded as the sale of the parcel from Elsa (1880-1941) and John Hall (1880-1962) to their son Robert Goodell Hall (1910–1995) and wife Eleanor Hall (1912-2005) in 1936. There is no prior deed referenced in this document and the record is difficult to trace beyond this first transaction.³ In January of 1940, several transactions take place for the property. A deed transaction transferring the property from the Robert and Eleanor Hall to Axel Lindbergh (1873-1950) is recorded on January 25, 1940.⁴ The same day, another deed is recorded transferring the same property back to the Halls.⁵ While the deed is not clear on why this took place, these types of transactions are sometimes done to correct a legal or clerical error, or to clear some other issue. Also recorded on the same day was a mortgage given to Robert and Eleanor's 4-year-old son, John C. Hall (born 1936), likely with the intention to hold the property in trust.⁶

The longtime residents, Robert and Eleanor Hall were long associated with education in Sudbury. In the 1960s, the couple resided in San Mateo, California, though they appear to have retained ownership of the Sudbury house.⁷ Eleanor Hall was particularly active in educational and international service work. In 1968, she was honored by the President and Board of Governors of the Pan American Society of New England for her 23 years of distinguished service as Executive Director, and for her efforts in teaching children with special needs.⁸ She later travelled to East Africa to engage in teaching there, and gave presentations to the local community based on her international work. She never stopped honing her teaching skills, and in 1969

¹ United States Geological Survey, *Sudbury* (Washington, DC: Department of the Interior), 1943.

² Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

³ Middlesex County, Deed Book 6089: 534 (December 31, 1936).

⁴ Middlesex County, Deed Book 6363: 569 (January 24, 1940).

⁵ Middlesex County, Deed Book 6363: 570 (January 24, 1940).

⁶ Middlesex County, Deed Book 6363: 571 (January 24, 1940).

⁷ "Sudbury Sidelights", *Fence Viewer* (Sudbury, MA: Fence Viewer), October 7, 1965, 4.

⁸ *Fence Viewer* (Sudbury, MA: Fence Viewer), June 20, 1968, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

289 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.460
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completed specialized training in dyslexia instruction through the Massachusetts General Hospital's Language Clinic.⁹ Robert G. Hall was involved in educational services as well, and founded the Independent School Testing Service, Inc. in 1965.¹⁰ The property remained in the Hall's possession for over 50 years, until it was sold by Eleanor Hall to Monica Touhey in 2000. This deed notes the death of Robert G. Hall on August 26, 1995, and affirms that the parcel conveyed is the same as that described in the 1940 transaction.¹¹

The house is a Dutch Colonial Revival-style structure, most clearly indicated by its gambrel roof—a form often called a “barn roof” that, like the mansard, was designed to maximize usable space in the attic. This roof form became a defining feature of many houses built in the 1920s through the 1940s, especially those found in catalog homes typical of that era. The house bears a close resemblance to “The Vanness” model featured in 1939 *Home Plan Book*, published by the Home Plan Book Co. Such homes were often built using pre-cut materials and standardized plans marketed to middle-class families seeking affordable but stylish housing.¹² Therefore, a construction date of circa 1936 is used for the house based on the available deed records, historic maps, and popular architectural styles of the time.

Together, the architectural character of the house and the long-standing association with the Hall family illustrate a period in Sudbury's development when accessible suburban housing intersected with local contributions to education, international service, and community enrichment. The property serves as both a representative example of early twentieth-century residential architecture and a window into the civic and cultural life of its twentieth-century occupants.

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⁹ “Dyslexia Graduate”, *Fence Viewer* (Sudbury, MA: Fence Viewer), June 5, 1969, 1.

¹⁰ “Selectman's Notes”, *Sudbury Citizen* (Sudbury, MA: Sudbury Citizen), November 18, 1965, 1.

¹¹ Middlesex County, Deed Book 32047:373 (November 16, 2000).

¹² Home Plan Book Co., *The Home Plan Book* (St. Paul, MN: Home Book Plan Co.), 1939, 17.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

289 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.460
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Supplemental photographs



View to the south-southeast toward the house.

	SUD.460
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The property at 289 Boston Post Road is significant under Criteria A and C for its association with patterns of educational, civic, and suburban development in Sudbury during the mid-twentieth century, and as a representative example of Dutch Colonial Revival residential architecture with a high degree of integrity.

Under Criterion A, the property is associated with the Hall family, particularly Robert and Eleanor Hall, who contributed significantly to the fields of education and community service locally and beyond. Eleanor Hall served for over two decades as Executive Director of the Pan American Society of New England and was recognized for her leadership in international service and special education. While both of the Halls were engaged in education, Eleanor’s global service was recognized in her lifetime and made an important impact on special education in Sudbury.

Under Criterion C, the house is a well-preserved example of a Dutch Colonial Revival–style dwelling, distinguished by its gambrel roof and form consistent with catalog homes of the late 1930s and early 1940s, and appears to retain a high degree of integrity. Constructed circa 1940, the house retains defining characteristics of its type and period, and embodies the architectural trends that shaped residential development in Sudbury in the decades following the Great Depression.

FORM B – BUILDING

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

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

K09-0300 Framingham SUD.B, SUD.I SUD.17

LHD 04/10/1972

Town/City: Sudbury

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

Address: 348 Boston Post Road

Historic Name: Abraham Woods House, John Allen House

Uses: Present: Commercial Block

Original: Single Family Dwelling

Date of Construction: 1728

Source: Hudson

Style/Form: Colonial

Architect/Builder: Not known

Exterior Material:

Foundation: Stone Veneer/Concrete

Wall/Trim: Wood Clapboard/ Wood Trim

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):

Rear ell (ca. 1800); lateral addition (1996)

Condition: Fair

Moved: no yes **Date:**

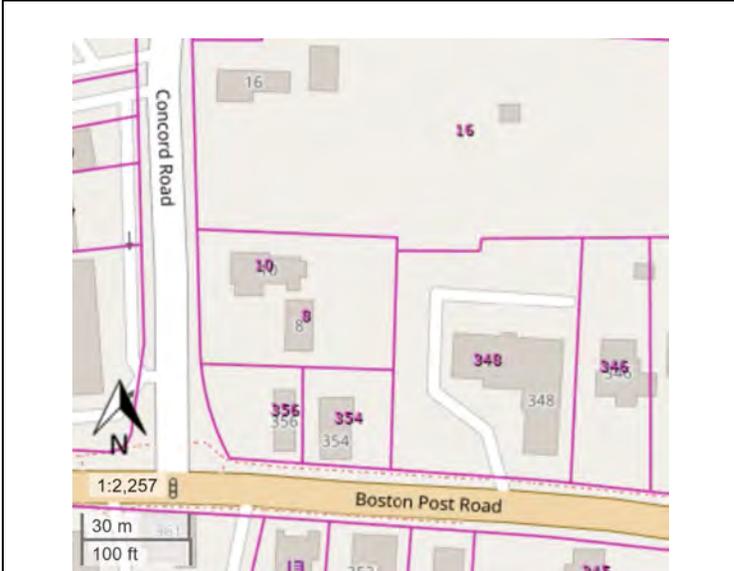
Acreage: 0.86

Setting: Located on the north side of Route 20 in the commercial district of South Sudbury on a clear lot with a paved parking lot.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Sudbury Historical Commission

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

348 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I.

SUD.17

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 Abraham Woods House is a side-gable, two-story frame house with a rear addition. A long lateral ell, clad in wood clapboards and corner boards, extends from the rear addition. A paved driveway wraps around the ell, leading to a parking lot behind the building. The entire roofline features modest cornices and shallow cornice returns, and all roofs are clad in asphalt shingles. The fenestration on the original house volume consists of nine-over-nine, double-hung wood windows. The south-facing facade of the original volume is located approximately 25 feet from Route 20. This volume of the building rests on a stone foundation, with the street-facing side dressed in a modern fieldstone motif. The facade features three bays. An entrance consisting of a replacement panel door in a Greek Revival-style, located at the east bay, is accessed via a wood staircase and landing. The center bay on the first story and the east bay on the second story of the facade are slightly off-center. The west elevation features three bays on the first story and one on the second. A secondary entrance in the north bay of this elevation consists of a replacement wood panel door in a simple wood surround. The east elevation features three bays on the first story and two on the second. A 6/6 double-hung attic window is in each gable.

Extending from the rear of the original volume is a two-story extension which continues the general materials and stylization of the house. The extension appears to have been constructed in two phases; The extension's north (later) volume is slightly larger than the middle volume.-On the west elevation, each volume is two bays wide.. The first story of the north volume features an overhead garage door flanked by two sliding barn doors, all covered by a pent roof. Fenestration on this side matches that of the original volume. On the extension's east elevation is a secondary entrance in the south bay of the first story of the middle volume. This entrance contains a replacement panel door in a flat wood surround. A pair of fixed sash windows, each with nine-light divisions, is located at the second story in the north bay. The north volume's two bays contain an eight-over-eight, double-hung window and a fixed sash window with nine light divisions on the first story- The north volume's second story carries forward the typical nine-over-nine fenestration.

The side-gable lateral ell extends west from the rear extension. This portion features two stories on the south elevation, and one story on the north elevation (not visible from the street) due to the ground slope. The lateral ell's south (streetside) elevation is arranged in three sections. The east end of the south elevation, near the connection to the rear extension, is recessed slightly and a first-story entrance of double doors in a flat wood surround and an eight-over-eight,, double-hung window. These openings are covered by a pent roof supported by a single square pier. Above the roof are twelve-over-twelve,, double-hung sash windows. The south elevation's projecting center section carries forward a break in the roof slope. Each story on this section features two bays with eight-over-eight,, double-hung windows. The ell's westernmost section, set back from the others, contains three bays with fixed sash windows with nine light divisions on the first story and twelve-over-twelve,, double-hung windows on the second. The ell's north elevation is flat and symmetrical, featuring a central entrance of double-doors under a gabled portico roof flanked by five twelve-over-twelve,, double-hung windows at each side. There are three bays on each gable elevation, with twelve-over-twelve, double-hung windows. The concrete foundation is visible on the west elevation, which is flat, while the east elevation features a slight projection of two south bays. A short, wide, stuccoed chimney rises from the center of the ridgeline.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

348 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I.

SUD.17

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.

The Abraham Woods House is purported to be one of the oldest residential buildings in Sudbury. Chronicled by Alfred Hudson in his 1889 book *History of Sudbury*, it holds the esteemed title of the "oldest house in South Sudbury."¹

In 1699, Peter Noyes, son of one of the original settlers of Sudbury, left the town his mill on Hop Brook, which was constructed in the 1660s,² the sale of which was to benefit the poor. In 1728, an industrious Sudbury miller, Abraham Wood, and his son Abraham Wood Jr. purchased the mill for £700.³ The original construction date of the house is not clear in the historical record, but it is possible Abraham Wood built this home around the time of his purchase of the property.⁴ A West Precinct Meeting in 1722 records the approval of hiring Abraham Wood to build and finish a new timber-frame meeting house at "Rocky Plaine (Sudbury Center)," indicating his skill and experience in timber frame construction.⁵

Among the building's notable inhabitants was John Allen (1800-1874), the village's skilled blacksmith, who not only established his workshop across Boston Post Road on Mill Lane but also called the house his home for over half a century. It is referred to as the "John Allen House" in Hudson's history.⁶ The house is labeled "J & P Allen's" on Wood's 1830 *Map of Sudbury*.⁷ On the Beers 1875 *Middlesex County* map, the property is labeled "J. Allen Est.," indicating that Allen had passed.⁸

Adding to its historical cachet, Alfred Hudson himself was born in the house in 1839, during the ownership of John Allen.⁹ Hudson was a revered local clergyman and historian whose scholarly endeavors left an indelible mark on Sudbury, Wayland, Maynard, and the neighboring communities. According to Hudson, the house once featured a long sloping roof on the rear and a secondary entrance on the east side. Hudson's writings also recount a captivating local legend intertwined with the house's lore in which a resourceful woman, finding herself alone within its stout walls, displayed a remarkable presence of mind when she spotted Indigenous figures looming over Leavett's Hill. With swift thinking, she shouted, "Be quick, boys, the Indians are coming!" as if there were men about.¹⁰

The property then passed into the ownership of the Parmenter family. Walker's 1889 Atlas of Middlesex County, Massachusetts shows the property labeled "Mrs. Parmenter."¹¹ This is likely Alice Howe Parmenter, a descendant of one of the first European immigrants to Sudbury as well as the Howe family associated with the Wayside Inn.¹² Ted Davison married Alice Howe Parmenter (the grand-daughter of the aforementioned Alice) and lived in the house from 1944 until their deaths in 1983 and 1988, respectively. The house was included in the local **King Philip Historic District (SUD.I)** in 1972,¹³ the same year the "Federal Furnace Gallery II" was started by Ted Davison, Jr. and David Parmenter Davison. Its name was derived from being the heir to Davison's first gallery in South Carver, Massachusetts.¹⁴ After the deaths of Ted and Alice Parmenter, the Sudbury

¹ Hudson, Alfred, *The History of Sudbury, Massachusetts, 1638-1889* (Sudbury, MA: Town of Sudbury, 1889), 312.

² "Contract for the Construction of Hop Brook Mill" (Sudbury, MA: Town Records), January 7, 1660, available at <https://archives.sudbury.ma.us/>, accessed February 12, 2024.

³ Hudson, 311-312.

⁴ Hudson, 486.

⁵ "West Precinct Meeting" (Sudbury, MA: Town Records), February 4, 1722, available at <https://archives.sudbury.ma.us/>, accessed February 2024.

⁶ Hudson refers to the house this way on p. 486, but in a caption on the engraving on p. 313 he calls it "The Woods or Allen House."

⁷ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁸ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁹ Hudson, 313.

¹⁰ Hudson, 486.

¹¹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

¹² "Sudbury's historic homes: The Wood House," *The Sudbury Town Crier* (Sudbury, MA: Town Crier, Inc.), 1981.

¹³ "Firearms Discharge Generates Most Interest Article Hearings as Fin Com Ends Warrant," *Sudbury Citizen* (Sudbury, MA: Sudbury Citizen), January 27, 1972.

¹⁴ "New Gallery Opens in Abraham Wood House," *Sudbury Citizen* (Sudbury, MA: Sudbury Citizen), November 16, 1972, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

348 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I.

SUD.17

Historical Society began a campaign to move the house to a location in Sudbury Center near the Loring Parsonage that never materialized. The property currently is occupied by several small businesses.

The house has undergone substantial changes since the most recent Massachusetts Historical Commission (MHC) Building form was completed in 1988. Some character-defining architectural features described in the 1988 MHC form are no longer extant.

For example, the form states that this building features several First Period details, including:

1. "the chimney set behind the ridge poll [pole],"
2. "principle [sic] rafter framing with pegged mortise and tenon joints in the attic and interior,"
3. "quired [sic]¹⁵ beading on exposed structural members," and
4. "feather-edged vertical sheeting."¹⁶

Note: the quirked beading was likely visible on structural members, such as corner posts, that were often exposed on the interiors of 17th and 18th century buildings. Unfortunately, the MHC form does not provide additional locational information.

The chimney described above, visible in contemporary photographs and historic illustrations, as well as the quirked beading and the vertical sheeting, have been removed. However, the aforementioned chimney and hearth remain visible inside the house. In addition, the 1988 MHC form has an "Addendum A - Architectural Significance" which notes that the house featured "...6/1 with larger lights."¹⁷ These windows are gone, while the six-over-six fenestration pattern remains. The rear extension was added in 1996 according to town records¹⁸ and aerial photography. The façade's door surround has been altered from its appearance on the 1967 and 1988 forms, at which time the entrance was capped with a gable pediment. At present, a simple, wide, wood lintel spans the doorway. Although this configuration more closely aligns with its 1889 appearance, it is unclear what the original design may have been.

Despite these changes, 348 Boston Post Road presents as a relatively intact example of early eighteenth century residential development in Sudbury. Interior photographs available on Google Earth dated March 2017 confirm that notable extant features include the "principle [sic] rafter framing with pegged mortise and tenon joints in the attic and interior," and the remnant of the chimney below the roofline.

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¹⁵ Quirked.

¹⁶ Scott, Laura, *Wood-Davison House - MHC Form B* (Boston, MA: Massachusetts Historical Commission), November 1988.

¹⁷ Scott, *Ibid.*

¹⁸ "Detail information," for 348 Boston Post Road (Sudbury, MA: Online mapping service), available at <https://www.mapsonline.net/sudburyma>, accessed February 2024.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

348 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

348 BOSTON POST ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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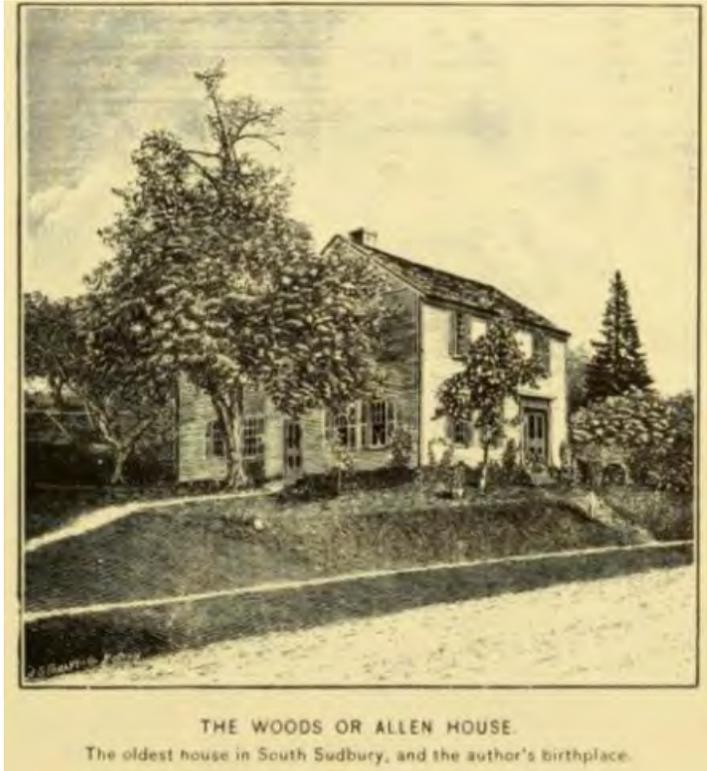
Supplemental photographs



View looking northwest showing south elevation, at left, and east elevation, at right.



View looking northeast toward south elevation.



The property in 1889, looking northeast, from Hudson's *The History of Sudbury, Massachusetts, 1638-1889*, page 313.

SUD.B, SUD.I.	SUD.17
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Abraham Woods House is eligible for listing on the National Register of Historic Places under Criterion C for its architectural significance as a representative example of early 18th-century timber-frame construction in Massachusetts, exhibiting characteristics of Colonial architecture and later, historically significant modifications. These specifically include timber frame construction, traditional form and massing, and historic fenestration patterns. Abraham Wood, noted for constructing Sudbury's 1722 meeting house, likely applied similar high-quality framing techniques to his own home. The period of significance for the property encompasses its 1728 construction and early nineteenth-century alterations that reflect its continued use and adaptation. While some original elements have been lost, interior framing details and remnants of an early chimney system remain, contributing to the property's architectural integrity. The house retains integrity of design, materials, and workmanship, making it an important example of early residential architecture in Sudbury.

FORM B – BUILDING

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

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

K09-0001	Framingham	SUD. I, SUD.B	SUD.83
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LHD 4/10/1972

Town/City: Sudbury

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

Address: 41 Concord Road

Historic Name: Dexter R. Puffer House

Uses: Present: Single-family Dwelling

Original: Agricultural; Blacksmith Shop; Cobbler;
Single-family Dwelling

Date of Construction: 1854

Source: Historic map and visual analysis, deed records

Style/Form: Greek Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Granite

Wall/Trim: Vinyl siding

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Front gable barn

Major Alterations (*with dates*):

Vinyl siding (ca. 1980); windows replaced (2012)

Condition: Fine

Moved: no yes **Date:**

Acreage: 0.75

Setting: Located on the west side of Concord Road north of the South Sudbury commercial corridor.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): March 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

41 CONCORD ROAD

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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 41 Concord Road consists of a two-story Greek Revival-style farmhouse with one-and-one-half-story ell and an associated barn. The house rests on a granite block foundation, and both the main building and the adjacent barn are clad in vinyl siding.

The main volume features a front-facing gable on the main volume with a steeply pitched roof covered in asphalt shingles. A side ell extends to the south, featuring a gambrel roof with two shed-roof dormers. The façade (east elevation) of the main volume is divided into three bays. A recessed side-hall entrance on the northern end features a simple white entablature with flat pilasters supporting a small portico above. The door has sidelights. South of the entrance, there are two six-over-six, double-hung vinyl windows with flat trim, typical of the fenestration on the house. The second story features three similar windows, with a fourth smaller window centrally placed in the attic gable.

The side ell is a one-story addition with a secondary entrance door on the northern end, sheltered by a small portico supported by a single column and attached to two exterior walls of an inside corner. To the south of the door, three windows are evenly spaced along the elevation. An exterior brick chimney rises up the south wall.

The associated barn, located west of the main house, features a front-gabled roof covered in asphalt shingles. The barn features a large set of centered, sliding barn doors with a small transom light above them. Fenestration on the barn consists of one-over-one, double-hung vinyl windows in simple surrounds. The barn door is flanked by windows and a single window is located above in the gable.

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.

The house and barn appear in an 1881 painting of South Sudbury Village, depicting the landscape as it was in 1855, overlooking meadows owned by Israel Howe Brown.¹ Dexter R. Puffer (1829-1908) of Boston constructed the house in 1854 after purchasing the land from Israel Howe Brown.² By 1856, the property was labeled as belonging to "J.B. Puffer," likely referring to James B. Puffer, Dexter's father, who lived with the family.³ Dexter Puffer was exempted from service in the Civil War at the age of 32.⁴ In 1884, Puffer was signatory to a letter of Republican and Independent voters opposing the presidential candidacy of James G. Blaine of Maine.⁵ He was also a partner in the Safoline Company, which produced petroleum products such as

¹ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 487

² Schuler, Gretchen, *Dexter R. Puffer House – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1995, 2.

³ Massachusetts, U.S., State Census, 1865 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014).

⁴ The National Archives in Washington, DC; Washington, DC, USA; *Consolidated Lists of Civil War Draft Registration Records (Provost Marshal General's Bureau; Consolidated Enrollment Lists, 1863-1865)*; Record Group: 110; Collection Name: *Consolidated Enrollment Lists, 1863-1865 (Civil War Union Draft Records)*; NAI: 4213514; Archive Volume Number: 2 of 4.

⁵ "The Blaine Revolt", *The Boston Globe* (Boston, MA: Boston Globe), June 13, 1884, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

41 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Favorita Pomade for hair, and Petroleum Rose Cream for skins care.⁶ The company even developed a petroleum-based mouth wash and throat rinse. In 1886, the company went bankrupt.⁷

In 1877, Mary Puffer, Dexter's wife, sold the property to George Heard (also known as Hurd, 1799–1884), a farmer.⁸ Ownership passed to their daughter, Miss Mary Hurd (1848–1918), and possibly to her brother, George S. Heard (1830–1896), a blacksmith in South Sudbury.⁹ The 1889 Walker *Atlas of Middlesex County* a small blacksmith shop on the premises in the location of the barn, under the label "G. Hurd".¹⁰ The 1908 Walker Atlas denotes the property is owned by "Miss M. Hurd".¹¹ According to the previous Massachusetts Historical Commission (MHC) form from 1995, Philip Chinn (1863-1931) also operated a blacksmith shop in the barn.¹² While there is no source cited in the previous MHC form, Chinn is noted in several city directories of the period as being a blacksmith with a shop on Concord Road in South Sudbury.¹³

Following Mary Hurd's death in 1918, the property entered a trust for several years. The list of subsequent property owners is as follows:

- 1923 – Edith Gibbons purchased the property.¹⁴
- 1940 – Edith Gibbons sold the property to Hilda Ogilvie.¹⁵ Hilda was a graduate of the Perkins Institute of the Blind in Watertown, and was an active member of the community.¹⁶
- 1945 – Hilda Ogilvie transferred ownership to Luther Child Jr.¹⁷
- 1958 – Luther Child Jr. sold the property to William Osborne and his wife.¹⁸
- 1965 – The Osbornes sold the house to Rodney and Sally Chase.¹⁹
- 1966 – The Chases transferred ownership to Markle and Judy Dutch.²⁰

The barn located at the Dexter Puffer House is representative of the New England barn style, a rectangular structure with a gable roof and a pair of centrally located doors on the gable end façade. These barns were multifunctional, used for storing hay, housing livestock, and keeping farming equipment. By 1830, New England agriculture had transitioned to a more commercial enterprise, leading to the replacement of the English barn plan, which had large wagon doors on the long sides, with the New England barn plan featuring lengthwise aisles and a wagon entry on the gable end.²¹ The board-and-batten siding seen on the Dexter Puffer House barn became common in the mid-nineteenth century following the development of the circular saw blade, which facilitated the production of long wooden battens.²² The barn at 41 Concord Road features carriage doors in the gable end and a center aisle inferred by rows of windows along each elevation.

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⁶ *Boston Evening Transcript* (Boston, MA), December 9, 1881, 4.

⁷ "Business Troubles", *Boston Evening Transcript* (Boston, MA), May 7, 1886, 2.

⁸ Middlesex County, Massachusetts, Deed Book 1439:264 (May 1, 1877).

⁹ 1880; Census Place: Sudbury, Middlesex, Massachusetts; Roll: 539; Page: 474b; Enumeration District: 377.

¹⁰ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co), 1889.

¹¹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co), 1908.

¹² Burd, Robert, *41 Concord Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), undated, 2.

¹³ Shaw, W. E., ed., *Hudson, Bolton, Berlin, Stow, Gleasondale, and Sudbury Directory* (Boston, MA: W.E. Shaw), 1909, 152.

¹⁴ Middlesex County, Massachusetts, Deed Book 4620:411 (June 1, 1923).

¹⁵ Middlesex County, Massachusetts, Deed Book 6404:211 (June 22, 1940).

¹⁶ "Hilda Ogilvie", obituary, *Sudbury Town Crier* (Sudbury, MA), May 3, 1990, 6.

¹⁷ Middlesex County, Massachusetts, Deed Book 6966:548 (May 1, 1945).

¹⁸ Middlesex County, Massachusetts, Deed Book 9202:175 (July 11, 1958).

¹⁹ Middlesex County, Massachusetts, Deed Book 10987:130 (November 19, 1965).

²⁰ Middlesex County, Massachusetts, Deed Book 11175:153 (July 19, 1966).

²¹ Hubka, Thomas, *Big House, Little House, Back House, Barn: The Connected Farm Buildings of New England* (Hanover, NH: University Press of New England), 1984, 52.

²² Visser, Thomas Durant, *Field Guide to New England Barns and Farm Buildings* (Lebanon, NH: University Press of New England), 1997, 31.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

41 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.83

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

41 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.B, SUD.I

SUD.83

Supplemental Photographs



View to the north-northwest toward the property.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

41 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.83

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 Andrew Roblee, Roblee Historic Preservation, LLC

The criteria that are checked in the above sections must be justified here.

The Dexter R. Puffer House at 41 Concord Road is significant under Criterion A for its association with the agricultural and industrial history of South Sudbury and under Criterion C as an example of a mid-nineteenth-century Greek Revival farmhouse with an associated New England-style barn.

Under Criterion A, the property reflects the economic and social transformations of the late-nineteenth and early-twentieth centuries. The house and barn are depicted in an 1881 painting of South Sudbury Village, further establishing their visual and historical connection to the surrounding landscape. Over time, the property transitioned from agricultural and small-scale industrial uses to residential ownership, reflecting broader patterns of development in Sudbury.

Under Criterion C, the two-story Greek Revival-style retains key architectural elements characteristic of the style, including a front-gabled roof, cornice returns, and a prominent Greek Revival door surround with sidelights. While the house has undergone material modifications such as window and siding replacements, it maintains its original form, massing, and defining features, such as the gambrel-roofed ell with two shed-roof dormers. The associated barn, located west of the main house, is an example of the New England barn form, featuring a front-gabled roof, a large set of sliding barn doors with a transom light, and one-over-one double-hung windows in simple surrounds.

FORM B – BUILDING

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

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

K09-0445	Framingham		SUD.461
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Town/City: Sudbury

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

Address: 12 Indian Ridge Road

Historic Name:

Uses: Present: Single-family Residential
Original: Single-family Residential

Date of Construction: Circa 1930

Source: Assessor's Records

Style/Form: Craftsman Bungalow

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Aluminum

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Garage

Major Alterations (*with dates*):
None

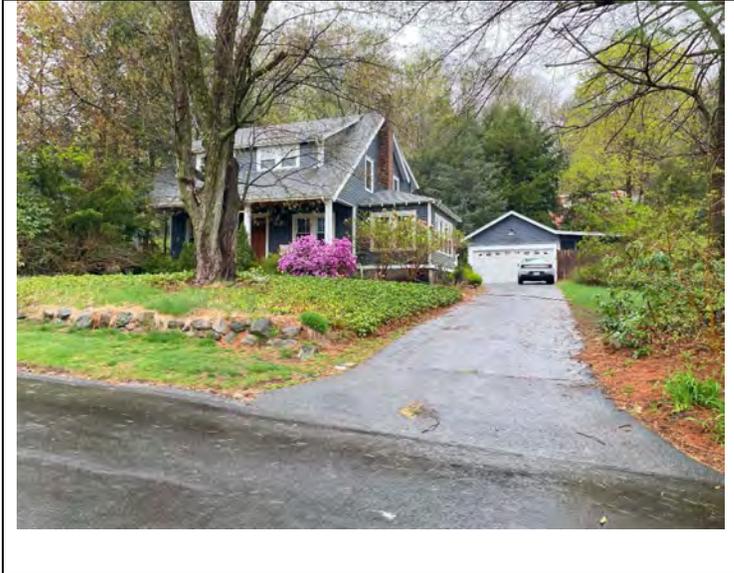
Condition: Good

Moved: no yes **Date:**

Acreage: 0.56

Setting: Located on the east side of a residential street one block north from US Route 20, on a corner lot.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

12 INDIAN RIDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.461

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 building is a one-and-one-half-story, wood-frame dwelling with a steep, side-gabled roof extending over a full-width, one-story front porch clad in aluminum siding. The porch is supported by round columns and is accessed by a central brick stairway. The primary elevation is organized into three bays. Fenestration consists of three pairs of double-hung sash windows, each with six-over-one lights in molded wood surrounds. On the first story, there is a central single-leaf entry door flanked by paired windows. A flat-roof dormer with two pairs of smaller windows is located on the west (façade) slope of the roof, making up the upper half-story. A brick chimney rises along the exterior of the east gable end.

A one-story, hipped addition extends from the east elevation of the main block. Fenestration on this addition includes two paired windows on the facade wall and four evenly spaced double-hung sash windows along the east wall, each with six-over-one lights. The addition rests on a concrete foundation.

A detached, front-gabled garage is located to the northeast of the house and features a modern overhead door. The entire property sits on a slight rise in topography overlooking the street.

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.

The area known as King Philip Heights, located on the south slope of Green Hill, was subdivided in May 1924 for Lawrence B. Tighe (1898–1971). Lot 70, where 12 Indian Ridge Road now stands, appears on the subdivision plan.¹ Tighe would later become a prominent figure in local politics and administration, serving on Sudbury's Board of Selectmen from 1939 to 1954 and again from 1957 to 1963, including terms as chairperson.²

A public meeting of the Board of Selectmen held on February 10, 1930, addressed a petition to lay out new streets within the King Philip Heights development, indicating increasing interest in transforming the area into a residential neighborhood.³ This gradual transformation is further documented on the 1938 *Zoning Map*, which captures the formation of the neighborhood during its early years, including the original name for Indian Ridge Road – Wilbert Avenue.⁴ By the drafting of the Conservation Commission's *Open Space Map* in 1970, the current name was denoted.⁵

On March 6, 1936, *The Boston Globe* reported a significant land sale involving over one million square feet by the Town & Country Realty Company. At that time, only five houses had been constructed in the development.⁶ Following this transaction, promotional advertisements for King Philip Heights began appearing regularly in *The Boston Globe*, signaling a more active

¹ Subdivision Plan, Plan Book 356, Page 17, Sudbury, MA (May 1924).

² "Lawrence Tighe's Sudbury rites", *Boston Globe*, obituary, March 20, 1971, p. 23.

³ Letter from the Town of Sudbury Selectmen, Collections of the Sudbury Historical Society (Sudbury, MA: Town of Sudbury), January 29, 1930.

⁴ Montague, Everett N., *Zoning Map* (Sudbury, MA: Town of Sudbury), 1938.

⁵ Conservation Commission, *Open Space and Recreation Plan map* (Sudbury, MA: Conservation Commission), 1970.

⁶ "Large Land Sale", *The Boston Globe* (Boston, MA: Boston Globe), March 6, 1930, 19.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

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phase of residential construction and marketing in the area. Based on this information, a conservative estimate of the construction date of the house is circa 1930.

Taken together, the subdivision and development of King Philip Heights—including the construction of the house at 12 Indian Ridge Road—reflect the dynamics of early suburban expansion in Sudbury. This growth occurred within a regulatory framework designed to manage new development while maintaining a connection to the town's historical identity, exemplified by concurrent preservation projects and historically themed developments elsewhere in the community. The builder of the house is unknown, but the original portion of the house resembles designs from popular home pattern books at the time, including the original volume of nearby 10 Pokonoket Avenue (ca. 1925, SUD.271). It was likely one of the first homes constructed in the new subdivision.

According to the Massachusetts Cultural Resource Information System (MACRIS) database and web map, the property at 12 Indian Ridge Road may be included in the MHC-Inventoried South Sudbury Historic District (SUD.B) area and the locally-designated King Philip Historic District. The property is not referenced in the South Sudbury Historic District documentation, but appears to be, at least partially, included in the MACRIS polygon. The King Philip Historic District (SUD.I) does not include the property in its property list, although the map illustration included on the form seems to encompass its boundary.⁷

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Subdivision Plan. Book 356, Page 17. Sudbury, MA. May 1924.

⁷ Schuler, Gretchen, *MHC Form A -Area: King Philip Historic District, SUD.I* (Boston, MA: Massachusetts Historical Commission), November 1995.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

12 INDIAN RIDGE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Supplemental Photographs



View to the northeast toward the house.

FORM B – BUILDING

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

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

H09-0062 Maynard SUD.A, SUD.J SUD.279
NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Photograph



Address: 280 Old Sudbury Road; Between #334 and #350 Concord Road, behind Town Pound

Historic Name: Hearse House

Uses: Present: Other Educational

Original: Funerary

Date of Construction: ca. 1800

Source: Historical Society Plaque, Town Records

Style/Form: No Style

Architect/Builder: Not Known

Exterior Material:

Foundation: Field stone

Wall/Trim: Wood clapboards

Roof: Wood shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*):

Restoration (2006)

Condition: Good

Moved: no yes **Date:** ca. 1900, 2006

Acreage: 27.16

Setting: Located on the south side of Concord Road immediately north of the town center in the vicinity of the Revolutionary Cemetery and Town Pound. Currently located on a large parcel that includes several municipally-owned buildings.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (month / year): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

0 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.454

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 single-story building located between 334 and 350 Concord Road, historically known as the Hearse House, sits atop a fieldstone foundation and is clad in wood clapboards that have blackened overtime. The (southeast) façade features a large double barn door that opens onto a flagstone path. A secondary entrance, a simple wood door with long iron strap hinges is set in a flat wood surround and covered by a narrow shed roof with small brackets. Small, square metal historic plaques are mounted on each of the barn doors. A single two-over-two, double-hung window is located at each gable end. The building has a front gable roof covered in wood shingles.

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.

In April 1797, the Sudbury Town Committee approved the provision of a carriage “suitable for the conveyance of corps[e]s to the Burying yard.” Two years later, in 1799, the Committee approved construction of a shelter to house the funeral carriage, along with the town’s ammunition. This dual-purpose structure, known today as the Hearse House, was built near the Town Pound on Concord Road, adjacent to the Revolutionary War Cemetery.¹ It is mentioned as still being at or near its current location in Hudson’s 1889 History of Sudbury.²

According to the previous Massachusetts Historical Commission (MHC) form for the building from 1990, it was moved to the rear of 293 Concord Road sometime between 1908 and 1945 for an unknown reason. The range of dates is based on the building’s last historic appearance in its original site on the 1908 *Atlas of Middlesex County* and the oral testimony of Miss Thumin, a friend of the long-time resident Miss Hattie (Harriet) Goodnow. Miss Thumin, who later inherited the property, identified the shed on-site as the original Hearse House. During its time on the Goodnow property, the structure was used as a dovecote and later as a children’s playhouse by the subsequent owners, the Griswold family, who purchased the property from Goodnow’s estate in 1945.³

During the time period in which the Hearse House was moved, the owner of the house at 293 Concord Road was John B. Goodnow, whose occupation was listed on the 1900 US Census as “capitalist”.⁴ Goodnow was on the Board of Directors of the Mount Wadsworth Cemetery Association. According to a 1990 MHC inventory form, the building is of post-and-beam construction and measures approximately thirteen feet wide by fourteen feet deep. According to the 1990 MHC inventory form, the south-facing façade originally featured three wide carriage doors; by that time, two had been infilled and replaced with a center window, while the third remained in place on its original pintles with hand-wrought strap hinges. The structure had been modified by the Griswold family, who installed a concrete pad that reduced the ground-floor headroom to six and a half feet. The building’s framing showed evidence of repairs and replacements over time, with a mix of hand-hewn and sawn timbers. The

¹ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 431.

² Hudson, 573.

³ Plonko, Muriel and Lamonte Griswold, *Hearse House – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1990, 4.

⁴ 1900, Census Place: Sudbury, Middlesex, Massachusetts; Roll: 666; Page:4; Enumeration District: 0964.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

0 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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SUD.A, SUD.J

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interior at that time included a loft accessed by enclosed stairs at the rear, with rafters made from bark-on tree trunks and roof boards cut directly from logs ("wayney" boards). Clapboards covered the front elevation, while the other three sides were clad in weathered shingles. Interior elements such as a small dovecote window and saw marks—mostly vertical, with a few circular—were also documented, reflecting multiple periods of construction and alteration. These interior features may no longer be extant.

The property at 293 Concord Road was designated as part of the local Old Sudbury Center Historic District in 1963,⁵ and was listed on the State and National Register of Historic Places in 1976 as a contributing property in the Sudbury Center Historic District.⁶ In the mid-2000's, the contemporary owner of 293 Concord Road, Dana Shilts, began making updates and renovations to the property at 293 Concord Road.⁷ In 2006, Shilts formally donated the Hearse House to the town. The structure was deconstructed and returned to its original site next to the Town Pound in 2008 with the support of Community Preservation Act (CPA) funding, which also covered its restoration. Intensive restoration work, including the use of historic materials such as a field stone foundation, wood clapboards and new shingles was complete by R.B. Haworth & Sons, the following year, 2009.⁸

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Sudbury Town Crier

1900. Census Place: Sudbury, Middlesex, Massachusetts. Roll: 666; Page: 4; Enumeration District: 0964.

⁵ Schuler, Gretchen, *Old Sudbury Center Historic District* (Boston, MA: Massachusetts Historical Commission), 1995, 5.

⁶ Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1976, 3.

⁷ Reflected in numerous applications for Certificates of Appropriateness posted in the *Sudbury Town Crier*. For example, "Legal Notices", *Sudbury Town Crier* (Sudbury, MA), May 26, 2005, 24.

⁸ "Photo Gallery: Hearse House", *Sudbury Town Crier* (Sudbury, ma: WickedLocal.com), online newspaper, June 25, 2009. Available at https://www.wickedlocal.com/story/sudbury-town-crier/2009/06/25/photo-gallery-hearse-house/37686059007/?itm_campaign=confirmation&itm_content=news&itm_medium=onsite&itm_source=onsite. Accessed August 2025.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

0 CONCORD AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Supplemental photographs



View to the south toward the Hearse House.



View to the east-northeast toward the side entrance.



View to the northwest toward a historical society plaque.



View to the northwest toward a historical society plaque.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

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MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Hearse House meets National Register (NR) Criterion A for its association with the funerary practices and civic development of Sudbury. Constructed in 1799 to house the town's first funeral carriage and ammunition storage, the building represents an early example of municipal infrastructure designed to serve both public health and safety needs in a New England town. As one of the oldest surviving municipal outbuildings in Sudbury, the Hearse House provides insight into late eighteenth- and early nineteenth-century town planning, public services, and evolving attitudes toward death and burial customs.

The property also meets Criterion C as a rare surviving example of a purpose-built municipal hearse house. With its simple gabled form, fieldstone foundation, and large double barn doors, the structure embodies the functional, utilitarian architecture characteristic of town-owned storage and service buildings of its era. The use of traditional materials, including wood clapboards and wood shingle roofing, contributes to its architectural integrity.

Although the Hearse House was relocated twice, its eligibility for the National Register remains intact under Criterion Consideration B (Moved Properties).

1. It retains its historic context – Originally built around 1799 behind the Town Pound for storing the town's funeral carriage, the Hearse House was moved in the early 20th century to the rear yard of 293 Concord Road. In 2008, it was returned to its original general location behind the Town Pound, within the boundaries of both the local Old Sudbury Center Historic District and the National Register-listed Sudbury Center Historic District. This relocation reestablished the building's historic relationship with Sudbury's burial ground and early municipal infrastructure, reinforcing its visual and associative ties to the town's civic core.
2. The building retains integrity of design, materials, and workmanship – Despite alterations over time, including infill of carriage door openings and the installation of a concrete floor slab in the mid-20th century, the Hearse House continues to reflect its original function and construction. As of 1990, it retained significant historic features such as post-and-beam framing, hand-hewn and bark-on timber rafters, and original strap hinges, although these elements may no longer be fully intact. Externally, the structure's fieldstone foundation, wood clapboard siding, front-gabled roof, and characteristic wide barn doors collectively convey its historic character and role in early town services.
3. The moves were purposeful and preservation-driven – Neither relocation was arbitrary. The initial move, possibly undertaken by the Goodnow family, preserved the building for domestic use, while the 2008 return to its historic site was publicly funded and preservation-motivated. Supported by Community Preservation Act funds, this return was part of a

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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deliberate effort to restore the Hearse House's public commemorative role and enhance its interpretive value within a historic landscape. As such, the moves are consistent with National Register guidelines for the treatment of relocated properties with strong contextual associations.

FORM B – BUILDING

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

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

K09-0002 Framingham SUD.B, SUD.I SUD.84

LHD 4/10/1972

Town/City: Sudbury

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

Address: 47 Concord Road

Historic Name: Richard Rush Horr House

Uses: Present: Single-family Dwelling
Original: Single-family Dwelling; Cobbler

Date of Construction: ca. 1855

Source:

Style/Form: Greek Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Granite

Wall/Trim: Wood clapboards and trim

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Barn

Major Alterations (*with dates*): New barn/garage (2014), connecting volume (2015, 2016)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.75

Setting: Located on the western side of Concord Road, near the road's edge, this property is surrounded by open land. Towards the rear, there is mature landscaping, with several other mid to late 19th-century dwellings nearby.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

47 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B

SUD.84

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 located at 47 Concord Road is a one-and-a-half-story Greek-Revival house, historically known as the Richard Rush Horr House. The house is set upon a granite foundation, features a one-and-a-half-story main dwelling with an extended side ell and a low one-story addition that connects to a two-story New England Bank Barn. The exterior of the building is clad in wood clapboards finished in a muted pinkish-beige color.

The prominent temple-like gable (east) façade is characterized by a boxed cornice with full returns and wide corner posts supporting a broad entablature. The recessed side-hall entrance is flanked by full sidelights. Fenestration consists of six-over-six, double-hung windows in trabeated wood surrounds. The three-bay side-hall entry facade includes two windows with white trims on the first-floor level and another two in the gable peak, each adorned with shutters.

The side ell extends four bays deep and continues the porch overhang, which is supported by square tapered columns with recessed panels and caps. The south gable end of the ell features a three-bay oriel window with two-over-two sash windows and supported by zig-zag cut brackets. Attached to this section is a two-story hipped roof volume, housing a large window on the upper level and a rectangular bay with a hipped roof on the lower level, which includes two windows. The gable roof as well as the hipped roof are all covered in asphalt shingles.

The side ell is partially incorporated into a bank barn resting on a raised foundation clad in a rubble veneer. The foundation level at grade features three overhead garage doors with diagonal wood paneling and eight-pane fixed windows across the top. The barn features a large pair of barn doors at the gable end with a hay loft door directly above them. Square four-pane fixed windows are located south of the barn door and in the gable peak. Across the south elevation are three bays of six-over-six, double-hung windows, with the center bay having a group of three in the same surround. The barn is topped by a hipped roof cupola featuring square windows.

A second barn at the rear of the property barn features a gable front design, complete with a hipped roof cupola and a rounded gable peak window adorned with intricate tracery mullions. The barn door is off center to the south on the gable (east) façade.

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.

Richard A. Horr purchased the property on March 28, 1853, from William Jones, and likely built the house shortly thereafter.¹ The property first appears with a building on the 1856 Walling *Map of Middlesex County*, labeled as belonging to "R.A. Horr", which aligns with the deed record.² The absence of the house on earlier maps also suggests that the dwelling was constructed between 1853 and 1856, therefore this form uses the date of circa 1855. The 1875 Beers *County Atlas of Middlesex* confirms

¹ Middlesex County, Deed Book 3141:323 (March 28, 1853).

² Walling, Henry F., *Map of Middlesex County (South Sudbury)* (Boston, MA: Smith & Bumstead), 1856.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

47 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.B

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that the property remained under Horr's ownership, with additional structures appearing on-site.³ The rear barn, a significant outbuilding on the property, appears to have been in place by 1889 based on an illustration in Hudson's *History of Sudbury*.⁴ The 1889 and 1908 versions of the Walker & Co. *Atlas of Middlesex County* show shifting footprints of the buildings, indicating continuous modifications to the property.⁵ While the main volume of the house remained intact, secondary structures were frequently added and removed.

During the late nineteenth century, the property was associated with local industry. Richard Horr used one of the buildings on the property to house a first-generation sewing machine that he operated at the Kidder Shoe Shop on Boston Post Road to stitch "shoe uppers".⁶ The presence of small-scale industrial activity reflects the broader economic trends of South Sudbury, where shoemaking and blacksmithing were common trades alongside agriculture.

In 1906, J. Herbert Frost acquired the property from the Horr family.⁷ Frost and his wife, Mabel, owned the house for 20 years before selling it to Paul Rhoades and his wife, Carolina, in 1927.⁸ Paul Rhoades, a World War I veteran, lived at the property until his passing.⁹ In addition to his military service, Rhoades was a landscape architect who had an impact on the natural environment in Sudbury by numerous plantings of trees and flowers at public and private spaces around town. He also participated in an oral history project in 1975.¹⁰

After Rhoades' 50 year tenure, the property changed hands multiple times. In 1977, it was sold to Terry and Claudia Edwards.¹¹ Three years later it was transferred to John and Loretta Akers.¹² Recently the house has experienced substantial renovations. A barn/garage was constructed in 2014,¹³ followed by different sections of the two-story connection in 2015¹⁴ and 2016.¹⁵ These modifications integrated the historic barn with the main house.

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³ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁴ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, (illustration) 445.

⁵ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889 and 1908.

⁶ Hudson, 492-493.

⁷ Middlesex County, Deed Book 3144:43 (February 11, 1906).

⁸ Middlesex County, Deed Book 5150:249 (September 30, 1927).

⁹ "Author James H. Powers to Speak Memorial Day", *Sudbury Fence Viewer* (Sudbury, MA), May 30, 1968, 1.

¹⁰ "Oral History records of another generation", *Sudbury Town Crier and Fence Viewer*, January 23, 1975, p. 11.

¹¹ Middlesex County, Deed Book 13123:647 (January 6, 1977).

¹² Middlesex County, Deed Book 14077:471 (September 23, 1980).

¹³ Sudbury Assessor's Office, Permit 14-485.

¹⁴ Sudbury Assessor's Office, Permit 15-367.

¹⁵ Sudbury Assessor's Office, Permit 16-137.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

47 CONCORD ROAD

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

47 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

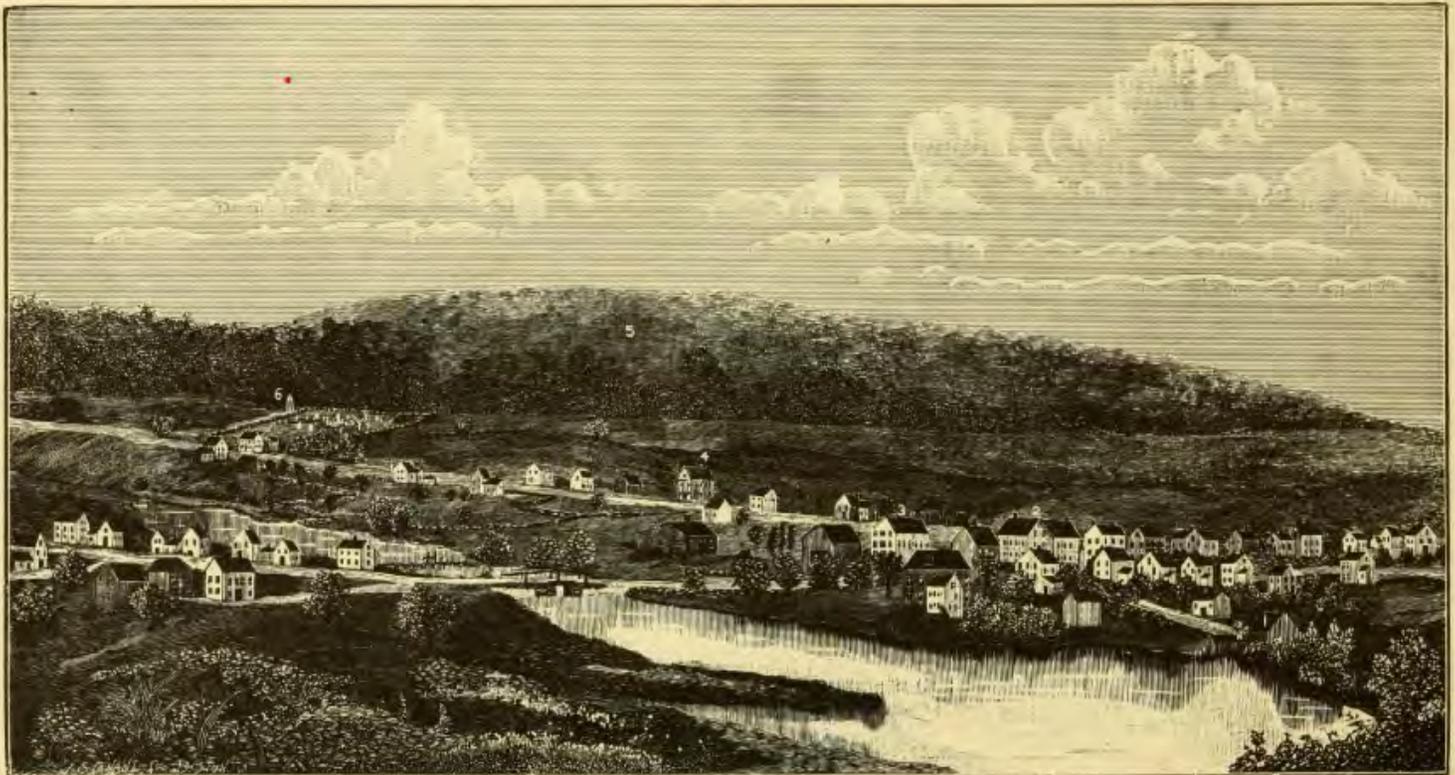
Area(s) Form No.

SUD.B	SUD.84
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Supplemental photographs



View to the east-northeast toward the property



MILL VILLAGE, 1855.
So. Sudbury.

View to the north, house located fourth from the left. Courtesy of Hudson's *History of Sudbury* (1889).

SUD.B	SUD.84
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The property at 47 Concord Road, historically known as the Richard Rush Horr House, is significant under Criterion A for its association with the economic and industrial history of South Sudbury and under Criterion C as an intact example of mid- nineteenth -century Greek Revival residential architecture with an associated New England barn.

Under Criterion C, the Greek Revival farmhouse at 47 Concord Road retains key architectural features, including a front-facing gable with full cornice returns, broad entablature supported by corner pilasters, and recessed side-hall entrance with sidelights. The attached barn reflects its 19th-century agrarian roots, with a gable-front design and central sliding doors characteristic of New England barns. The traditional form and layout of the barn contribute to the overall integrity of the property.

While 21st-century modifications, including a two-story addition connecting the barn in 2014, have altered the property, these changes respect the scale, massing, and design elements of the historic house and barn. Despite later additions, the property retains its character-defining features and remains a significant example of nineteenth-century domestic architecture within the historic landscape.

FORM B – BUILDING

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

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

K09-0005	Framingham	SUD.B, SUD.I	SUD.385
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Town/City: Sudbury

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

Address: 68 Concord Road

Historic Name: Elizabeth and Percival Jones House

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling

Date of Construction: 1912

Source: Historic maps, deed record

Style/Form: Colonial Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood shingle

Roof: Asphalt shingle

Outbuildings/Secondary Structures: A one-story, one-bay garage and shed with a Saltbox roof.

Major Alterations (*with dates*):

Condition: Good

Moved: no yes **Date:**

Acreage: 0.76

Setting: Located on the east side of Concord Road just north of South Sudbury, set back from the road among tall Elm trees. A cemetery is located behind the property.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): March 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

68 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.385

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.

This two-story Colonial Revival-style house rests on a fieldstone foundation and has an exterior that is clad in wood shingles. The building is in the form of a main block with an attached garage to which it connects via a covered breezeway. The house and outbuildings feature deep set backs and the end of paved driveways, one forming a circle in front of the house.

The western elevation (façade) is divided into two bays, with the entrance set on the northern bay. The glass panel door is flanked by two half sidelights held within a wood frame. The entrance is sheltered by an extended pediment roof that is supported by white Tuscan columns towards the front edge, forming a portico. The pediment is highlighted by a white cornice and is clad with wood shingles. The portico is lined by a railing with sleek spindles. Just above this entryway is a single six-over-one, double-hung wood window set in a trabeated surround. South of the portico, on the first floor, is a three-sided bay window with an eight-over-one double-hung sash on each of its three sides. Above this, on the second floor, is a single eight-over-one window. On the roof, at the center, is a brick chimney.

A covered breezeway connects to the garage. The west or side elevation of the garage is divided into two bays and consists of two six-over-one, double-hung windows in trabeated surrounds. The overhead garage door is located on the north elevation and set beneath a gable-on-hip roof. All roofs are clad in asphalt shingles.

The out buildings consists of a one-story, one-bay garage and shed with a Saltbox roof. Both buildings are clad in vertical boards and the shed is partially covered in tar paper. A single nine-pane casement window is located near the roofline of the shed.

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.

The property at 68 Concord Road has a documented history that reflects the growth and development of South Sudbury in the early twentieth century.

The lot is first identified in historical maps as being owned by Israel (Howe) Brown (1791-1879) on the *South Sudbury* inset of the 1875 Beers *County Atlas of Middlesex, Massachusetts*.¹ The earliest record of ownership is recorded in a deed transfer from Lucinda Fairbanks (1821-1893), daughter of Israel Brown, to John Murray (1824-1904) in 1885.² The Fairbanks family arrived in Sudbury in the first half of the nineteenth century, and were prominent in the community.³ John Murray was an Irish immigrant who arrived in the United States in 1842.⁴ Murray sold the property to Eva Lovering in 1902.⁵

¹ F. W. Beers, *County Atlas of Middlesex, Massachusetts (South Sudbury)* (New York, NY: J. B. Beers & Co.), 1875. Isreal's surname is spelled "Browne" on his gravestone.

² Middlesex County, Deed Book 1728:118 (November 11, 1885).

³ Hudson, Alfred, *The History of Sudbury, Massachusetts, 1638-1889* (Sudbury, MA: Town of Sudbury, 1889), 433.

⁴ 1900; Census Place: Sudbury, Middlesex, Massachusetts; Roll: 666; Page: 8; Enumeration District: 0964.

⁵ Middlesex County, Deed Book 2993:11 (September 2, 1902).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

68 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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SUD.385

In 1907, Eva Lovering sold the property to Elizabeth and Percival Jones, marking the beginning of the Jones family's ownership and the extant buildings.⁶ By the time of the 1908 Walker Map, there was still no building depicted at the property.⁷ The house was likely built under Jones' ownership between 1908 and 1912, based on mortgage records indicating loans for construction, with the most recent being \$1,700 in 1912 that required insurance for all buildings.⁸

Percival Jones (1864–1943) and his wife Elizabeth (1865–1944) played a notable role in the local community. Percival, affectionately known as "Dad" Jones, was the owner of a restaurant and dance hall called "Dad's Place" in South Sudbury.⁹ Additionally, he was involved in local land disputes, particularly when Henry Ford expressed interest in purchasing land in Sudbury in the early 1920s. Some residents attempted to assert claim to certain properties so that they could profit off of Ford purchasing the land. Jones was part of a committee that investigated such claims, and ultimately the findings of the committee were inconclusive, so the properties were purchased by the town.¹⁰ The 1932 *Then and Now* map of Charles Way includes an illustration of a house set back from the road.¹¹

In 1940, Elizabeth Jones transferred ownership jointly to herself and Marguerite Phelps Fisher.¹² This deed references existing mortgages with Natick Five Cents Savings Bank, supporting the estimated 1908-1912 construction date. Following Marguerite's death on February 7, 1944, the property was sold to George Moore.¹³ In 1948, Wallace and Barbara Swift acquired the property,¹⁴ followed by its sale to Richard and Ilene Whelpley later that same year.¹⁵ In 1997, nearly 50 years later, ownership transferred to the 68 Concord Road Trust, held by Ilene Whelpley.¹⁶

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1900. Census Place: Sudbury, Middlesex, Massachusetts. Roll: 666. Page: 8. Enumeration District: 0964.

⁶ Middlesex County, Deed Book 3327:212 (September 23, 1907).

⁷ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1908.

⁸ Middlesex County, Deed Book 3727:129 (September 18, 1912).

⁹ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 119.

¹⁰ Garfield, Curtis, *Sudbury 1890-1989: 100 years in the Life of a Town* (Sudbury, MA: Porcupine Enterprises), 1999, 67-75.

¹¹ Way, Charles, *Sudbury Then and Now* (Sudbury, MA: Town of Sudbury), 1932.

¹² Middlesex County, Deed Book 6387:403 (April 30, 1940).

¹³ Middlesex County, Deed Book 6761:157 (April 27, 1944).

¹⁴ Middlesex County, Deed Book 7288:299 (May 26, 1948).

¹⁵ Middlesex County, Deed Book 7355:151 (October 27, 1948).

¹⁶ Middlesex County, Deed Book 27412:306 (June 3, 1997).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

68 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.B, SUD.I	SUD.385
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Supplemental photographs



View to the northeast toward garage and attached shed.

FORM B – BUILDING

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

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

J08-0020

Framingham

SUD.462

Town/City: Sudbury

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

Address: 159 Concord Road

Historic Name: Warren Hunt House

Uses: Present: Single-family residential

Original: Single-family residential

Date of Construction: ca. 1880

Source: Assessor's records

Style/Form: No style

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Vinyl siding

Roof: Asphalt

Outbuildings/Secondary Structures:

Shed and carport

Major Alterations (*with dates*):

Additions (1998, 2014, 2015), Deck (2017, 2018, 2021)

Condition: Good

Moved: no yes **Date:**

Acreage: 1.39

Setting: Located on the west side of Concord Road just south of the Y-intersection with Union Avenue. The lot is moderately forested and has busy streets on both the east and west.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

159 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.462

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.

A two-story cross-gabled house on a concrete foundation and clad in vinyl siding. The façade is three bays wide and features a central entrance, which is enclosed by a vestibule featuring a multilight door and windows. The vestibule is sheltered by a hip-roofed porch supported by four square columns. Fenestration consists of one-over-one, double-hung vinyl windows, regularly spaced across both stories, with smaller attic windows set within the gable peak. The structure rises two stories in height beneath a cross-gabled roof, with the primary gable facing the street and secondary gables extending perpendicular from the north and south elevations. The south elevation also features a two-story, three-sided bay projection. A one-story, gabled screened porch is attached to the north side of the house, supported by square posts and accessed by a stair. Additional modern skylights are visible on the roof of this wing. A paved driveway extends along the south side of the property.

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.

A house is shown on the 1889 George Walker *Atlas of Middlesex County*, labeled under "W. Hunt," and situated along what was then Center Street (now Concord Road).¹ The house is later depicted on the Charles Wray *Sudbury Then and Now* map from 1939.² Warren Hunt (1873–1959) owned a sizeable farm located near the juncture of Concord and Old Lancaster Roads, which was being subdivided by local developer Walter Beckett in the mid-1950s.³

On July 16, 1948, Hunt conveyed the property to Richard (1917-1966) and Sally Jones (1920-2005).⁴ An associated survey plan indicates the property originally comprised a larger parcel of 2.7 acres, including rights to a spring on an adjacent lot.⁵ Richard Jones is noted as a lieutenant in the Sudbury Auxiliary Police Association.⁶ The Jones family retained ownership of the property for over five decades.⁷ In 1994, the Jones family subdivided the property.⁸ The property passed out of the Jones' ownership in the early twenty-first century.

The house has undergone some changes in the late twentieth and early twenty-first centuries, including additions in 1998, 2014, 2015, and 2017.⁹ In addition, work on an exterior deck was completed by 2021.¹⁰ While very little original architectural detailing survives, and the house has experienced substantial material replacements, the overall form suggests a Stick-style or modest Queen Anne-style house. Based on this architectural analysis, historic maps, and the available ownership record, the estimated date of construction is considered to be 1880.

¹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

² Way, Charles, *Sudbury Then and Now* (Sudbury, MA: Town of Sudbury), 1932.

³ Garfield, Curtis F., *Sudbury 1890-1989; 100 Years in the Life of a Town*, (Sudbury, Mass.: Porcupine Enterprises), 1999, 127-128.

⁴ Middlesex County Deed Book 7313:218 (July 16, 1948).

⁵ Middlesex County Deed Book 7313:217 (July 16, 1948).

⁶ "Auxiliary Police Hopld First meeting", *The Citizen* (Sudbury, MA: The Citizen), November 17, 1955, 3.

⁷ Middlesex County Deed Book 22576:406 (October 16, 1992).

⁸ Middlesex County Deed Book 27000:233-234 (August 25, 1994).

⁹ Town of Sudbury Building Permit 98-254 (January 21, 1998); 14-565 (October 7, 2014); 15-841 (October 15, 2015); 17-647 (October 5, 2017).

¹⁰ Town of Sudbury Building Permit 17-566 (August 30, 2017); 18-463 (July 27, 2018); 21-809 (October 15, 2021).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

159 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

159 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Supplemental photographs



View to the southwest toward the house, looking across Concord Road.

FORM B – BUILDING

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

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

H09-0016 Maynard SUD.A, SUD.J SUD.91

NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Photograph



Address: 233 Concord Road

Historic Name: Rev. Rufus Hurlbut House; aka Hurlbut Parsonage

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling, Parsonage

Date of Construction: 1817

Source: Town of Sudbury Deeds

Style/Form: Federal (Adam Style)/Greek Revival (transitional)

Architect/Builder: Not Known

Exterior Material:

Foundation: Uncut stone; Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures: A two-story barn, one-story shed, fieldstone walls.

Major Alterations (*with dates*):

Condition: Good

Moved: no yes **Date:**

Acreage: 6.4

Setting: Located on the west side of Concord Road between Sudbury Center and South Sudbury.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

233 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.91

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 house located on 233 Concord Road is a two-story on a foundation of uncut stone and concrete and has an exterior clad in wood clapboard. The building is in the form of several volumes all attached to one another. The two-and-a-half-story main volume, which has an east-facing façade, is connected to a two-story rear ell, which in turn is connected to a southward single-story hyphen, that is then attached to a larger two-story barn. It features Federal and early Greek Revival stylistic elements.

The façade of the main block is symmetrical and divided into five bays, with a centrally located entrance. The entrance door is flanked by pilasters and two half sidelights set in a wooden frame, all finished in a white color. The entrance is sheltered by an extended pediment roof that is supported by Tuscan columns on either side. The pediment roof has a thick but simple cornice, and a wide architrave. On either side of this entrance are two intricate lantern lights. The windows are six-over-six, double-hung, surrounded by a wide, simple trim. There are a total of nine windows on the façade, with one aligned with the entrance door. While the windows are otherwise evenly spaced, the distance between the central bay and the side bays is larger, further highlighting the entrance. There are four windows on the first floor, and five on the second floor of the façade. Two chimneys, one placed on the southern end of the ridge, and the other placed on the northern end, are constructed in brick that has also been painted white.

Generally, all the elevations of the property mirror the symmetry as observed in the façade of the house. The southern elevation of the main block also has a centrally located entrance that is sheltered by a hipped roof, supported by Tuscan columns. Above the entrance, at the attic level, is a six-over-six double-hung window. Towards the east of the door, are two six-over-six windows on the first floor, and two on the second floor. Towards the west, are a pair of conjoined six-over-six windows on the first and second floor each.

The rear ell has 6/6 double-hung windows arranged in an orderly manner. The single-story hyphen towards the south has a large centrally located, three-centered arched barn door that is finished in a black color. On either side of this door are two intricate lantern lights, identical to the ones on the façade of the main block. On the northern side of the door are two small 3/3 double-hung windows, placed at the lintel level. On the southern end of the ell is another three-over-three window, that is placed at a lower level. The large two-story barn located at the southern end has a centrally located sliding double door. Each door has ten glass panes set within them. The door is flanked by two lantern light fixtures, and three-over-three double-hung windows. Just below the edge of the roof are six small six-pane windows with white trims. Inside the barn door is another double door that consists of fifteen glass panes each, flanked by sidelights and a full-length top light, all set within a wooden frame painted in black. The house has a side-gable roof that is covered in asphalt shingles.

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.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

233 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.91

The house located on 233 Concord Road, historically known as the Hurlbut Parsonage, was built in 1817 for Reverend Rufus Hurlbut upon assuming the ministry of the First Parish Church, succeeding Reverend Jacob Bigelow.¹ Rev. Hurlbut had been appointed of the Sudbury First Parish Church on December 23, 1816.² During this time, the church stood as second place of worship in Sudbury (the first on the West Side of the river), with the parish serving as its legal and political entity within the town organization. This arrangement had endured for approximately 150 years, shaping the town's social fabric profoundly. Most town officials were members of the church, and attendance at church services was expected of all Sudbury residents. Reverend Hurlbut chose to build his residence on ministerial land owned by the Town, benefiting from any interest generated by all leased or sold ministerial lands. Around 1818, Reverend Hurlbut facilitated the sale of all other ministerial lands by signing a quitclaim deed after acquiring his property. He faithfully served the town for twenty-seven years until his passing on May 11, 1839.³

Reverend Hurlbut's tenure as minister was marked near its end by the splitting of the First Parish Church into two congregations. The early 1800s were characterized by a surge of new ideas and widespread theological discussions which led to controversy. The core of the discussion revolved around the nature of Christ's divinity and other nuanced religious questions. By 1838, the debate had reached Sudbury. This came to a head in early 1839 when Rev. Hurlbut invited a guest minister to deliver services, as his own health was failing. Upon reaching the church, Hurlbut and his guest found the door shut and another minister inside preaching. After addressing the congregation briefly, Rev. Hurlbut, his guest minister, and a portion of the churchgoers left and held services at the Methodist Church nearby.⁴ This led to the splitting of the parish into the Unitarians, who retained their place of worship in the First Parish building at the town center, and the Congregationalists, who departed with Reverend Hurlbut to form a new parish called the Evangelical Union Society. The two congregations did not meet again until 1976.⁵

According to the previous MHC Building form completed in 1989, papers expressing Reverend Hurlbut's educational ideas were discovered within the walls of the house in the 1980s. He advocated for the promotion of "common school education," the incorporation of "visible illustrations of the rudiments of science into all our schools," and the abandonment of former rote teaching methods, which he deemed "miserably defective" based on extensive experience.⁶

Following Reverend Hurlbut's death in 1839, the house passed into the ownership of members of the Jones family, originally from Holliston.⁷ By Henry Walling's 1856 *Town of Sudbury* map, the property is depicted with the label "Joel Jones". Joel Jones bequeathed the property to his nephew Levi Smith Jones (referred to as "Smith Jones" in Hudson's *History*).⁸ By the 1908 Walker & Co. *Atlas of Middlesex County* map, the property was under the ownership of the "Estate of L. S. Jones." Levi's widow Emily sold the property to Rose A. Witham in 1907.⁹ Robert Witham sold the property to Howard and Dorothy Emmons in 1941.¹⁰ An additional porch was appended to the rear ell's side entrance in 1948. Major renovations took place in 2003 and 2008.¹¹ According to a 2012 "Home of the Week" showcase in the *Sudbury Town Crier*, "This was an antique that the owners took down to the studs..."¹²

The Hurlbut Parsonage is representative of the connected farm buildings found throughout New England. These continuous building complexes typically included a "big house, little house, back house, barn" – to quote a nineteenth century children's

¹ Hudson Alfred Sereno, *The Annals of Sudbury, Wayland, and Maynard, Middlesex County, Massachusetts* (Alfred S. Hudson), 1891, 207.

² Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: Donning Co.), 1989, 55.

³ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 468-469.

⁴ *Ibid.*, 477-478.

⁵ "Rival Alters Rejoined", *The Sudbury Town Crier and Fence Viewer* (Sudbury, MA), March 18, 1978, 2.

⁶ Plonko C., Muriel and Catherine Hall, *MHC Form B-Building: 233 Concord Road* (Boston, MA: MHC), 1989, 2.

⁷ Hudson, 445.

⁸ Probate records for Joel Jones, Sudbury, Middlesex County, Massachusetts, Vol. 388, Page 70, August 11, 1856, Sudbury, MA.

⁹ Middlesex County, Massachusetts, Deed Book 3336:86 (October 27, 1907).

¹⁰ Middlesex County, Massachusetts, Deed Book 6513: 210 (June 25, 1941).

¹¹ Sudbury Assessor's Office, Permits 02-42 and 08-402 (Sudbury, MA). Available at https://webpro.sudbury.ma.us/g_permits.asp. Accessed on August 5, 2024.

¹² LaMond, Carol, "A Stunning Landmark in Sudbury", *The Sudbury Town Crier* (Sudbury, MA), December 6, 2012, 27.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

233 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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SUD.A, SUD.J

SUD.91

verse.¹³ This pattern can be identified at 233 Concord Road, with the main volume facing the road being the “big house” where the living spaces were, the rear extension serving as the “little house” where the kitchen and functional activities took place, the “back house” which served as a connection between the family space and the barn, and of course the barn which terminates the complex. The barn exhibits some traits of the English barn that was prevalent in New England prior to 1830, including the door’s location on the long lateral elevation. Further investigation of the barn’s construction will reveal additional information. Despite some later twentieth century and twenty-first century additions and renovations, the exterior of the property appears much as it did by the late nineteenth century (see included engraving) and is an example of a historic New England connected farm complex and early nineteenth century development in Sudbury along Concord Road (formerly called Union Avenue).

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The Sudbury Town Crier

The Sudbury Town Crier and Fence Viewer

¹³ Hubka, Thomas, *Big house, little house, back house, barn : the connected farm buildings of New England* (Hanover, NH: University Press of New England), 1984, 5-6.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

233 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.A, SUD.J	SUD.91
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Supplemental photographs



View to the northwest toward house.



View to the west of the east (façade) elevation of the house.



View to the west toward the hyphen entrance.



View to the southwest toward barn.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

233 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View from the lawn to the east toward the rear (west) elevation.



Representative view (to the northwest) of the stone wall running through the property.



THE HURLBUT PARSONAGE.

Hurlbut Parsonage from Alfred Hudson's 1891 *Annals of Sudbury*.

SUD.A, SUD.J	SUD.91
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Hurlbut Parsonage at 233 Concord Road meets National Register Criterion A for its strong association with the religious and educational history of Sudbury. Constructed in 1817 for Reverend Rufus Hurlbut, the house was the residence of the First Parish minister during a pivotal period in Sudbury’s history. Reverend Hurlbut played a key role in the town’s religious schism of 1839, which resulted in the division of the First Parish Church into Unitarian and Congregationalist congregations. His tenure also coincided with shifts in educational philosophy, and his surviving writings provide insight into nineteenth-century pedagogical reform efforts. Additionally, the property exemplifies the early nineteenth-century practice of town-supported ministerial residences, which were central to community organization and civic life in Massachusetts.

The property also meets Criterion C as an excellent example of a Federal-style residence with early Greek Revival influences. The main volume’s symmetrical façade, five-bay organization, pilastered entrance with half sidelights, and Tuscan-columned portico reflect the refined proportions and classical details typical of the Federal style, while the wide architrave and strong cornice hint at the emerging Greek Revival aesthetic. The property is also a rare surviving example of New England connected farm architecture, following the traditional "big house, little house, back house, barn" configuration. The rear ell and attached barn contribute to the architectural and functional evolution of the site, reflecting the development of connected farmsteads in rural Massachusetts.

Despite twentieth- and twenty-first-century renovations, the Hurlbut Parsonage retains integrity of location, design, materials, and workmanship, with its exterior largely reflecting its late nineteenth-century appearance. The house remains a significant representation of Sudbury’s religious, architectural, and agricultural history and is eligible for listing on the National Register of Historic Places.

FORM B – BUILDING

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

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

H09-0020	Maynard	SUD.A, SUD.J	SUD.532
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Town/City: Sudbury

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

Address: 246 Concord Road

Historic Name:

Uses: Present: Single-family residential
Original: Single-family residential

Date of Construction: ca. 1908

Source: Assessor's Records

Style/Form: No Style/ Bungalow

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Vinyl siding

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Major Alterations (*with dates*):
Enlarged, prior to 1957

Condition: Fair

Moved: no yes **Date:**

Acreage: 1.4

Setting: The property is located in a residential area on the east side of Concord Road, a main north-south corridor leading to the historic town center, located behind the house at 248 Concord Road.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

246 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.532

 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.

Located at the end of a driveway behind **248 Concord Road (1871, SUD.178)**, the cottage is technically part of Parcel H09-0020 (shown outlined in red on map) per Sudbury town Records, but has the address 246 Concord Road. The building is located behind the main house on private property, and so access for visual assessment is limited without permission.

The building is a one-story wood-frame cottage with a low profile and irregular, three-volume massing. It rests on a concrete foundation and is clad in vinyl. The building exhibits multiple phases of construction and alteration, with its core volume flanked by later additions that modify its original form. Fenestration varies by elevation and includes a combination of six-over-six, double-hung sash windows, two-over-two windows, and a projecting bay window with leaded glass casements located on the west elevation of the building, which features a saltbox-style roof form. A single-leaf entry door is located on the central volume in the west bay. The east volume features a sliding glass door that opens onto a wood deck.

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.

The cottage at 246 Concord Road was historically associated with the adjacent Garfield family homestead at 248 Concord Road, which was owned by Francis Garfield (1830–1921), a Civil War veteran and prominent local farmer and shoemaker.¹ Garfield acquired his land holdings by acquiring and joining three separate parcels beginning in 1871.² The second parcel was purchased in 1880.³ By 1906, the final parcel was acquired.⁴

The earliest depiction of the building is in the George Walker 1908 *Atlas of Middlesex County*, located behind the main building on the J.W. Garfield estate.⁵ The building is depicted as a single rectangular volume. In 1912, the property of the “Heirs of John W. Garfield” was assessed at \$700 for a “house and shop.”⁶ The same listing is found in the next available tax valuation record, from 1921.⁷ Prior to 1912, the next earliest record is from 1900, which does not include a valuation of the shop. The associated Massachusetts Historical Commission (MHC) form for **248 Concord Road (1871, SUD.178)** speculates the building was constructed circa 1920.⁸ However, based on the available documentary evidence, including historic maps and tax records, the construction of the oldest portion of the building is considered circa 1908, likely between the addition of the final parcel in 1906 and the depiction found in the 1908 Walker *Atlas of Middlesex County*.

¹ Hudson, Alfred, *The History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 442, 546, 561.

² Middlesex County Deed Book 1148:434 (February 20, 1871).

³ Middlesex County Deed Book 1780:428 (August 18, 1880).

⁴ Middlesex County Deed Book 3258:497 (October 1, 1906).

⁵ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co), 1908.

⁶ *Two Hundred Seventy-Second Report of the Board of Assessors* (Sudbury, MA: Town of Sudbury), 1912, 17.

⁷ *Assessor's Report* (Sudbury, MA: Town of Sudbury), 1921, 16.

⁸ Frontiero, Wendy and K. K. Broomer, *Francis Garfield House –St. Hubert's School – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

246 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.532

Following Garfield's death, the property passed to Fred B. Wetherbee of Bolton, MA, who held title until 1944. Wetherbee was involved in a 1930s effort to revive the colonial-era Sudbury Proprietary, a local controversy linked to land rights and Henry Ford's attempted land acquisitions.⁹ In 1942, the cottage was separately assessed to Wetherbee as a shop building.¹⁰

Fred Wetherbee conveyed the property to Earle and Dorothea Huckel in 1944.¹¹ The Huckels had previously leased the land beginning in 1949 and mortgaged it in 1952.¹² They operated St. Hubert's School on the premises; a private institution relocated from France due to World War II. The school opened in Sudbury in 1941 and formally acquired the land from the Huckels in 1966.¹³ While it is not clear from the available historic record when the original volume of the cottage was enlarged, based on historic aerial photography this appears to have been complete by 1957.¹⁴

The same year, William Nichols Hoagland (b. 1939) received approval and a license from the Town of Sudbury to operate a location of the Newton Workshop Inc. at 246 Concord Road.¹⁵ The Newton Workshop, Inc., was based in Newton, Massachusetts, and was a traditional craftsmanship company that participated in and exhibited at historical conventions in the area, including Boston's Winterfest.¹⁶ According to local assessments and oral histories, the cottage also served as a staff residence or auxiliary structure during the school's operation. The school was closed by 1977.¹⁷

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Fence Viewer

Frontiero, Wendy and K. K. Broomer. *Francis Garfield House –St. Hubert's School – MHC Form B*. Boston, MA: Massachusetts Historical Commission, 2021.

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Sudbury Tax Valuations, 1900, 1912, 1921.

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⁹ Garfield, Curtis, *Sudbury 1890-1989: 100 years in the Life of a Town* (Sudbury, MA: Porcupine Enterprises), 1999, 67-75.

¹⁰ Frontiero, Wendy and K. K. Broomer, *Francis Garfield House –St. Hubert's School – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021, 3.

¹¹ Middlesex County Deed Book 6768:471 (May 26, 1944).

¹² Middlesex County Deed Book 7931:223 (July 7, 1952).

¹³ Middlesex County Deed Book 11242:183 (October 18, 1966).

¹⁴ "Sudbury, 1957 aerial image", *Historicaerials.com*, accessed August 2025, <https://www.historicaerials.com>.

¹⁵ "Selectmen's Notes", *Fence Viewer* (Sudbury, MA), March 31, 1966, 1.

¹⁶ "Winterfest Set February 22–26," *Fence Viewer* (Sudbury, MA), December 29, 1966, 12.

¹⁷ Frontiero and Broomer, 3.

FORM B – BUILDING

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

F10-0003

Maynard

SUD.457

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

Town/City: Sudbury

Place: (*neighborhood or village*):

Photograph



Address: 509 Concord Road

Historic Name:

Uses: Present: Single-family dwelling

Original: Single-family dwelling

Date of Construction: 1927

Source: Assessor's Records

Style/Form: Dutch Colonial Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*): None

Condition: Good

Moved: no yes **Date:**

Acreage: 0.6

Setting: On a rise in topography on the west side of Concord Road near North Sudbury, set among tall deciduous trees behind a fieldstone wall, a public park is located behind the property

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

509 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.457

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.

This one-and-one-half-story Dutch Colonial Revival-style house is built on a concrete foundation and has an exterior clad in wood clapboards. The house has a gambrel roof that is covered in asphalt shingles.

The façade (south-east elevation) features a four-bay design with the entrance set in a gable roofed center vestibule. It also consists of cornice returns on either side. The entrance opens onto a small landing porch accessed by wood steps and encompassed by a simple wood railing with square posts and spindles. The steps feature a railing on the west side only and the porch features lattice skirting. Fenestration consists of six-over-six, double-hung windows; two to the west of the door, and one off-center to the east. A flat roofed dormer on the south slope features three windows of smaller size. A brick chimney is located at the center of the house, along the ridge. The gambrel roof has a wide rake, and is further highlighted with a simple cornice.

The south-west elevation of the house consists of three equally spaced windows on the first floor, and two equally spaced windows in the upper half-story that are aligned with the gaps between the windows below. The north-east elevation also has two windows on the second floor. On the first floor, however, there is one window and a pair of smaller single-pane windows.

The north-west elevation consists of the same dormer windows and roof arrangement at the second-floor level as seen on the façade. The first floor consists of a screened porch with a shed roof. The southern end of this space is recessed and has an extended roof that is supported by a simple square-base column on one end.

The house is set deeply back on a rise in topography overlooking Concord Road to the south, and is set behind a field stone retaining wall.

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.

The property is situated on the land historically occupied by the Bent family, and is located roughly halfway between the houses labeled "Thomas Bent" and "J. Bent's house" shown on 1830 William Wood *Map of Sudbury*.¹ The house itself does not appear depicted on historic maps until the 1940 U.S. Census map.² The deed record appears to be incomplete for this property, but it does show that the property itself was part of a 1959 subdivision by Israel Bluestein (1907-1991), owner of the Featherstone Farms property and sold a large portion of it to the Town of Sudbury for a public park.³

A fire occurred at the residence on October 29, 1965, as recorded in the Fire Chief's report.⁴

¹ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography, 1830).

² U.S. Census Bureau, *Enumeration District Map: Sudbury, Massachusetts, 1940*, National Archives and Records Administration (NARA), Record Group 29, <https://www.archives.gov/research/census/maps/1940>. Accessed March 2025.

³ "Sudbury Reverses Star Market Decision", *Sudbury Citizen* (Sudbury, Massachusetts), March 17th, 1960, 1.

⁴ "Fire Chief's Report", *Sudbury Citizen* (Sudbury, MA), November 3, 1966, p. 8.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

509 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.457
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Prior to 1971, the occupancy of the house is not clear from the deed records. A review of the newspaper record seems to reveal that there was a relatively high rate of occupant turnover. The chain of title from 1971 until now includes the following transfers, which demonstrates this trend continued:

- 1971: Sold by Sarah Hill, trustee of Paul Hill, to Doug Adams and his wife on October 22.⁵
- 1974: Transferred from by Doug Adams and his wife to Doug Adams (sole owner) on July 18.⁶
- 1982: Sold by Doug Adams to Dennis and Joan Fitzgerald on July 29.⁷
- 1987: Dennis and Joan Fitzgerald to Mark T. Dinkel and Cheryl Baggen on April 30.⁸
- 1993: Mark T. Dinkel and Cheryl Baggen to Michael B. Cohen and Christopher Egbert on September 30.⁹
- 1999: Sold by Michael B. Cohen and Christopher Egbert to Clair Walker on November 22.¹⁰

A 1990 real estate listing noted that the property had a new kitchen.¹¹ Other than that, the house appears to be relatively unchanged, particularly the exterior. The house appears to be a typical Dutch Colonial Revival-style residence, likely sourced from a mail-order catalog such as Sears, Roebuck & Company or Aladdin Homes. Architecturally, it does not exhibit unique or historically significant characteristics beyond its representation of fairly typical early-twentieth-century suburban development.

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Sudbury Citizen, March 17th, 1960, November 3, 1966.

Sudbury Town Crier and Fence Viewer, April 26, 1990.

U.S. Census Bureau. *Enumeration District Map: Sudbury, Massachusetts, 1940*. National Archives and Records Administration (NARA), Record Group 29. <https://www.archives.gov/research/census/maps/1940>. Accessed March 2025.

⁵ Middlesex County, Massachusetts, Deed Book 12027:141 (October 22, 1971).⁵

⁶ Middlesex County, Massachusetts, Deed Book 12673:427 (July 18, 1974).

⁷ Middlesex County, Massachusetts, Deed Book 14681:490 (July 29, 1982).

⁸ Middlesex County, Massachusetts, Deed Book 18077:230 (April 30, 1987).

⁹ Middlesex County, Massachusetts, Deed Book 23717:512 (September 30, 1993).

¹⁰ Middlesex County, Massachusetts, Deed Book 30891:463 (November 22, 1999).

¹¹ *Sudbury Town Crier and Fence Viewer* (Sudbury, MA), April 26, 1990, p. 26.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

509 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.457
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Supplemental photographs



View to the north-west toward the façade (southeast) elevation.



View to the east toward the rear of the house.

FORM B – BUILDING

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

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

K09-0049 Framingham SUD.B, SUD.I SUD.456

LHD 4/10/1972

Town/City: Sudbury

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

Photograph



Address: 61 King Philip Road (Barn)

Historic Name: Dakin-Hunt Barn

Uses: Present: Agricultural

Original: Other Commercial

Date of Construction: circa 1850

Source: Architectural and Historic Map analysis

Style/Form: Other: Transitional Greek
Revival/Italianate New England Barn

Architect/Builder: Not Known

Exterior Material:

Foundation:

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
None

Condition: Good

Moved: no yes **Date:**

Acreage: 0.6

Setting: Located on the south side of King Philip Road near the street, set behind the main house. The property is on a triangular lot that slopes northward from US Route 20.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

61 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.456

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 Dakin-Hunt barn is a New England Gable-Front barn featuring transitional Greek Revival and Italianate stylistic elements. Positioned close to the rear (north) wing of the Cutter-Dakin-Hunt House at **61 King Philip Road (1850, SUD.265)** but remaining detached, it is constructed on a fieldstone foundation with wood clapboard siding. The foundation is not visible above grade.

The barn's primary, west-facing entrance is a double center door mounted on an interior track, with each leaf composed of diagonal beaded boards. Above this entryway, a transom casing spans the width of the door, with seven lights remaining intact. The east elevation features the same façade layout, with a side entry door near the north corner. A single six-over-six sash window is located high in the gable peak of the barn's facade. Along the north elevation, the fenestration includes smaller windows with six-pane divisions; three evenly spaced at the level of the interior loft, and one at the first story level. The barn is topped by a cupola with two stages and louvers set within double-arched casings.

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.

Until the late nineteenth century, South Sudbury, known as Mill Village, served as the town's industrial hub, with civic activities centered around Sudbury Center. The area's development began with mills established by Thomas and Peter Noyes in the seventeenth century, evolving with infrastructure like stores, residences, blacksmith shops, and railroad depots for the Framingham and Lowell Railroad (ca. 1870) and Massachusetts Central Railroad (ca. 1881). By the late nineteenth century, the village included about 50 dwellings and various amenities like a store, post office, Goodnow Library (1862), Congregational chapel (1889), mill buildings, and the Boston Post Road (later Boston and Worcester Highway).¹

The first representation of the property is the 1856 Walling *Map of Middlesex County* map, on which the property is labeled "Roland Cutter".² However, this is a misspelling of Roland Cutler (1789-1873), who married Martha Richardson (1803-1903) in 1823. He was a partner in the firm Franic Faxon & Co., shoe leather dealers. After retiring in 1850, he moved to Llewelyn Park, NJ. His son, Dr. Edward Roland Cutler, was one of the first surgeons to perform an appendectomy, while his other son, Henry Steven Cutler, earned a Doctor of Music degree from Columbia University and served as choir director at Trinity Church in New York City.³

By the 1875 Beers *County Atlas of Middlesex, Massachusetts*, the property is labeled "J.H. Dakin".⁴ Dakin is noted as being prominent in Sudbury's northern settlement. According to the 1889 Walker *Atlas of Middlesex County, Massachusetts*, the property is owned by Nicholas B. Hunt.⁵ Nicholas Hunt was from a prominent local family and married Angeline V. Brown in

¹ Schuler, Gretchen, *61 King Philip Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2010, 2.

² Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

³ "Mrs. Martha T. Cutler, Centenarian", Boston Evening Transcript (Boston, MA), April 14, 1903, 16.

⁴ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁵ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

61 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.456

1846. Primarily a farmer, he sold land for Wadsworth Academy in the late 1850s and even served in the Civil War at age 42 in 1863.⁶ In 1896, Nicholas B. Hunt sold the property to Howard Goodnow.⁷ The property remained in the Goodnow family for nearly 90 years, passing out of family ownership only in 1987.⁸

An illustration labeled "The Nichols [sic] B. Hunt Residence" in Alfred Hudson's *History of Sudbury, Massachusetts* depicts the barn in 1889 during Hunt's ownership.⁹ A photograph from 1905 shows the barn in an open landscape, not heavily forested as it is today.¹⁰ The barn has a more contrasting paint scheme, and a one-story shed-roof vestibule appears to cover the entry door at the northeast corner of the building, but overall appears to have retained its architectural integrity. By the 1908 Walker *Atlas*, the property is listed as the "W. Goodnow Estate."¹¹

In the early nineteenth century, barns were indispensable structures for Eastern Massachusetts's agricultural communities, serving as the hub of farming activity where crops were stored, and animals were housed. As agriculture in New England shifted from subsistence to a more commercially oriented enterprise by 1830, the New England barn design—with its lengthwise aisles and wagon entry in the gable end—became more prevalent, gradually replacing the earlier English barn plan that featured large wagon doors along the long sides. This transition in barn architecture reflected broader changes in farming practices aimed at efficiency and scalability. Most New England barns incorporated a central aisle flanked by livestock stalls, with hay and grain stored above, and good ventilation provided by openings or cupolas was crucial for preserving hay and maintaining livestock health. The flexible design of these barns allowed them to be adapted over time to meet the evolving needs of agricultural operations.¹² The Dakin-Hunt Barn reflects the historic agricultural origins of Sudbury, serving as a tangible reminder of the town's rural past and its evolution alongside broader shifts in farming practices and village development.

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Walling, Henry. *Map of Middlesex County*. Boston, MA: Smith & Bumstead, 1856.

⁶ Schuler, 2.

⁷ Middlesex County, Deed Book 2508:152 (September 28, 1896).

⁸ Middlesex County, Deed Book 18765:114 (December 17, 1987).

⁹ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 603.

¹⁰ Sudbury Historical Society, Inc., *Sudbury* (Charleston, SC: Arcadia Publishing), 2012, 16.

¹¹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1908.

¹² Hubka, Thomas, *Big house, little house, back house, barn : the connected farm buildings of New England* (Hanover, NH: University Press of New England), 1984, 52.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

61 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

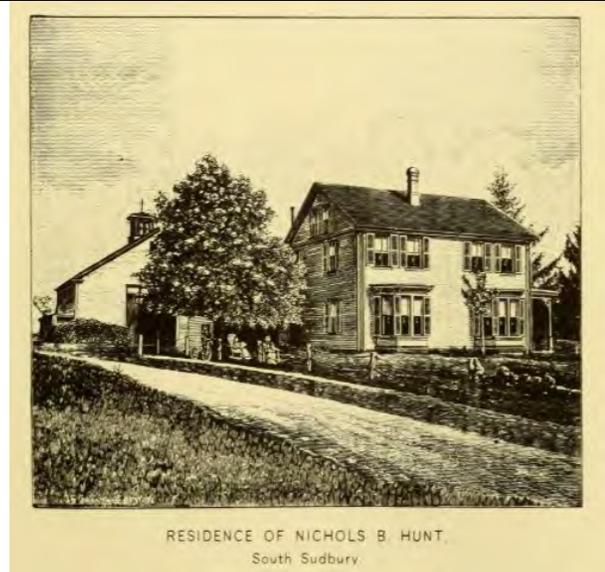
Area(s) Form No.

SUD.B, SUD.I SUD.456

Supplemental Photographs



View of the barn, looking southwest.



View to the east, barn located at rear. Courtesy of Hudson's *History of Sudbury* (1889).



Detail from a 1905 panoramic photograph of South Sudbury. Courtesy of *Sudbury* (2012).

FORM B – BUILDING

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

F04-0714

Maynard

SUD.455

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

Town/City: Sudbury

Place: (*neighborhood or village*): Pine Lakes

Photograph



Address: 11 Lakewood Drive

Historic Name: Devlin House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1938

Source: Assessor's Records

Style/Form: Tudor Revival/Bungalow

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Brick/Vinyl/Stucco

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*):

Addition (1995)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.3

Setting: Located on a triangular lot in a residential neighborhood, surrounded by houses of similar size and massing.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

11 LAKEWOOD DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.455

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.

A two-story house resting on a concrete foundation. The house is clad in a mix of stone, brick, vinyl, and stucco on its exterior walls and trim, and has a side-gabled roof that is clad in asphalt shingles. It has a prominent front-facing gable at the center that serves as the dominant façade element, which is complemented by decorative half-timbering on the upper stories, creating a visual contrast against the lighter stucco surface.

The east elevation (façade) is dominated by the central front-facing gable, which incorporates the entry composition and features a front door with a segmental arch that highlights the entryway. The house has varying eave heights, which are slightly higher at the rear end of the building, resulting in a dynamic roofline. A massive stone-clad chimney, crowned by a simple metal chimney pot placed on end, forms a significant feature of the northern end of the side-gabled structure. The first-story exterior, in the central front-facing gable as well as the side gables, is clad in patterned stonework and brickwork.

Pairs of tall, narrow six-over-six, double-hung windows held in a segmental-arched framework with stone and brick detailing are found on the first story of the side gables. The front-facing gable is divided into two bays at the first-floor level, and consists of a single segmental-arched door, with a shorter single six-over-six, double hung window set within a segmental-arch opening on the north end. Another single six-over-six, double-hung window is centrally placed on the second floor of the center gable. While this window is lined in stonework, it is not set within an arched frame. The arch frame windows are only seen on the façade. The remaining windows are all set in rectangular openings and complemented by decorative brickwork on the south elevation, particularly on the first story of the side gable. A similar brickwork detailing is found on the north elevation as well, where the stone-clad chimney is located.

The rear end of the house consists of a large central volume with a slightly higher roof. This structure is in turn attached to a small, enclosed porch with a much lower roof. Although enclosed, the porch is lined with large, full-length casement windows. The stylistic detailing of this portion of the house is slightly different than that of the façade and side-gables. Instead of brick or stonework detailing, the rear end of the house consists of beige vinyl boards. However, it makes use of similar six-over-six, double-hung windows throughout and includes an asphalt single roof.

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.

The property at 11 Lakewood Avenue is associated with the residential planning that followed the initial phase of recreational camp development in the Pine Lakes subdivision. The neighborhood in which Lakewood Avenue is located was originally part of a 13-acre parcel of undeveloped forest and wetland south of Willis Pond owned by John Adams of Medford, who acquired more than 78 acres of land and woodlot off Hudson Road near the water.¹ He operated a real estate trust with Eugene B. Hamilton (1886-1976) of Somerville and Ervin R. Dix (1867-1948) of Arlington, who was also a lumber dealer. Within the same month, the

¹ Middlesex County Deed Book 5073:259 (March 12, 1927).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

11 LAKEWOOD DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.455

Sudbury Town Surveyor prepared plans for "Pine lakes", which would be the site of future development of the land.² Restrictions were placed on the use of the land to guide the planning of the development, with requirements that "...no buildings except dwelling houses and he customary outbuildings..." would be built. Houses were also required to be at least six feet from the next house and 15 feet from the road.³

Besides Pine Lakes, the trust promoted at least four other subdivisions in eastern Massachusetts during the late 1920s and early 1930s. In the initial phase of development at Pine Lakes, from 1927 through the early 1940s, seasonal cottages referred to as camps, along with small houses, were constructed. Following World War II, the neighborhood gradually adopted a more suburban character, with a growing number of residents living on their properties year-round.

Eugene Hamilton was a wholesale shoe salesman before entering real estate development in 1910, working in Massachusetts and Florida. He owned a large part of what would become Fort Lauderdale.⁴ He sold his lot to Patrick McGonagle in June 1934.⁵ It was McGonagle who presumably built the house at 11 Lakewood Avenue. While the 1929 USGS Topographic map still does not show any development in the neighborhood,⁶ Lakewood Avenue first appears on the 1938 *Zoning Map – Town of Sudbury* as one of two residential zones delineated off Hudson Avenue.⁷ Historic aerial photography depicts the house at 11 Lakewood Drive as one of the first buildings in the neighborhood.⁸

By 1942, neighborhood residents established the Pine Lakes Protective and Improvement Association, which maintained a clubhouse. This group was succeeded in 1964 by the Pine Lakes Civic Committee, which focused on advocating for road improvements, the demolition of abandoned buildings, and enhancements to gas and water distribution systems.⁹ It was purchased by Daniel and Rose Devlin in 1943,¹⁰ who lived in the home for decades. The rear extension was added in 1995, according to review of historic maps and building permits in the Town of Sudbury.¹¹

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Plan of Pine Lakes, Sudbury, Mass. (April 1927). Robert B. Bellamy, surveyor. Middlesex South Registry of Deeds, Plan Book 394, Plan 37 (per deeds).

Scott, Laura. *Sudbury: A Pictorial History*. Norfolk, VA: Donning Co., 1989.

² Robert B. Bellamy, surveyor, *Plan of Pine Lakes, Sudbury, Mass* (Middlesex South Registry of Deeds, Plan Book 394, Plan 37), April 1927.

³ Deed, Book 5088:461, Sudbury, MA (April 1927).

⁴ "Eugene B. Hamilton – Memorial", *Proceedings, Page 1976-251* (MasonicGenealogy.com), website. Available at https://masonicgenealogy.com/MediaWiki/index.php?title=MAGLEHamilton#EUGENE_B._HAMILTON_1886-1976. Accessed August 2025.

⁵ Deed, Book 5800:267, Sudbury, MA (March 1934).

⁶ U.S. Geological Survey (USGS), *Maynard, MA*", *Historicaerials.com*, accessed February 13, 2025, <https://www.historicaerials.com>.

⁷ Town of Sudbury, *Zoning Map – Town of Sudbury* (Sudbury, MA), 1938.

⁸ "Sudbury, 1938 aerial image", *Historicaerials.com*, accessed February 13, 2025, <https://www.historicaerials.com>.

⁹ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: Donning Co.), 1989, 155.

¹⁰ Deed, Book 6688, Page 1295, Sudbury, MA (September 1, 1943).

¹¹ Town of Sudbury, Building Permit 14627 (July 17, 1995).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

11 LAKEWOOD DRIVE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.455
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Town of Sudbury. *Zoning Map – Town of Sudbury*. Sudbury, MA, 1938.

U. S. census records: 1850-1940 (excludes 1890). Database and images. www.ancestry.com. Accessed May 2024.

USGS topographical maps: 1943, 1950 (Maynard quadrangle).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

11 LAKEWOOD DRIVE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.455
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Supplemental photographs



East elevation (façade), looking west.



Rear of the property, looking northwest.

	SUD.455
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Devlin House at 11 Lakewood Drive is eligible for listing on the National Register of Historic Places under Criterion A and Criterion C at the local level as part of a potential district in the Pine Lakes neighborhood.

Under Criterion A, the property is significant for its association with the residential development of the Pine Lakes subdivision, which transitioned from a seasonal recreational area to a year-round suburban neighborhood in the mid-20th century. The house exemplifies the broader historical trends of suburbanization in Sudbury, reflecting the expansion of planned residential communities following the initial wave of vacation camps in the early 20th century.

Under Criterion C, the house is a notable and well-preserved example of Tudor Revival architecture, a style popular in residential construction in the early 20th century. Built in 1938, it retains defining architectural features of the style, including a steeply pitched roof, decorative half-timbering, patterned stonework and brickwork, segmental-arched door and window openings, and a prominent stone-clad chimney. The house's varying eave heights and dynamic roofline further contribute to its architectural character. Despite a 1995 rear addition, the property maintains a high degree of integrity in terms of location, design, feeling, materials, setting, association, and workmanship.

As one of the earliest homes in the Pine Lakes neighborhood, the Devlin House contributes to the understanding of Sudbury's development history while standing as a distinctive example of period revival architecture within the community.

FORM B – BUILDING

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

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

G06-0502	Maynard		SUD.463
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Town/City: Sudbury

Place: (*neighborhood or village*):

Photograph



Address: 12 Lillian Avenue

Historic Name: Sharkey House

Uses: Present: Single-family residential

Original: Single-family residential

Date of Construction: ca. 1927

Source: Assessor's records and architectural analysis

Style/Form: Craftsman Bungalow

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Shed

Major Alterations (*with dates*):
None

Condition: Good

Moved: no yes **Date:**

Acreage: 0.25

Setting: Located in a residential neighborhood on the east side of Lillian Avenue, surrounded by other homes of similar style and form.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

12 LILLIAN AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.463

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 house at 12 Lillian Avenue is a one-and-one-half-story wood-frame dwelling with a rectangular plan and a steeply pitched front-gabled roof. The building is clad in wood clapboards and rests on a concrete foundation. A fully enclosed porch spans the width of the façade, with a hipped roof and a variety of window openings on its front and side elevations.

Fenestration across the structure is varied and includes four-over-one, six-over-one, eight-over-one, and one-over-one double-hung sash windows. A bulkhead door provides basement access at the front elevation, adjacent to the main entry, which is located in a recessed connector volume under a small gable-roofed canopy. An asymmetrical two-story rear ell rises behind the main block, featuring paired sash windows and a slightly lower roofline.

A small prefabricated shed with a front-gable roof and double doors is located to the rear of the house, set on a concrete pad.

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.

The house at 12 Lillian Avenue is located in Holman's Pine Rest, one of Sudbury's earliest residential subdivisions, established in 1927 by Edwin Holman.¹ The development was advertised in *The Boston Globe* as a summer and year-round community, with lots measuring approximately 50 by 100 feet and offered initially for \$50 with \$5 down.² Holman likely named the street after his wife, Lillian. A 1927 advertisement promised "a special plan to keep out hoodlums," and by 1930 it was promoted as a "strictly American neighborhood."³ Lots 103 and 104 on a 1927 plan became 12 Lillian Avenue.⁴ Holman sold the parcels that to Joseph Martin in 1933.⁵ Martin later conveyed it to Augustus "Gus" and Madeline Sharkey in 1954.⁶

Augustus V.E. ("Gus") Sharkey (1899-1962) moved to Sudbury in 1929. He joined the police force in 1933 and soon became constable, a role he held for many years. He briefly served as Deputy Chief of Police and later worked as special officer and maintenance man for the Center School from 1955 until his retirement in 1961. Sharkey was named "Citizen of the Year" in 1960 and received a citation from the Sudbury Teacher's Association and the School Committee in 1961. In recognition of his public service, Sudbury's town meeting voters unanimously awarded him an annual pension in 1961 and 1962. He died in 1962, and his funeral was attended by members of the local police department.⁷ His wife Madeline Sharkey continued to live in the home until her death, after which their son, George R. Sharkey of Dorchester, inherited the property in 1978.⁸

¹ "Variance Denied on Warren Hall Land", *Fence Viewer* (Sudbury, MA: Fence Viewer), October 4, 1973, 3.

² "Camp or House Lots" *The Boston Globe* (Boston, MA: The Boston Globe), April 28, 1927, p. 30

³ *Ibid.*, May 20, 1927, p. 34; June 12, 1930, p. 35.

⁴ Middlesex County Registry Deeds, Subdivision Plan No. 909 (Sudbury, MA: Town of Sudbury), 1927. Courtesy of the Sudbury Historical Society.

⁵ Middlesex County Deed Book 5724:495 (May 11, 1933).

⁶ *Ibid.*, Book 8265:74 (May 27, 1954).

⁷ "Augustus "Gus" Sharkey, Former Constable, Dies November 10", *The Sudbury Citizen* (Sudbury, MA: The Sudbury Citizen), November 15, 1962, p. 3.

⁸ Middlesex Probate Court No. 511660.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

12 LILLIAN AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.463
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The Sharkey family home remained a central gathering place for extended family and neighbors. In 1963, *The Sudbury Citizen* reported that Deborah Ann Sharkey, granddaughter of Gus and Madeline, celebrated her first teen party at the house, entertaining local guests and relatives from Cambridge, Dorchester, and Brookline.⁹ The cottage passed from the Sharkey family's ownership in 2001.¹⁰ As of that today, the property continues to be comprised of Lots 103 and 104 of Holman Pine Rest.

Architecturally, the house resembles several mail-order kit homes popular in the late 1920s, such as those offered by Aladdin Homes. Its modest size, rectangular footprint, and simple front-gabled form suggest it may have been an early bungalow-type catalogue house. Over the years, the property has been significantly altered, including the addition of a two-story rear extension and the likely enclosure of the original front porch.

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The Boston Globe

Fence Viewer

Middlesex South Registry of Deeds.

The Sudbury Citizen

⁹ "First Teen Soiree For Sudbury Deb.", *The Sudbury Citizen* (Sudbury, MA: the Sudbury Citizen), August 22, 1963, p. 1.

¹⁰ Middlesex South County Deed Book 32345:393.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

12 LILLIAN AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.463
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Supplemental photographs



View to the east toward the property.



View to the east-northeast toward the house.

FORM B – BUILDING

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

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

H09-0010 Maynard SUD.A, SUD.J SUD.96

NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Address: 277 Concord Road

Historic Name: Morse-Ricker House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1789

Source: MHC Form, historic periodicals

Style/Form: Cape Cod

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboards

Roof: Asphalt shingles

Outbuildings/Secondary Structures: Three-bay attached garage

Major Alterations (*with dates*):

Moved (1926), additions (1950, 2018)

Condition: Fair

Moved: no yes **Date:** 1926

Acreage: 0.5

Setting: Located on a slight topographic elevation on the west side of Concord Road south of Sudbury Center

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): February 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

277 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.96

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 House located at 277 Concord Road is an extensively modified two-story Cape Cod-style building sitting atop a concrete foundation, clad in wood clapboards.

The facade (east elevation) of the house is divided into five bays, with the entrance located at the center. An extended three-center arched structure, consisting of lattice work on the side panels, shelters the entrance. The door is flanked by two six-over-six, double-hung windows set within a simple white trim and having dark-green shutters on either side. Above the doorway is a small three-over-three double-hung window, also having a white trim and dark-green shutters. On the second story are two gable dormers, with identical trim and shutter details. Towards the southern end of the façade are steps that lead down to the southern side of the property.

The south elevation of the house has a similar aesthetic language. It is divided into three bays, with a centrally located door. Above the door are three paired six-over-six, windows. The central bay is flanked by windows of varying sizes to accommodate the slope of the landscape and incorporate a basement. Towards the east, there is a three-over-three window at the basement level. On the first and second floors the windows are six-over-six, identical in size to those seen on the façade. On the west, the basement has a pair of paired six-over-six, windows, with shutters on either side. The pair of windows directly above, on the first floor, although similar in styling and of the same width, are slightly taller.

Towards the north of the house is a shed-roof porch on the first floor. Directly above this, on the second floor is a single centrally placed six-over-six, window with a white trim, but no shutters. A large addition to the northeast with the basement level at grade features a set of three cottage-style windows with multilight transoms set above blind spandrels and a pair of six-over-six, windows at grade. The flat roof features a decorative wood banister.

The house has a steep side-gable roof that is covered in asphalt shingles and a chimney rises from the west slope. A one-story garage with two pairs of bay doors and two six-over-six, windows is located at the rear and accessed by a paved driveway leading from the street.

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.

The house was originally built "before 1790" near the Wayside Inn on Peakham Road. It is not clear from historic mapping where the exact location of the property was originally. It was first moved at an unknown date to the east side of Concord Road north of Goodman's Hill Road.¹ The 1889 and 1908 Walker *Atlas of Middlesex County* depict a building with a similar footprint to the original Morse House located close to the road and in front of the house at what is currently 332 Goodman's Hill Road (then known as Gravel Road).²

¹ "Historic Act Passes", *The Fence Viewer* (Sudbury, MA), February 21, 1963, 1

² Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889 and 1908.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

277 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.96

In 1926, Charles Capon (1884-1954) purchased the property from Henry Rice (1865-1943).³ Capon shortly thereafter moved across the road to where it now stands. The current site used to be the location of the old Orthodox Congregational Church/Old Music Hall, which burned down in the 1920s.⁴ The property was sold to George (1883-1965) and Irma (1892-1969) Morse in 1927, shortly after it was moved to its current location.⁵ It remained in the Morse-Ricker family for fifty years, at which point it was sold to Roger Hopkins.⁶ According to the 1968 Massachusetts Historical Commission (MHC) form for the property, the original part of the house consisted of four rooms (two upstairs and two downstairs), and featured heavy 6x6 and 4x6 timbers. Several additional rooms were added by George Morse in the 1960s.⁷ Based on review of historic aerial photography and available deed records, the large two-story volume was added to the northwest section of the house in 2018.⁸

While the overall integrity of the house has been diminished by moving it from its original location and several intensive additions, further research may identify the original location and owner which may be of historical significance. The property was designated as part of the local **Old Sudbury Center Historic District (SUD.A)** in 1963,⁹ and was listed on the State and National Register of Historic Places in 1976 as a contributing property in the Sudbury Center Historic District.¹⁰

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Walker, George. *Atlas of Middlesex County, Massachusetts*. Boston, MA: George H. Walker & Co., 1908.

³ Middlesex County Deed Book 4948:569 (January 2, 1926).

⁴ *The Fence Viewer*, February 21, 1963, 1.

⁵ Middlesex County Deed Book 5109:309 (June 15, 1927).

⁶ Middlesex County Deed Book 17581:090 (November 14, 1986).

⁷ Gelpke, Grace, *MHC Form B-Building: 277 Concord Road* (Boston, MA: MHC), 1968, 2.

⁸ Sudbury Assessor's Office, Permit 18-558.

⁹ Schuler, Gretchen, *Old Sudbury Center Historic District* (Boston, MA: Massachusetts Historical Commission), 1995, 5.

¹⁰ Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1976, 3.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

277 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.A, SUD.J	SUD.96
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Supplemental photograph



View to the southwest toward the house.

FORM B – BUILDING

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

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

H09-0065 Maynard SUD.A,
SUD.J SUD.101
NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Photograph



Address: 327 Concord Road

Historic Name: First Parish Church

Uses: Present: Religious

Original: Religious

Date of Construction: 1797

Source: Federal Writers Program 1987

Style/Form: Federal

Architect/Builder: Benjamin Thompson

Exterior Material:

Foundation: Stone, Cut Granite

Wall/Trim: Wood clapboard

Roof: Asphalt shingles, Copper

Outbuildings/Secondary Structures: 11-bay stable/garage

Major Alterations (*with dates*): Improved steeple and porch, second floor (1842), north addition (1965), renovations to addition (1993).

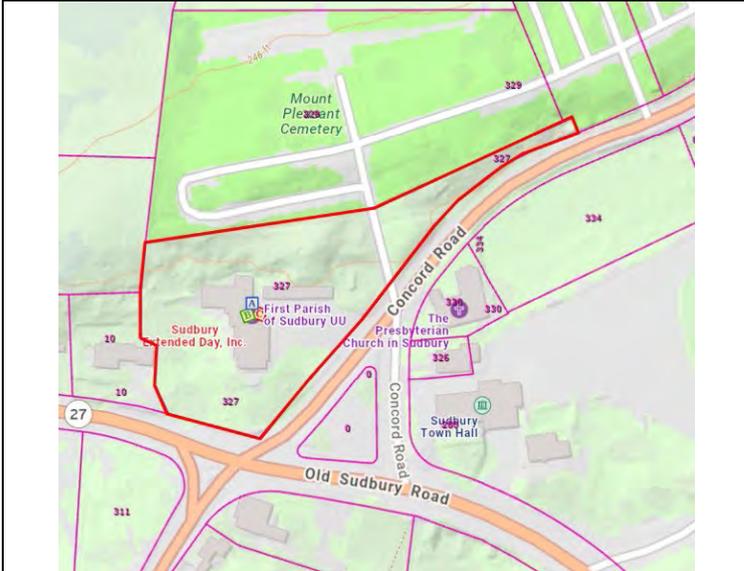
Condition: Excellent

Moved: no yes **Date:**

Acreage: 2.4

Setting: Located on a prominent hill overlooking the central hub of Sudbury Center from the north corner of the intersection of Concord and Old Sudbury Roads.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): February 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

327 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.101

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.

Exterior

The First Parish Church, located on 327 Concord Road, is a two-and-one-half-story church building situated on a hill overlooking the intersection of Concord and Old Sudbury Roads, near the town green. It sits atop a stone foundation and has an exterior clad in wood clapboard. The three-bay façade (south elevation) features a square clock/bell tower above a peaked vestibule with three round-arch doors, each adorned with a fanlight. Three granite steps lead to the entrance doors. The doorway arches are lined with a decorative trim having a keystone detail. Just above the arched doors are three twelve-over-twelve, double-hung windows in wood surrounds. Above them is a pediment roof that is highlighted by a projecting full raking and horizontal cornice, with a centrally placed fanlight in the gable peak. A three-part stepped tower tops the ridge roof, with levels for a clock, bell, and watch, crowned by a copper roof and a banner weathervane. The east elevation consists of five equally spaced twelve-over-twelve windows on the first floor, and five on the second. The west elevation is almost identical to the east, with four equally spaced windows each on both the first and second floor level. The church has a front gable roof covered with asphalt shingles.

A two-story cross-gabled lateral rear addition extends to the north and west and features twentieth century Classicist detailing. The four-bay east elevation of the first story features an open breezeway extending the length of the addition and covered by a shed roof. Two doorways give entrance to the church under the breezeway; the southern door features a sidelight. Fenestration consists of eight-over-eight, double-hung windows, single and paired. Above the south entrance is a second-story cross gable projection with a trio of fixed-pane windows and transom lights. A four-bay ell of this addition extends to the west. The roof is clad in asphalt shingles.

A long, one-story stable/garage featuring 11 open bays is located in the parking area of the church.

Interior

The church consists of two volumes; the forward-facing original church volume, and the rear addition. The first story consists primarily of an open meeting hall. The meeting hall is a spacious, rectangular room supported by evenly spaced wooden columns running the length of the space. The ceiling is finished in ceiling tiles and several round light fixtures are suspended from it. Along the perimeter of the room, windows provide natural light, while multiple doors lead to adjacent spaces. A section of the room features a projector and mounted lighting fixtures. To the north is a kitchen area with a wide open pass-through window. . The floor is constructed of wood planks, and there are benches and folding tables placed along the walls. The original timber framing of the structure is exposed. The hall also contains visible utility elements such as wall-mounted speakers and heating units. The main vestibule features a single staircase leading up to the sanctuary level.

Within the second story of the main volume is the sanctuary. Within the sanctuary, the altar and organ are positioned against the east wall, toward which the pews are facing. A wide central aisle leads from the entrance to the raised pulpit, flanked by two sections of pews on either side. The box pews feature paneled ends and dark-stained wooden benches inside. Along the walls, the windows are adorned with simple wreaths. Candle-style chandeliers hang from the ceiling, complementing the wall sconces. The floor is covered with a muted pinkish-brown carpet. At the front of the sanctuary, the raised pulpit is enclosed by a paneled

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

327 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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SUD.A, SUD.J	SUD.101
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communion rail and is accessible via two small sets of steps. The pulpit itself is modestly elevated, with a simple wooden lectern at the center. Windsor-style chairs and small tables flank the pulpit. The altar area is minimally adorned, with a single festive wreath hanging above, in keeping with the church's understated aesthetic. The organ has a historic pipe facade enclosed within a wood casing. The organ console is situated in a recessed alcove, enclosed by low wood paneling that matches the church's overall design. Within the vestibule, a set of rustic stairs leads to the attic space above the sanctuary.

Within the rear addition, the door from the east elevation enters an entrance hallway with walls finished in painted GWB. To the north are Sunday school and church administration areas.

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.

The First Parish Church, the oldest institution in Sudbury, was originally constructed in 1723 by local carpenters Joesph Dakin and Abraham Wood on what was then known as Rocky Plain.¹ The present structure, built in 1797 at a cost of \$6,000, incorporated materials from the original, smaller meeting house, which had been destroyed by fire. Designed to serve both church and state purposes, the building stands on the foundations of its predecessor and features architectural elements purchased from Benjamin Thompson², inspired by the work of famed English architect Christopher Wren.³ This style is rare, with only five similar examples found in New England.

In 1839, the congregation divided into Unitarian and Congregational factions, with the Congregationalists leaving under the leadership of Reverend Hurlbut to form a new parish.⁴ The church was the site of a prominent legal case, *Inhabitants of the First Parish of Sudbury v. Thomas Stearns* (1838), which helped establish the precedent for the separation of church and state in Massachusetts.⁵ Town meetings were held here until 1846, when a separate town house was built to formally acknowledge separation of church and state. However, after the town house was destroyed by fire a century later, the First Parish Church once again served as a municipal meeting space.⁶ The clock in the church steeple was once the property of the town, which funded its winding and repairs. The church also houses a pump organ dating to 1875, originally powered by a young man operating a lever throughout the service.⁷ The church was historically linked to the town hall by a series of carriage sheds, which were used by the town during the week and by the church on Sundays.⁴ The eleven-bay shed originally belonged to the Sudbury Town House, not the church; however, the town house burned in 1929.⁵ The Sunday School addition was constructed in 1965, and was renovated in 1993⁸ and 2003.⁹

According to *Meetinghouse and Church in New England*, the First Parish Meeting house is a "Type III" New England Church. A Type III church refers to a style prevalent in the first quarter of the nineteenth century, characterized by a symmetrical layout with the main entrance—sometimes a single door—located at one end and the pulpit positioned at the opposite end. Typically, a decorative porch or portico adorns the front, featuring columns, pilasters, or other architectural embellishments. Above this, or set partially back on the roof, a tower rises, often supporting a steeple or spire. The building is distinctive for its four evenly-spaced tiers of windows on each side. A small, clearly non-original door now occupies the center of the east side, while the north

¹ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 41.

² Benjamin Thompson (1753–1814), also known as Count Rumford, was an American-born physicist, inventor, and military officer who gained fame for his studies on heat and thermodynamics.

³ Sudbury Historical Society, Inc., *Sudbury* (Charleston, SC: Arcadia Publishing), 2012, 64.

⁴ Scott, 57.

⁵ *Inhabitants of the First Parish in Sudbury v. Stearns*, 21 Pick. 148 (Mass. 1838).

⁶ Greenwalt, Eleanor L., *First Parish Church of Sudbury – MHC Form B* (Boston, MA: Massachusetts historical Commission), 1968, 2.

⁷ Garfield, Curtis, *Sudbury 1890-1989: 100 years in the Life of a Town* (Sudbury, MA: Porcupine Enterprises), 1999, 24.

⁸ Greenwalt, 2.

⁹ Sudbury Assessor's Records, Permit 03-409.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

327 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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end bears a visible mark from the former pulpit window. This evidence suggests that the structure was originally of the Transitional type, featuring an entrance through a tower on the south side and a pulpit on the north. Modifications were made in 1820, likely including the addition of an entrance bay with three doors, built around the base of the tower and flush with its front. The building was later divided into two stories during renovations in the 1840s.¹⁰

The property was designated as part of the local Old Sudbury Center Historic District in 1963,¹¹ and was listed on the State and National Register of Historic Places in 1976 as a contributing property in the Sudbury Center Historic District.¹²

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¹⁰ Sinnot, Edmund W., *Meetinghouse and Church in New England* (New York, NY: Bonanza Books), 1963, 164.

¹¹ Schuler, Gretchen, *Old Sudbury Center Historic District – MHC Form A* (Boston, MA: Massachusetts Historical Commission), 1995, 5.

¹² Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1976, 3.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

327 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Supplemental photographs



First Parish Church, looking west. View shows rear addition and stable/garage.



First Parish Church, looking uphill to the northeast.



View of 11-bay horse stable/garage, looking east-northeast.



View inside the sanctuary at the First Parish Church, looking north-northwest.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

327 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View inside the meeting hall at the First Parish Church, looking northeast.



View inside attic at the First Parish Church, showing heavy timber framing, looking north.



View to the northeast, First Parish Church at right, 1895 (Collections of the Sudbury Historical Society).

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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The First Parish Church at 327 Concord Road is individually eligible for the National Register of Historic Places under Criterion A for its associations with the religious, civic, and legal history of Sudbury and Massachusetts, and under Criterion C for its rare and well-preserved example of late eighteenth-century ecclesiastical architecture influenced by Christopher Wren-inspired design.

Under Criterion A, the First Parish Church is one of the most historically significant institutions in Sudbury, serving as both a religious and civic center since its establishment in 1723. The current 1797 structure, built at a cost of \$6,000, played a central role in early town governance, hosting town meetings until 1846, when the formal separation of church and state was recognized with the construction of a town house. However, after the 1929 fire destroyed the town hall, the church once again became a municipal meeting space, reinforcing its long-standing civic function. The church was also central to the 1839 religious schism that led to the division of Sudbury's congregation into Unitarian and Congregationalist factions, reflecting broader theological and social movements of the early nineteenth century. Furthermore, it was the site of Inhabitants of The First Parish of Sudbury v. Thomas Stearns (1838), a landmark legal case that contributed to the precedent for church-state separation in Massachusetts.

Under Criterion C, the First Parish Church is architecturally significant as a rare example of a late eighteenth-century New England meetinghouse influenced by the designs of Christopher Wren. Few surviving examples of this style exist in New England, making this structure an important regional resource. The church exemplifies the New England Type III meetinghouse. Architectural highlights include a three-bay symmetrical facade with round-arch doorways, fanlights, and a full pediment; multi-tiered bell and clock tower, topped with a copper roof and banner weathervane; twelve-over-twelve, double-hung windows arranged in a hierarchical manner displaying the influence of Georgian symmetry; box pews, communion rail, and historic organ case within the sanctuary; and the 11-bay carriage shed, originally used for town and church purposes.

While the First Parish Church is already listed as a contributing property in the Sudbury Center Historic District (NR-listed 1976), it is individually eligible due to its direct association with the town's religious and civic history and its rare architectural design. Despite modifications in the nineteenth and twentieth centuries, the church retains strong integrity of location, design, setting, materials, and workmanship and stands as one of the most significant religious and civic landmarks in Sudbury. Thus, the First Parish Church meets the criteria for individual listing on the National Register of Historic Places for its architectural distinction and historical importance in the legal, religious, and civic development of Massachusetts.

FORM B – BUILDING

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

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

H09-0011 Maynard SUD.A, SUD.J SUD.457

NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Photograph



Address: 269 Concord Road

Historic Name: Barn of Jonas Tower (Pennymeadow Farm)

Uses: Present: Other Residential

Original: Agricultural

Date of Construction: ca. 1860

Source: Assessor's Records

Style/Form: Other

Architect/Builder: Royal Barry Wills

Exterior Material:

Foundation: Fieldstone and granite

Wall/Trim: Wood clapboard

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*):

Condition: Good

Moved: no yes **Date:**

Acreage: 3.8

Setting: Farmhouse complex nestled near the town center, surrounded by expansive grounds and fieldstone walls. Barn is at the eastern end of the complex.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

269 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.457

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 New England-type barn located at 269 Concord Road, historically known as the Barn of Jonas Tower (aka, Pennymeadow Farm), sits above a fieldstone and granite foundation and has an exterior clad in wood clapboard. The east elevation (façade) of the barn consists of a large central door that has a full-length fourteen-pane top light, divided into two sets of seven panes each. It is sheltered by a simple white overhang that is supported by brackets: one on each end, and one in the center. South of the door is a single six-over-six, double-hung window set within a white frame and lined with a simple white trim. Above the door, in the gable peak, are a pair of conjoined six-over-six windows with similar detailing and an overhang that is also supported by three brackets. The gable front has a simple cornice detail, with short and sleek cornice returns on both ends of the gable roof. On the southern corner trim of the building is a single lantern light fixture. The southern elevation of the barn consists of one six-over-six window placed towards the eastern edge of the building, and three equally spaced single-pane small square windows west of this window. At the center of the roof, on the ridge, is a cupola with a white base structure that holds a six-over-six window on each of its four sides. It has a hipped roof with a slide on roof sections. This is topped with a roof finial indicating the north, south, east, and west directions. The barn has a front gable roof that is covered in asphalt shingles.

The basement level of the barn is split between a fully finished room featuring exposed structural members in drywall and a carpeted floor and a rough storage area with roughhewn timbers and bare logs as floor joists and a dirt floor. Inside the ground level of the barn is symmetrical in plan and consists of a central corridor with stalls along each side, open to the roof and all structural members are exposed. The interior is almost entirely wood and heavy timbers, and the floor is laid with wide wood planks. Stalls at either side are enclosed with wood planks and feature salvaged doors. A wide catwalk runs the length of the corridor approximately 10 feet above the floor below and is reached by ladders set on the top of the stall roofs. The catwalk is supported by post-and-lintel trusses of the bent framing system. The roof is held up by common trusses.

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.

The Barn of Jonas Tower is an example of a historic New England barn, and as part of a connected farm complex and early nineteenth century development in Sudbury along Concord Road (formerly called Union Avenue). The connected farm buildings found throughout New England typically included a "big house, little house, back house, barn"—a quote from a nineteenth century children's verse.¹ This pattern can be identified at 269 Concord Road, with the main volume facing the road being the "big house" where the living spaces were, the rear extension serving as the "little house" where the kitchen and functional activities took place, a "back house" which was more functional and would perhaps have the latrines, and the barn which terminates the complex.

The main volume of the connected farm complex, the **Jonas Tower House (SUD.94), 1723**, was referred to as "the new house" in the Town Records and is believed to be the earliest structure on "Rocky Plain" — the original name given to Sudbury Centre.² According to oral tradition and written records in the personal collection of the current owners, the first recorded sale of the

¹ Hubka, 5-6.

² Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 494.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

269 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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SUD.A, SUD.J

SUD.457

property dates to 1781 and was transferred from "N. Linfield" to John Shirley, a cordwainer (shoemaker). Shirley sold to Ashbel Kidder (1770-1823), a physician, in 1797, who sold to Oliver Noyes (1738-1803), a saddler, in 1804. Noyes sold the property to from Luther Goodnow (1802-1844) and Ruben Maynard in 1812, and Jonas Tower (1793-1870), a wheelwright, purchased the property in 1829.³ It is during the ownership of Jonas Tower that the barn was most likely constructed. The earliest available tax valuation for the property from 1859 mentions the barn and assesses the total value of the property at \$812.⁴

By 1830, agriculture in New England had expanded in scale and transitioned to a more commercial than subsistence enterprise. Consequently, the New England barn, with lengthwise aisles and a wagon entry in the gable end, began to replace the English barn plan, which featured large wagon doors on the long sides.⁵ Most New England barns featured a central aisle, with stalls for livestock on either side and storage for hay and grain overhead. Good ventilation was crucial for preserving hay and ensuring the health of livestock. Barns often had ventilation openings or cupolas to allow for airflow. The design of these barns was versatile, allowing them to be adapted for different uses as the needs of the farm changed over time. Barns were the hub of agricultural activity, essential for storing crops and housing animals. They reflected the agricultural economy of the region, where farming was a primary occupation. The New England barn is also characterized by the use of bent framing, which systematized and simplified the erection process. Many New England barns were built on stone foundations, providing stability and protection from moisture. Barns built prior to 1830 generally did not feature cellars, and those built after 1850 increasingly constructed one of the exposed faces of the cellar with a stud wall.⁶ The Barn of Jonas Tower features all of these elements. Based on the architectural analysis and the existing town records, a construction date of circa 1855 is given.

There is a gap in the historic record during the mid-nineteenth century, but the official deed record begins with the selling of the property from George Heard (1799–1884) to Frank Bent (1848-1930) in 1875.⁷ This deed includes no mention of a previous sale or transfer. The property record then proceeds as follows:

- 1925: Sold by Frank Bent to Sarah Conant on October 2.⁸
- 1939: Transferred to Barbara Annis from the estate of Sarah Conant.⁹
- 1941: Purchased by Alfred and Ruth Gardner.¹⁰
- 1958: The Gardners sold to William and Susan King.¹¹
- 1965: William and Susan King sold the property to Robert and Llewellyn Churchill.¹²
- 1967: Clark and Pam Goff bought the property.¹³

Despite some later twentieth century and twenty-first century additions and renovations, the exterior of the property appears much as it did by the late nineteenth century and is an example of a historic New England barn, and as part of a connected farm complex and early nineteenth century development in Sudbury along Concord Road (formerly called Union Avenue). The property was designated as part of the local **Old Sudbury Center Historic District (SUD.A)** in 1963,¹⁴ and was listed on the State and National Register of Historic Places in 1976 as a contributing property in the Sudbury Center Historic District.¹⁵

³ Funston, Kieth and Gracie, personal records (Sudbury, MA). Interviewed on December 12, 2023.

⁴ *Valuation and Taxes of the Town of Sudbury* (Sudbury, MA: Town of Sudbury), 1859, 22.

⁵ Hubka, Thomas, *Big house, little house, back house, barn: the connected farm buildings of New England* (Hanover, NH: University Press of New England), 1984, 52

⁶ Hubka, 55-58.

⁷ Middlesex County Deed Book 1351:275 (April 10, 1875).

⁸ Middlesex County Deed Book 4904:163 (October 20, 1925).

⁹ Middlesex County Deed Book 6273:229 (February 13, 1939).

¹⁰ Middlesex County Deed Book 6506:29 (June 14, 1941).

¹¹ Middlesex County Deed Book 9216:286 (August 29, 1958).

¹² Middlesex County Deed Book 10896:442 (August 9, 1965).

¹³ Middlesex County Deed Book 11393:232 (September 14, 1967).

¹⁴ Schuler, Gretchen, *Old Sudbury Center Historic District* (Boston, MA: Massachusetts Historical Commission), 1995, 5.

¹⁵ Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1976, 3.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

269 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.A, SUD.J

SUD.457

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

269 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Supplemental photographs



View to the north toward the barn.



View to the northeast toward the barn.



View to the southeast toward the barn.



Barn interior, ground level, view to the northwest.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

269 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
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Area(s) Form No.

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Barn interior, ground level, view to the east-southeast.



Barn, basement level, looking north-northeast into the finished area.



Barn, basement level, looking north-northeast into the unfinished area.

FORM B – BUILDING

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

D10-0002	Maynard		SUD.204
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Sudbury

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

Photograph



Address: 16 Haynes Road

Historic Name: Bowker Store

Uses: Present: Abandoned or Vacant
Original: General Retail Store

Date of Construction: circa 1910

Source: Assessor's Records

Style/Form: No style

Architect/Builder: Not known

Exterior Material:

Foundation: Rubble

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): None

Condition: Fine

Moved: no yes **Date:**

Acreage: 1.1

Setting: Located on a slight rise at the corner of Haynes and Pantry Road in a forested residential neighborhood.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

16 HAYNES ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.204

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 Bowker Store is a commercial property located on 16 Haynes Road. The single-story volume is built upon a rubblestone foundation, and clad in wood clapboard. The building spans three bays wide and three bays deep. It has a false front façade (southeast) that is accented by a small, centered peak. The façade of the building is divided into three bays with the door located at the center covered by a small shed roof supported by decorative brackets. There are two large windows on either side of the door, which have been boarded over. An additional entrance on the Pantry Road side is adorned with a matching pedimented door. A tall iron post, once used to support a sign, still stands on the northeast side, facing Pantry Road. The building has a front facing gable roof that is covered in asphalt shingles.

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.

In the early twentieth century, rural general stores in New England played a vital role in the social and economic life of small communities. These stores were more than just places to buy goods; they were social hubs and centers of community life. General stores stocked a wide variety of goods, including groceries, clothing, hardware, and farming supplies. They catered to the diverse needs of rural families who might not have access to specialized shops. Many stores operated on a credit system, allowing customers to buy goods on credit and pay later, often when they sold their farm produce. This system was crucial for farmers whose income was seasonal. General stores often bought produce and other goods from local farmers, creating a cycle of trade that supported the local economy. The general store was a place where people gathered to exchange news, gossip, and information. It was a focal point for social interaction in rural communities. Many general stores also served as post offices, making them essential for communication in the era before telephones were ubiquitous in rural areas.

The store takes its name from the original owner, Everett W. Bowker (1882-1965). Bowker was listed as a station agent for the New York, New Hampshire, and Hartford Railroad (N.Y., N.H. & H.R.R.) in the marriage record from 1907,¹ and in the 1910 and 1920 censuses.² He is listed as a retail merchant in the 1930 census.³ Bowker was descended from Capt. Daniel Bowker of the Revolutionary War and other Bowker family members residing in Sudbury since 1707.⁴ The building served as a general store, a post office (by 1920), and a gas station. The deed record is unclear prior to the ownership of the Bowkers, but a reference in the deed record points to a plan dated 1914.⁵ Therefore, the date of the building is given as circa 1914. By the 1938 *Zoning Map – Town of Sudbury*, the parcel upon which the store sat was one of a very few lots zoned for business. The N.Y., N.H. & H.R.R. (formerly Lowell and Framingham Railroad or the Old Colony Railroad) ran just to the west of the store and stopped at the North Sudbury Station to the north of the store's location. A one-room schoolhouse once occupied the location of the Bowker Store,

¹ Everett Bowker and Eva Sanborn, *Massachusetts Vital Records, 1911–1915*, June 22, 1907, Sudbury, MA, Marriage Register, New England Historic Genealogical Society; Boston, MA.

² 1910, Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: T624_606; Page: 8A; Enumeration District: 1026; 1920, Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: T625_719; Page: 10-A; Enumeration District: 467.

³ 1920, Census Place: *Sudbury, Middlesex, Massachusetts*; Page: 8B; Enumeration District: 0471.

⁴ Schuler, Gretchen, *Bowker Store - MHC Form B* (Boston, MA: MHC), 1995, 2.

⁵ Middlesex County, Massachusetts, Deed Book 11160:470 (June 11, 1966).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

16 HAYNES ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.204
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but was moved in the late nineteenth century. Located near the railroad station and an intersection of two rural roads, this would have been an ideal location for a store. At that time, North Sudbury was sparsely populated, and the Bowker Store could provide a variety of services to the rural residents of what was known as the "Pantry District."⁶

With the advent of automobiles and better roads, rural residents could travel farther to shop, which started to diminish the importance of local general stores. Companies like Sears and Roebuck and Montgomery Ward began offering mail-order catalogs, providing rural customers with access to a wider range of goods that could be delivered by mail. The rise of chain stores and supermarkets began to challenge the dominance of local general stores. These new stores offered lower prices and a larger selection of goods. By the middle of the twentieth century, rural general stores were no longer thriving, and the Bowker store closed in the early 1960s.⁷ Upon Bowker's death, the property was purchased by George (1924-2010) and Mary Sharkey (b. 1927).⁸

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⁶ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 509-510.

⁷ Sudbury Historical Society, Inc, *Sudbury* (Charleston, SC: Arcadia Publishing), 2012, 124.

⁸ Middlesex County, Massachusetts, Deed Book 11160:470 (June 11, 1966).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

16 HAYNES ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.204
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Supplemental photographs



Northeast elevation, view southwest from Pantry Road.



Southwest elevation, view northeast from Haynes Road.

FORM B – BUILDING

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

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

G08-0036	Maynard		SUD.206
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Town/City: Sudbury

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

Address: 96 Hudson Road

Historic Name: Harold Bent House

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling

Date of Construction: 1924

Source: Assessor's Records

Style/Form: Colonial Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone/Concrete

Wall/Trim: Aluminum siding

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Three-bay garage and a one-story shed/barn

Major Alterations (*with dates*): Window replacement (2013), Addition (2014)

Condition: Good

Moved: no yes **Date:**

Acreage: 1.1

Setting: Located near the corner of Maynard Road, this property enjoys a rural open setting with expansive fields surrounding it. Situated across from a modern synagogue, it is nestled among other historic properties.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

96 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.206

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.

A two-story Colonial Revival-style house resting on a fieldstone/ concrete foundation, featuring an exterior clad in aluminum siding. The house consists of a main block facing Hudson Road to the south (façade), a two story volume at the rear, and a one-story addition extending from the east side of the building. The main façade is divided into three bays and consists of a centrally located entrance in the form of a pedimented gable portico that is supported by Tuscan-like columns on either side. Fenestration consists primarily of six-over-one, double-hung windows in trabeated surrounds and faux shutters. The door leading into the house has half sidelights on either side. Just above the entrance is a window and in the side bays, windows are placed in pairs, at the first and the second floor level. A one-story sun room addition on the east elevation features a door on the façade flanked by windows. A wood trellis extends from the front of the addition. A shoulder-height brick fence extends eastward from the side of the house, enclosing a patio area. The house has a side gable roof covered in asphalt shingles.

Detached from the house is a one-story three-car garage clad in board-and-batten wood siding, featuring wood panel overhead garage doors in each bay and an entrance door at the east end. The roof is side gabled and clad in asphalt shingles. There are two sheds, or barns, to the east of the garage. The larger of the two, and closest to the road, is clad in board-and-batten siding and features a pitched roof with a small cupola topped with a weather vane. It has two entrances: a single door to the south and a larger set of double doors to the north. Fenestration consists of small square, or rectangular, awning-style windows with faux muntins. A smaller barn stands to the rear and features similar materials, with no cupola.

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.

The property at 96 Hudson Road was originally part of the Bent Farm, historically associated with Lucius P. Bent (1833–1909). The farm was previously owned by Reuben M. Moore (1822–1857), whose father, also Reuben Moore, operated a store at Sudbury Centre in the early 19th century. Upon Reuben M. Moore's marriage to Laura Gray in 1854, a house was likely constructed on the property. The farm later passed to Lucius P. Bent following his marriage to Lauretta Hunt (1833–1919), daughter of Aaron Hunt (1797–1876), who owned the farm at 667 Concord Road. By the early 1900s, both farms were listed under Lucius Bent's name.¹

Following Lucius P. Bent's passing in 1909, the main house on the property was eventually demolished, and a new dwelling was constructed in 1927.² Designed to emulate a historic homestead, the house stands as one of the finest local examples of a Colonial Revival farmhouse. It contributes to the historic character of the setting, which also includes a board-and-batten barn, a farm shed, and a corn crib. The house appears to be a typical Colonial Revival-style residence, likely sourced from a mail-order catalog such as Sears, Roebuck & Company or Aladdin Homes. Architecturally, it does not exhibit unique or historically significant characteristics beyond its representation of fairly typical early-twentieth-century suburban development.

¹ Schuler, Gretchen, *96 Hudson Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1995, 2.

² *Ibid.*

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

96 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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The property was later associated with Harold Bent (1878–1935), who was listed as residing at 78 Hudson Road in the 1930 census.³ It is presumed that this was the original street address of the property, as the number has changed several times over the years, and there were not many other buildings in the vicinity at the time. After Harold's death the farm was subdivided and the property was transferred to his widow, Blanche Bent in 1941.⁴ Shortly thereafter it passed out of the family when it was sold to Arthur Cushing.⁵

Arthur Cushing owned the property until 1948, when it was purchased by Richard and Carolyn Forbes.⁶ The Forbes later sold it to Ann Donald in 1952.⁷ During a brief period in 1991, the house served as the temporary headquarters for Congregation Beth El while renovations were undertaken at their temple across the street.⁸ Donald remained in residence until 1992, when the property was sold to Anthony Schultz and Randy Stephens.⁹ In 2014, a permitted addition was constructed.¹⁰

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Sudbury Town Crier and Fence Viewer, May 30, 1991.

U.S. Census Bureau.: 1930; Census Place: *Sudbury, Middlesex, Massachusetts*; Page: 4A; Enumeration District: 0471; FHL microfilm: 2340665.

³ Year: 1930; Census Place: *Sudbury, Middlesex, Massachusetts*; Page: 4A; Enumeration District: 0471; FHL microfilm: 2340665.

⁴ Middlesex County, Massachusetts, Deed Book 6462:237 (January 1, 1941).

⁵ Middlesex County, Massachusetts, Deed Book 6493:253 (April 25, 1941).

⁶ Middlesex County, Massachusetts, Deed Book 7248:22 (February 6, 1948).

⁷ Middlesex County, Massachusetts, Deed Book 7987:135 (October 31, 1952).

⁸ "Beth El Construction Begins", *Sudbury Town Crier and Fence Viewer* (Sudbury, MA), May 30, 1991, 21.

⁹ Middlesex County, Massachusetts, Deed Book 22390:271 (September 14, 1992).

¹⁰ Sudbury Assessor's Office, Permit 14-201.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

96 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.206
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Overall view of property, looking northeast.



View to the north toward the garage.



View to the east toward outbuildings.

FORM B – BUILDING

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

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

G07-0401	Maynard		SUD.60
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Town/City: Sudbury

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

Address: 170 Hudson Road

Historic Name: Asa Jones House

Uses: Present: Single Family Dwelling

Original: Agricultural

Date of Construction: ca. 1800

Source: Available documentation

Style/Form: Federal

Architect/Builder: Not Known

Exterior Material:

Foundation: Field stone

Wall/Trim: Wood clapboard/brick at rear

Roof: Asphalt shingle

Outbuildings/Secondary Structures: A two-story cow barn and carriage house, a one-story garage

Major Alterations (*with dates*): Addition (1928, 1970, 2004), garage (1979), interior remodel (1998), addition (2004), barn addition (2009).

Condition: Good

Moved: no yes **Date:**

Acreage: 2.07

Setting: Located close to the road on the north side of Hudson Road in a forested area.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): February 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

170 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.60

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 **Asa Jones-Dakin House (1800, SUD.60)** is a Federal-style residence with a rectangular main block and an attached cross-gabled ell extending from the east side. It rests on a full-mortared fieldstone foundation. The rear wall is constructed of brick, while the front and side walls are clad in wood clapboard. The main entrance is centrally located on the south-facing façade, framed by a decorative fanlight above the door and flanked by half-sidelights. Fenestration primarily consists of six-over-six, double-hung wood windows in flat surrounds. The front façade follows a symmetrical arrangement of five bays, with two windows on either side of the entrance, and five windows aligned directly above on the second floor.

Extending to the east is a one-and-one-half-story cross-gabled ell with a covered porch along its front. The porch is supported by square posts and shelters a secondary entrance with similar surround to the primary entrance. This doorway is located to the east of a group of three windows. The roof of the ell extends over the porch, integrating it into the overall structure, and features a flat roof dormer with a pair and a triplet of square casement windows. The gable end has two six-over-six light windows, symmetrically positioned. The roof is clad in asphalt shingles.

Also on the property are a three-bay garage and a large dairy barn. The one-and-one-half-story garage is located at the end of a paved driveway. It is clad partially in wood shingles and partially in clapboards. Two of the bays have double wood doors with fixed multi-light windows, and the eastern bay features a doorway and window. Each bay is set within a flattened segmental arch design. The garage features a shed roof, longer at the rear, and is clad in asphalt shingles.

The barn is a large, front-gabled structure with a steeply pitched roof that extends to the south, set on a fieldstone foundation. The central gabled section of the building is clad in wood shingles, while the portion beneath the extended roof is clad in wood clapboard, indicating it was a later addition. The main façade features a large, central entrance with a sliding barn door beneath a shallow pent roof. Above the entrance is a small, rectangular loft window near the peak of the gable. The south elevation features a row of evenly spaced windows with nine lights. The roof is clad in asphalt shingles.

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.

The house was built by Asa Jones (1789-1854) of Ashland around the turn of the nineteenth century and was located along what was then known as Berlin Road.¹ The building first appears on the 1830 William Wood *Map of Sudbury*, labeled A. Jones.² Asa Jones, a carpenter, built a sawmill to the south of his house in 1842.³ Given his profession and access to a mill, Jones likely constructed his own home, along with several other buildings, including the original meetinghouse in Sudbury.⁴

¹ Plonko C., Muriel, *170 Hudson Road - MHC Form B* (Boston, MA: MHC), 1990, 2.

² Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

³ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 496.

⁴ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 41.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

170 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.60

In 1854, the property was sold to the Dakin family, and it remained in their possession until 1911.⁵ The 1856 Walling *Map of Middlesex County*⁶ depicts the property under A. Dakin that continues to appear on subsequent maps, including the 1875 Beers *County Atlas of Middlesex*⁷ and the 1908 Walker & Co. *Atlas of Middlesex County*.⁸ It is not clear to what member of the prominent Dakin family the label refers, but Abbie Parment Dakin (1842-1911) died the year the property left the family ownership, and may have an association with it that cannot be confirmed at this time.

Between 1911 and 1928, the house passed through seven different owners before being purchased by Stephen and Marjorie Gray in 1922.⁹ Around this time, Hudson Road was given its present name. The Grays owned the house for over 50 years. In 1928, the Grays expanded the house by adding a large family room to the eastern ell.¹⁰ During the early 1930s, amid the Great Depression, they had a small brook on their property dammed in three locations by local unemployed workers. These three ponds still exist on the Sudbury Valley Trustees Reservation (Haynes Meadow) across Hudson Road.¹¹ In 1970, the eastern ell was further enlarged.¹²

In 1976, the Gray estate, then comprising 55 acres, was donated to the Sudbury Valley Trustees (SVT).¹³ In 1982, SVT sold three acres, including the farmhouse, to Marjorie Gray's great-niece, Marie Garguilo, and her husband, Richard.¹⁴ In 1984, the property was sold again to Jane and Charles Bramberg.¹⁵ The Brambergs subsequently subdivided the parcel to its current extent. In 1997, Thomas and Faith Chen purchased the property.¹⁶ They opened the Asa Jones Antique Shop on the property in 1999.¹⁷ In 2004, the eastern ell was further enlarged, and an extension to the north was added to the barn.¹⁸

The interior of the house features several historically significant architectural elements. For example, visible hand-hewn post-and-beam framework includes covered corner beams extending several inches into the outside corners of the rooms. The roof structure consists of a ridge pole supported by sloping sides and hand-hewn rafters, which are secured with wooden pins. The rafters are spaced approximately thirty inches apart, with roof planks of varying widths, joined end to end. One end of the ridge pole features a Y-shaped timber support thought to be made from the crotch of a tree. In addition, the rear brick wall supports four fireplaces and hearths, reinforced with solid timber beams. A large built-in cupboard adjacent to one of the fireplaces contains shelving above and closed storage below, with a built-in step to access the rear shelves. The majority of interior doors feature six panels, with one side more elaborately finished than the other. The front hall door has additional decoration on the side facing the parlor. Many of the doors are fitted with Norfolk latches.¹⁹

The exact the construction date for this house has not been confirmed in available records. The original Massachusetts Historical Commission (MHC) form for the house from 1967 indicates that the house was built in 1810, and that the "[p]erson who built house left for War of 1812 as soon as he finished house".²⁰ A later MHC form from 1990 gives a construction year as 1790, sourced to the Middlesex Registry of Deeds. However, documentation confirming this date was not located in the online database of the Middlesex Registry of Deeds. In addition, the house's status as a rare "brick-ender" similar to the nearby

⁵ Middlesex County, Massachusetts, Deed Book 3603:38 (May 10, 1911).

⁶ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁷ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁸ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1908.

⁹ Middlesex County, Massachusetts, Deed Book 4560:95 (October 17, 1922).

¹⁰ Plonko, 2.

¹¹ *Ibid.*, 2.

¹² "Sudbury, 1971 aerial image", *Historicaerials.com*, accessed February 28, 2025, <https://www.historicaerials.com>.

¹³ Middlesex County, Massachusetts, Deed Book 13034:57 (August 2, 1976).

¹⁴ Middlesex County, Massachusetts, Deed Book 14999:588 (February 2, 1983).

¹⁵ Middlesex County, Massachusetts, Deed Book 15814:139 (October 3, 1984).

¹⁶ Middlesex County, Massachusetts, Deed Book 27535:516 (July 31, 1997).

¹⁷ "Following the Antiques Trail into Sudbury", *The Fence Viewer* (Sudbury, MA), April 22, 2004, p. 20.

¹⁸ "Sudbury, 2004 aerial image", *Historicaerials.com*, accessed February 28, 2025, <https://www.historicaerials.com>; Building Permit 04-415.

¹⁹ Plonko, 3-4.

²⁰ Johson, Leona, *170 Hudson Road - MHC Form B* (Boston, MA: MHC), 1967, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

170 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	SUD.60
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Hosmer House, further complicates dating efforts. These types of brick-ended homes were unusual in rural Federal-era Massachusetts. By 1793, brickyards in Bolton, Massachusetts, were producing sufficient materials for such construction, making this date plausible, though no concrete records confirm it. A study of other brick-enders in Massachusetts suggests that the style peaked between 1780 and 1810, roughly the span of the two dates provided on previous MHC forms. Therefore, a general date of "circa 1800" is used for this form.

BIBLIOGRAPHY and/or REFERENCES

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

170 HUDSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.60
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Supplemental photographs



View to the north toward 170 Hudson Road.



View to the northwest toward the barn at 170 Hudson Road.



View to the north-northeast toward the collection of buildings at 170 Hudson Road.



View to the northeast toward the house and garage at 170 Hudson Road.

	SUD.60
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The **Asa Jones House (SUD.60)** is eligible for listing under Criterion C as a well-preserved example of late eighteenth-century Federal-style domestic architecture that retains significant structural and design features indicative of early construction techniques. Built in 1790 by Asa Jones, a carpenter, the house exemplifies traditional post-and-beam construction, incorporating visible hand-hewn framing members and a distinctive Y-shaped timber support in the house’s ridge pole. The original roof structure, with hand-hewn rafters secured by wooden pins and wide roof planks laid end to end, demonstrates early building methods that remain intact.

The house retains Federal-period proportions and detailing, including a symmetrical façade, six-panel interior doors with period hardware, and Norfolk latches. A rare example of a “brick-ender”, the house features a rear brick wall, which supports four fireplaces and hearths reinforced with solid timber beams, reflecting early efforts to maximize heat efficiency within the structure. A large built-in cupboard adjacent to one of the fireplaces, with integrated shelving, closed storage, and a built-in step for accessibility, is a rare surviving feature of eighteenth-century interior craftsmanship.

Alterations to the house, including the addition of a family room in 1928 and enlargements to the eastern ell in 1970 and 2004, respect the original form and scale, maintaining its architectural integrity. The associated barn, which received a northward extension in 2004, contributes to the property’s historic character. The house remains a significant example of vernacular craftsmanship, illustrating the skill of its builder and the evolution of early New England domestic architecture.

FORM B – BUILDING

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

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

K08-0021	Framingham	P	SUD.369
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Town/City: Sudbury

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

Photograph



Address: 28 Maple Avenue

Historic Name: Gwennlyon M. Jones House

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling

Date of Construction: 1917

Source: Assessor's records, deed record

Style/Form: Colonial Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Vinyl siding

Roof: Asphalt shingle

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Addition (2021)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.95

Setting: Located on the north side of Maple Avenue, a cul-de-sac, among forested lots.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

28 MAPLE AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.P

SUD.369

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.

A two-story Colonial Revival-style house on a concrete foundation, and clad in vinyl siding. The two-bay south-west elevation (façade) features an entry porch and has a portico covered in asphalt shingles that is supported by pairs or trios of Tuscan columns. The door is located on the south-eastern end of the porch. West of the door is a large window that is divided into three panels: narrow side panels featuring six-over-one, double-hung wood windows, and a central panel that is larger and has a single pane window. The window has white trim details that are highlighted against the yellowish background of the siding. The second story of the façade consists of three windows. One window is placed in alignment with the entrance door below, while the other two are paired and aligned with the three-panel windows on the first floor. All the windows have identical flat trims. At the level of the attic, a shed dormer features six-pane awning-style windows. On the south-east elevation there are four windows on the first floor, with three grouped together as one, and one single window placed on the southern end of this elevation. At the second story level are an additional two windows that are set apart, and a small octagonal window is placed between them. The house has a side-gabled roof that is covered in asphalt shingles. An ornamental cornice outlines the edge of the roof.

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.

The land now occupied by Maple Avenue was originally forested land and part of the larger Raymond property. Prior to that, it was part of the Hunt Farm. Raymond Road, formerly known as Hunt Road, was renamed after the Raymond family acquired the land and left their mark. Raymond started his retail business selling hats from a pushcart in Boston. Over time, he expanded his business and acquired the Old Hunt Farm as a summer retreat. Eventually, he and his wife, Lydia, retired there. Lydia played an active role in town administration and made significant financial contributions to the town.¹ After George's death, Lydia proceeded to subdivide and sell off portions of their property. Maple Avenue did not exist until after 1889, with only the Cutler house (7 Maple Avenue) appearing on early maps. By 1908, the road was extended to a slight bend at 19 Maple Avenue. Historical deeds indicate that the road was previously referred to as Rogers or Goodnow Street and Leavitt Road before being renamed Maple Avenue.²

The Sudbury Assessor's records indicate that the house was constructed in 1917. This is supported by the deed record and the overall form and detail of the house. The architectural style of the house reflects the form and details typical of early 20th-century catalog-made, made-to-order Colonial Revival homes, such as those produced by Sears and Reback Company and Aladdin Homes. The first deed available for the property is dated February 23, 1917, when Lydia Raymond (1880-1960) transferred the property to Gwennlyon M. Jones (1877-1974, later known as Gwennlyon Bradshaw).³ After owning the house nearly 50 years, 1966, Gwennlyon Bradshaw transferred the property to her grandson Alvin L. Bradshaw (1922-2002).⁴ Alvin Bradshaw served on the Sudbury Water District Commission.⁵ He had several jobs with municipal agencies, including truant officer for the school

¹ Garfield, Curtis, *Sudbury 1890-1989: 100 years in the Life of a Town* (Sudbury, MA: Porcupine Enterprises), 1999, 75-80.

² Schuler, Gretchen, *George Pitts Tavern Historic District – MHC Form A* (Boston, MA: Massachusetts Historical Commission), 2010, 2

³ Middlesex County, Massachusetts, Deed Book 4119:118 (February 23, 1917).

⁴ Middlesex County, Massachusetts, Deed Book 11268:281 (December 7, 1966).

⁵ "Appropriate Sum for Sudbury Water District Maintenance", *Sudbury Enterprise* (Sudbury, MA), December 16, 1936, p. 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

28 MAPLE AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.P

SUD.369

district.⁶ Two years later, Alvin sold the house to William M. Smith.⁷ In 1974, Smith transferred the property to Gary and Judith Finnerty.⁸ The property passed into a family trust in 1999.⁹

A rear addition was built onto the home in 2021.¹⁰

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⁶ "A School Snapshot 6 Decades Old", *Sudbury Town Crier and Tab* (Sudbury, MA), September 17, 1998, p. 9.

⁷ Middlesex County, Massachusetts, Deed Book 11619:523 (December 19, 1968).

⁸ Middlesex County, Massachusetts, Deed Book 12712:158 (September 18, 1974).

⁹ Middlesex County, Massachusetts, Deed Book 30988:355 (December 22, 1999).

¹⁰ Sudbury Assessor's Office, Permit 20-833.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

28 MAPLE AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.P	SUD.369
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Supplemental photographs



View to the northwest toward the house.



View to the north showing shed at the rear.

FORM B – BUILDING

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

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

L07-0407	Framingham		SUD.32
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Town/City: Sudbury

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

Address: 60 Nobscott Road

Historic Name: John Brown Jr. House

Uses: Present: Agricultural; Single Family Dwelling

Original: Agricultural; Single Family Dwelling

Date of Construction: ca. 1820

Source: Architectural analysis

Style/Form: Georgian

Architect/Builder: Not known

Exterior Material:

Foundation: Granite

Wall/Trim: Wood Clapboards and Trim

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

A New England Barn and a stable

Major Alterations (*with dates*):

Double windows in gable peaks (ca. 1900), side ells and enclosed entrance porch (ca. 1930-1950), removal of chimney (unknown date)

Condition: Very Good

Moved: no yes **Date:**

Acreage: 1.38

Setting: Located near the intersection of Old Framingham and Nobscott Roads, with frontage on both. Positioned uphill, surrounded by paddocks and a pond, and situated near other historic dwellings associated with the Browns.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): March 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

60 NOBSCOTT ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.32

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.

A two-and-one-half-story, five-bay-wide, center-hall-plan farmhouse. The first story features an enclosed, pedimented entrance porch on the (east) façade with a paneled door flanked by eight-light sash windows on the side walls. Fenestration throughout the main block consists of twelve-over-twelve double-hung sash windows in plain frames with louvered shutters, and paired twelve-over-twelve sash windows are set in the gable peaks. Behind the roof ridge are a pair of twin chimneys. A third chimney rises near the point where the main volume and side ell converges.

A rambling, multi-gabled volume extends from the south elevation, consisting of a two-story gable-front side ell featuring a multi-light bow window and paired four-over-four casement windows in its gable, a one-story hyphen with a secondary entrance under a gabled pediment and a multilight window, and a two-bay front gabled volume featuring twenty-over-twenty, double-hung windows. An additional volume to the west extends from this addition, but is not visible from the public right of way. A tall chimney rises from this volume's roof ridge line.

South of the main house is a large, front-gable, wood-frame New England-style barn clad in wood shingles and set on a low foundation. A wide, double-leaf door with a rectangular multi-light transom occupies the center of the gable-end façade, framed by simple trim. Fenestration includes a rectangular window opening with multiple small lights set high in the gable peak and a row of small four-light windows along the side elevation. The roof is sheathed in asphalt shingles and features a shallow overhang with minimal eave detailing. A three-bay addition on the east elevation features a hipped roof and three overhead garage doors. Adjacent to the south is a one-story horse stable with a shed roof.

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.

The land on which this early nineteenth-century dwelling stands traces its ownership back to 1649, when the General Court granted 200 acres near Nobscott to William Brown in response to his petition. William Brown, who became a freeman on June 2, 1641, and later served as the first deacon of the Sudbury church, captain of the local militia, and a representative under the new charter in 1692, settled on this tract near what is now Old Framingham Road.¹ In 1664, he partnered with Edmund Goodnow to construct the town pound.² Members of the Brown family continued to live and farm in the Nobscott area for generations. The Brown family's legacy in South Sudbury is further evidenced by other prominent figures, such as Major Thomas Brown, who built the Brown Garrison House nearby, and Hubbard Brown, who in 1879 erected the first greenhouse in South Sudbury.³

According to the 1995 Massachusetts Historical Commission (MHC) form, ownership of the existing house is attributed to John Brown, Jr. (1794–1853). John Jr. was the son of John Brown and Alice Howe, who married in 1783 and lived nearby at 79 Nobscott Road. John Brown, Jr. married Lucy Cobb in 1821, a date that may coincide with the construction of the current

¹ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 35-36.

² Hudson, 130.

³ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: Donning Co.), 1989, 72.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

60 NOBSCOTT ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.32

dwelling.⁴ The Wood's 1830 *Map of Sudbury* shows the property labeled "J. Brown," aligning with this period of family occupation.⁵ Architecturally, the house is one of the better-preserved examples of Georgian style in South Sudbury.

By the 1856 Walling *Map of Middlesex County* map, John and Lucy's sons, Spencer W. Brown (1825–1902) and Newton E. Brown (1833–1920), are recorded as residing on the property, which is marked "S. and N. Brown".⁶ Both Spencer and Newton were farmers and were among those registered for the Civil War draft.⁷ The property remained in Brown family hands into the late nineteenth century, with their names appearing again on the 1889 Walker *Atlas of Middlesex County, Massachusetts*.⁸ However, by the 1908 Walker & Co. *Atlas of Middlesex County* map, ownership appears to have shifted, as the property is labeled "F. Parsons" on the map from that year.⁹ In the twentieth century, the farm came under the occupancy of the Mahoney family. William Mahoney, a resident, was noted for his role as a commander of the local Veterans of Foreign Wars post.¹⁰

The farm has been significantly expanded over time and remains in agricultural use today. A fifth chimney referenced in the original MHC form appears to have been removed. In addition, the original MHC form notes that the property consists of 12 acres.¹¹ Shortly after the completion of the 1995 form, however, historic farmstead began to be subdivided and altered into its present layout. An engineering plan from the year 2000 depicted the property with over 24 acres, twice that described in the previous MHC form, encompassing a triangular parcel bounded by Old Framingham Road to the east, Nobscott Road to the west, and the Sudbury town line to the south.¹² The following year, a survey plan depicts the subdivision of the historic property into 13 individual lots, with the farm buildings centered on Lot 7A.¹³ Finally, in 2002, a plan depicting an easement from the main house to Nobscott Road was completed. This plan depicts two no-longer extant structures – a barn and a carport - that straddle the line between Lot 7A and 6A, each with the note "to be razed".¹⁴

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⁴ Schuler, Gretchen, *63 Old Framingham Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1995, 3.

⁵ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁶ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁷ Schuler, 2.

⁸ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1908.

¹⁰ "Hold Joint Installation", *Sudbury Enterprise* (Sudbury, MA: Sudbury Enterprise), Wednesday, November 20, 1935, p. 1.

¹¹ Schuler, 1.

¹² Middlesex County Plan Book 02000:400 (April 19, 2000).

¹³ Middlesex County Plan Book 02001:212 (March 9, 2001).

¹⁴ Middlesex County Plan Book 02002:432 (March 11, 2002).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

60 NOBSCOTT ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Wood, William. *Map of Sudbury, Mass.* Boston, MA: Pendleton's Lithography, 1830.

INVENTORY FORM B CONTINUATION SHEET

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60 NOBSCOTT ROAD

MASSACHUSETTS HISTORICAL COMMISSION
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Area(s) Form No.

	SUD.32
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Supplemental photographs



View to the west toward the property from Old Framingham Road.



View to the southeast toward the barn from Nobscot Road.

FORM B – BUILDING

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

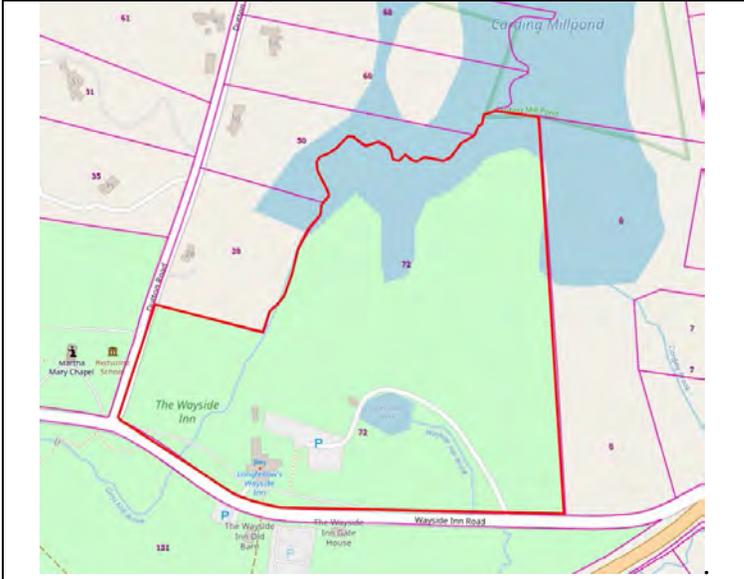
Assessor's Number USGS Quad Area(s) Form Number

L03-0002 Framingham SUD.E, SUD.F SUD.4
MA/HL 06/09/1970 NRDIS 04/18/1973 LHD 03/21/1967

Photograph



Locus Map



Town/City: Sudbury

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

Address: 72 Wayside Inn Road

Historic Name: Longfellow's Wayside Inn

Uses: Present: Tavern; Hotel or Inn
Original: Tavern; Hotel or Inn

Date of Construction: 1703

Source: Samuel Bent and Alfred Hudson's histories/ Wayside Inn archives

Style/Form: Colonial

Architect/Builder: David Howe

Exterior Material:

Foundation: Stone/Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures: Barn, Gate House, Ice House, and shed.

Major Alterations (*with dates*): Main volume expanded (1716), east and west volumes (ca. 1800-1830), eastern addition (1899), main dining room (1929), extensive reconstruction after a fire (1955-1958).

Condition: Excellent

Moved: no yes **Date:**

Acreage: 65.1

Setting: Located on the north side of Wayside Inn Road, a spur off of US Route 20, in the midst of other historical buildings, parking areas, and open lawns surrounded by forest.

Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.E, SUD.F

SUD.4

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.

Exterior

Longfellow's Wayside Inn, located at 72 Wayside Inn Road, is a two-story Colonial-style inn and tavern consisting of multiple interconnected sections and clad in wood clapboards. It features a double-pitched gambrel roof covered in asphalt shingles. The building's orientation places its primary façade facing south toward Wayside Inn Road.

The main block, a two-and-one-half-story volume, is defined by a symmetrical three-bay façade. At its center is the primary entrance, a door framed by pilasters, an entablature, and a pediment. This volume is situated on a pargeted stone foundation. Above the entrance is a single nine-over-nine double-hung window in thick trabeated surrounds, flanked by pairs of identical windows on either side. The first-floor level features a symmetrical arrangement of paired twelve-over-twelve double-hung windows positioned on either side of the door. First-story windows feature hipped caps. Two prominent brick chimneys rise above the asphalt shingle-clad gambrel roof.

To the west of the main block is a two-story volume that continues the architectural language of the main block, including the repetition of six-over-six double-hung windows with trim. This volume is situated on a pargeted stone foundation. The façade features four off center bays with an entrance door in the third bay from the west framed by a Greek Revival surround and flanked by half sidelights. The fenestration consists of four windows on the second floor and three on the first floor. Brick chimneys rise at each end.

To the east of the main block, the structure transitions into an ell composed of two pitched-roof volumes that progressively step back from the road to the northward. These volumes appear to be set on concrete foundations. The first volume to the east features four bays and contains a door set in a modest trabeated surround. A single, centrally located, tall brick chimney is aligned with this door. Fenestration continues the style of the main volume, with a single window placed at the easternmost end of this volume, off-center, above a pair of windows set within the same surround. The second volume to the east features three bays. From west to east these include an enclosed vestibule entrance and window covered by a shed roof that projects from the façade; a three-sided bay window featuring paired windows on the façade and covered by a shed roof; and a single window at the eastern bay. Additionally, the roofline features two evenly spaced pedimented dormer windows, and a centrally placed brick chimney is situated along the ridge.

Extending northward behind the main block is a long, two-story, rear addition featuring ten bays. This addition is set upon a concrete foundation with a rubble veneer. At the point where this addition connects with the main volume there is a one-story L-shaped, hipped roof extension accommodating a rear entryway accessed by a landscaped pathway with a brick walkway and a wooden railing. Above this are two gable dormers of differing sizes. The southern, smaller dormer features an eight-pane casement window, while the larger features a six-over-six, double-hung window. The remaining elevation of the north addition features evenly spaced windows of this type, and has little architectural elaboration. Small, one-over-one, double-hung basement windows are visible above the grade as it slopes downward from the main volume.

The grounds nearby feature a manicured pleasure garden and a large gravel parking lot to the south.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Interior

First story

Just inside the front entrance of the Inn is the central hall. The central hall is a long, narrow corridor with a staircase positioned to the east side. The staircase consists of wooden treads and risers, with a turned newel post at its base. A simple wooden handrail extends up the stairs, supported by evenly spaced turned balusters. The walls of the hall are finished with a smooth plaster surface, with exposed wood beams running along the ceiling. The flooring of the hall is carpeted. The far end of the hall leads to the reception area.

Immediately to the west is the Old Bar Room. The Old Bar Room is a low-ceilinged space with exposed wood beams consisting of a central beam and perpendicular joists. The floor consists of wide wooden planks. Against the north wall is a large fireplace with a simple wooden mantel. Simple wainscoting runs the perimeter of the room, above which the walls are finished in smooth plaster. To the east, a curved wood bar is partially enclosed by square spindles.

North of the Old Bar Room, accessed from the hall, is the Washington Dining Room. The Washington Dining Room is a long, rectangular space with a low plastered ceiling, accented by exposed structural beams. The walls are finished with smooth plaster on the upper portion and wood wainscoting on the lower portion. The floor consists of wide wood planks that show signs of wear. A large fireplace with a wood mantel is positioned along the south wall. The hearth is constructed of brick, and the firebox is open. A built-in wood cabinet is located near the entrance, providing storage. To the east, a doorway framed with simple wood trim leads to the adjacent Old Kitchen room.

The Old Kitchen is a long, rectangular space with a low ceiling supported by exposed wood beams and finished with wood planks. The floor consists of wide wood planks that show signs of wear. The walls are fully clad in vertical wood paneling. A large fireplace with a simple wood mantel is centrally positioned along the north wall. Two sets of built-in wood shelving are integrated into the walls.

Through a doorway and a small hallway with a staircase is the Innkeeper's Room, a small rectangular space with a low ceiling supported by exposed wood beams. The walls are fully clad in wood paneling with recessed panels and integrated moldings. The floor consists of wide wood planks that show signs of wear. A built-in wood cabinet with glass-paneled doors is positioned in the northeast corner. A doorway on the east wall leads down into a small wood paneled vestibule sheltering the vestibule of the easternmost volume, through which is accessed the Ford Room.

The Ford Room is a spacious rectangular hall with a vaulted ceiling. The walls feature a combination of smooth plaster and wood wainscoting, which runs along the lower portion of the room. The floor consists of wide wood planks, partially covered by a patterned carpet. A prominent architectural feature is the built-in fireplace alcove, which is recessed into a paneled wood surround. The alcove contains a brick fireplace with a simple wood mantel and an overmantel panel framed by molding. The alcove is flanked by two built-in wood benches with curved armrests, integrated into the recessed space. A large, wrought iron chandelier hangs from the ceiling.

To the east of the central hall is the Parlor, a rectangular room with a low ceiling supported by exposed wooden beams. Between the beams, the ceiling is plastered with a smooth finish. The walls are finished with decorative wallpaper, and the floor consists of wide wooden planks that show signs of wear. The room has multiple six-over-six double-hung windows set within deep wood casings. There is a fireplace with a simple wooden mantel above which a recessed panel section of wall. It features interior wood doors with vertical panels and wrought iron strap hinges.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.E, SUD.F

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North of the Parlor is the Back Parlor, a rectangular room with a low plastered ceiling, accented by exposed structural beams. The walls are finished with smooth plaster and are framed with simple wood trim. The floor consists of wide wood planks that show signs of wear. A fireplace with a modest wood mantel is centrally located along the east wall.

The north end of the central hall opens into a reception hub, from which the front, side, and rear sections of the building can be accessed. The reception area consists of a long, narrow corridor with a low plastered ceiling. The ceiling is differentiated from the main volume by the modern safety and lighting fixtures. The walls are finished with a combination of wainscoting on the lower portion and smooth plaster on the upper portion, with trim accentuating the transitions. The floor is covered with a patterned carpet. On the east of the corridor, a series of double-hung, eight-over-twelve interior windows with wood casings are evenly spaced. The west side of the corridor features a half-wall double action door leading to the main reception desk. The curved reception desk is constructed of wood and consists of a tiered counter. Against the south wall is a staircase with a simple wood balustrade leads to the upper level.

To the east of the reception area is the West Kitchen. The West Kitchen is a long, rectangular space with a low ceiling featuring exposed wood joists and beams. The floor is composed of wide wood planks that show signs of wear. The walls are finished with a combination of smooth plaster and wood trim. A fireplace with a wood mantle is located in the north wall.

To the north of the reception area down a sloped hallway is the Main Dining Room, a large, open space with a flat ceiling supported by evenly spaced square columns. The ceiling features recessed panels and houses multiple chandeliers with metal frames and candle-style lights. The floor is covered with a patterned carpet. The walls are a combination of smooth plaster and wainscoting, with decorative trim accentuating the transitions. Multiple windows, framed with deep casings, are symmetrically placed along the perimeter. At the north end of the room is a fireplace with a simple wood mantel.

Second story

The second story is accessed via several different staircases. The upper level of the central hall stairs is a smaller upper hall with a low plaster ceiling featuring exposed wood beams. The floor consists of wide wood planks and the walls are finished with smooth plaster and framed with wood trim. A wood balustrade with turned spindles runs along one side, enclosing a stairwell to the upper half story (not accessible to the public). The handrail is supported by square newel posts. To the east and west of the hall are historically interpreted rooms; to the east is the Drivers and Drovers Chamber and to the west is the Parlor Chamber. Both spaces are architecturally modest, rectangular rooms with a low ceiling featuring exposed wood joists and beams. The floor consists of wide wood planks and walls are finished with smooth plaster and framed with wood trim. A wood railing with turned balusters encloses part of each space, with informative text panels positioned along the railing.

To the north of the upper hall are two rooms; to the west is the Old Hall, and to the east is the Howe Room. The Old Hall is a rectangular space with a low plastered ceiling, accented by exposed wood beams. The floor is covered with a large patterned carpet, covering a floor of wide wood planks. Three out of four walls are finished in plaster, while the fireplace and mantle wall features wood paneling. Charred timbers from the 1955 fire are visible above the fireplace. The Howe Room features more educational displays and follows the same decorative pattern as the other rooms of the house.

North of the Old Hall is the New Hall, a long, rectangular space with a plaster ceiling that gently curved up to a central recessed ceiling panel, framed by decorative molding, running the length of the room. A large square vent is located in the ceiling panel. Chandeliers with metal frames and candle-style lights are suspended from the ceiling. The walls are finished with smooth plaster above a wood wainscoting. At the western end of the room, a fireplace with a simple mantel is centrally positioned beneath a large framed mirror. Above the mirror, a decorative overmantel element is integrated into the plaster wall. The floor is covered with a patterned carpet.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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East of the New Hall is a transitional hall above the reception area on the first story. This area leads to a small reading room to the west, and, through a metal fire door to the north, a long hallway of hotel rooms, along with a business office and a shared modern restroom. Each hotel room features a flat plaster ceiling and wood flooring. The walls are finished with smooth plaster and feature a wood wainscot along the lower portion, with a chair rail marking the transition between the two surfaces.

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.

72 Wayside Inn Road (1716, SUD.4), also known as Longfellow's Wayside Inn, is a historic hostelry that serves as the focal point of the National Register of Historic Places (NR)-listed **Wayside Inn Historic District (SUD.E)**, and the locally landmarked **Wayside Inn Local Historic District, (SUD.F)**. It is widely regarded as the oldest continuously operating inn in the United States and serves as the backdrop for Henry Wadsworth Longfellow's 1863 work, *Tales of a Wayside Inn*.¹ Situated in the southwestern part of Sudbury near the Marlborough town line, the Wayside Inn is located in an area historically known as "Peakham," attributed to an early settler of the area.² The area was characterized by dense timber, which provided materials for many of Sudbury's early homes. During its early development, Peakham became a center for milling. Howe's Mill, initially a gristmill, later transitioned into manufacturing shoe nails and was originally operated by the Howe family, who constructed and operated the Wayside Inn for five generations.

David Howe (1674-1769) received 130 acres of the "new grant" from his father, Samuel Howe, and commenced building a house on the Boston Post Road (now U.S. Route 20).³ After taking possession of the land, David constructed a two-story home around 1703. The house originally featured a single room on each floor. The first floor, currently the Old Bar Room, functioned as the main living space where David and his wife, Hepzibah, lived with their first two of seven children. The second story served as the sleeping quarters, now referred to as the Drivers' and Drovers' Chambers.⁴ David Howe obtained an innkeeping license from the Concord Court in 1716 and expanded his house to include additional rooms on the first and second stories, forming the main volume of the Inn as it exists today. The first documented stay at the Inn appears in an April 27, 1716, reference in the diary of Judge Samuel Sewall, "...treated at N. Sparhawk's, got to How's in Sudbury about one half-hour by the sun."⁵

During his tenure (1716 to 1746), David expanded the Inn, adding the rooms now known as the Howe Room and Parlor Chamber. His son, Ezekiel Howe (1720-1796), assumed ownership in 1746 and renamed the establishment "The Red Horse." Ezekiel led Sudbury militia companies to Concord in response to Paul Revere's alarm on April 19, 1775, and later served as a colonel under George Washington.⁶ Under his stewardship, the Inn flourished, expanding with four additional rooms at the rear, including the New Hall and Back Parlor. He may have also added the Old Kitchen and the Innkeeper's Room by incorporating separate structures into the main Inn. Following Ezekiel's death, the Old Hall on the second story was converted into a small bed chamber with the completion of the circa 1800 New Hall.⁷ Lyman Howe was the fifth and final Howe family owner (1801-1861). The Inn then passed into the hands of relatives and tenants and experienced a period of deterioration and disinvestment.⁸

In 1897, businessman Edward Rivers Lemon (1855-1919) purchased the Wayside Inn with the aim of revitalizing its hospitality services and transforming it into a summer retreat and literary destination. Lemon hosted gatherings of cultural and artistic

¹ Hudson, Alfred Sereno, *History of Sudbury: 1638-1889* (Sudbury, MA: Alfred S. Hudson), 1891, 591.

² *Ibid.*, 504.

³ Bent, Samuel Arthur, *The Wayside Inn: Its History and Literature*. An address delivered before the Society of Colonial Wars at the Wayside Inn, Sudbury, Massachusetts (Boston, MA: 1897), 7; Hudson, 592.

⁴ *The Wayside Inn, Self-Guided Walking Tour* (Sudbury, MA: The Wayside Inn), undated pamphlet.

⁵ Bent, 9.

⁶ Bent, 14-15.

⁷ *The Wayside Inn*.

⁸ Wardwell, Anne, *Wayside Inn Historic District, National Register of Historic Places Nomination Inventory Form* (Washington, DC: National Park Service), 1973, 3.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.E, SUD.F	SUD.4
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groups, established an upscale restaurant, and welcomed guests from across the nation, benefiting from the growing popularity of automobiles and leisure time. He also made additional modifications, moving a barn and attaching a former carriage shed to the east side to establish an art gallery, now known as the Ford Room.⁹ Based on available photographic records, four gable dormers and a deep-set, Colonial Revival-style hipped roof entry porch were added to the building's façade.¹⁰ The peak of the porch roof partially obscured the central second-story window. Upon Lemon's death, his widow struggled to sustain operations. To alleviate Lemon's widow's financial and operational challenges, L. Loring Brooks, Charles Francis Adams, and E. Sohir Welch established the Wayside Trust.¹¹

In 1923, Brooks secured a pivotal meeting with automobile magnate Henry Ford (1863-1947), leading to Ford's acquisition of nearly three thousand acres, including the Inn.¹² Ford envisioned a historic village akin to Greenfield Village in Dearborn, Michigan, celebrating colonial craftsmanship and history. Boston Post Road was officially designated in the 1920s as a segment of U.S. Route 20, a cross-country highway stretching from Boston to Newport, Oregon. Ford financed the Route 20 bypass away from the Inn's front door to protect its foundation.¹³ In 1929, Ford commissioned the northern addition, now the Main Dining Room. Subsequent years saw the construction or relocation of several buildings to the area near the Inn in pursuit of Ford's vision. The second-story central window was also shortened during the initial rehabilitation campaigns of Henry Ford so as to no longer be obstructed by the hipped-roof porch.

Ford helped to establish the Wayside Inn Collection after his acquisition. The Wayside Inn Collection Inventory is a detailed finding aid that catalogs historical documents, photographs, and memorabilia related to The Wayside Inn and the Howe family. The collection is divided into multiple series, each focusing on different periods, ownerships, and events in the inn's history. A significant portion of the collection is dedicated to the Ford era. These records include real estate transactions, property assessments, correspondence regarding renovations, historical preservation efforts, and Ford's broader vision for the property. This section also contains blueprints, insurance records, financial documents, and promotional materials related to the Inn's operation under Ford's ownership.

World War II strained the Inn's finances, and Ford's colonial village plan remained unrealized by 1946. Ford's vision for the manufacturing of Bakelite dashboard parts at a site near the Inn was thwarted by local citizen Giuseppe Cavicchio. Cavicchio owned the water rights that were vital to the project's success, but he refused to sell at the offered price. Cavicchio's stalwart opposition eventually caused the project to collapse in 1946.¹⁴ Ford placed the property into an educational trust, leading to financial instability.

A devastating fire in December 21, 1955 prompted the formation of the Citizens Committee for the Preservation of the Wayside Inn. The fire did near-catastrophic damage to the main volume's gambrel roof, and several priceless artifacts were lost, either to the fire or to the thousands of gallons of water poured onto the building by fire fighters, which quickly froze. Restoration efforts, funded by the Ford Foundation and local groups, were overseen by Roy Baker, Chief Custodian for the Society for the Preservation of New England Antiquities. During the reconstruction of the damaged portions of the building, some changes were made under Baker's direction which restored the original appearance of the façade prior to the modifications made by Edward Lemon. Specifically, the porch and roof dormers were not rebuilt, and the original door surround was recreated. The second story center window was returned to its original size and configuration as well. Interior work was carried out to recreate the historic spaces. These restoration efforts culminated in the Inn's reopening in June 1958.¹⁵ In 1960, the Trustees of the

⁹ The Wayside Inn.

¹⁰ Based on a review of photos in the Henry Ford archives. Available at <https://www.thehenryford.org/collections-and-research/digital-collections>. Accessed March 2025.

¹¹ Garfield, Curtis, *Sudbury 1890-1989; 100 Years in the Life of a Town* (Sudbury, Mass.: Porcupine Enterprises), 1999, 50.

¹² Garfield, 49-52.

¹³ *Ibid.*, 53.

¹⁴ *Ibid.*, 55.

¹⁵ *Ibid.*, 140.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.E, SUD.F	SUD.4
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Wayside Inn assumed administrative responsibilities, transitioning the Inn into a nonprofit entity.¹⁶ The property remains a key historic and cultural site, preserving over three centuries of New England heritage.

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¹⁶ Wardwell, 5.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Supplemental photographs



View to the southwest toward the rear entrance of Longfellow's Wayside Inn.



View of Longfellow's Wayside Inn, looking northwest.



Historical marker, looking north.



View to the northeast along Wayside Inn Road.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Interior, view of Old Bar Room, looking northwest.



View along garden path, looking east.



Interior, view of Old Kitchen, looking northeast.



Interior, view of center hall, looking north.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Interior, view of the West Kitchen, looking southwest.



Interior, view of paneled nook in the Ford Room, looking north.



Interior, view of the Drivers and Drovers Chamber, looking northeast.



Interior, view of second-story landing, looking south.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Interior, view of modern reception area, looking south toward front door.



Interior, view of modern banquet hall, looking northwest.



Interior, view along hallway above banquet hall, looking north.



Interior, charred timbers visible from 1955 fire, looking east inside the Old Hall.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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View to the northwest toward Longfellow's Wayside Inn, circa 1886 (Collections of The Henry Ford).



View to the north toward Longfellow's Wayside Inn, in 1902, showing Lemon's additions of the dormers and porch roof (Collections of The Henry Ford).



View to the north toward Longfellow's Wayside Inn after the December 1955 fire (Collections of the Sudbury Historical Society).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

Longfellow's Wayside Inn is eligible for listing in the National Register of Historic Places (NR) under Criterion A for its deep association with key moments in American history, its role in literature, and its influence on historic preservation. It is also eligible under Criterion C as an outstanding and evolving example of early American innkeeping architecture, reflecting multiple periods of expansion and adaptation over three centuries. The Inn retains integrity of location, design, materials, and association, serving as a preserved representation of both its colonial origins and its later transformations. While the property is already listed as a contributing property in the NR-listed and locally landmarked Wayside Inn Historic District, it meets the criteria for individual listing.

Under Criterion A, the Inn is significant for its long and continuous operation as a public house, dating to its founding by David Howe in 1716. Over five generations, the Howe family expanded and managed the establishment, which became a well-known gathering place along the Boston Post Road. It played an important role in the Revolutionary War, serving as a rallying point for Sudbury militia under Ezekiel Howe, who led local forces to Concord on April 19, 1775. In the 19th century, the Inn gained national recognition when Henry Wadsworth Longfellow used it as the setting for *Tales of a Wayside Inn* (1863), securing its place in American literary history. During the early 20th century, it became a focal point for automobile tourism under Edward Rivers Lemon and later underwent significant restoration and expansion under Henry Ford, who envisioned it as the centerpiece of a historical village. Ford's investment in the property, including rerouting Route 20 to preserve the Inn's setting, ensured its survival and reinforced its role in early historic preservation efforts in the United States.

Under Criterion C, the Inn is a remarkable example of evolving New England innkeeping architecture. The original structure, built by David Howe around 1703, was a simple two-story dwelling that was incrementally expanded over the 18th and 19th centuries. Colonial-period additions by successive generations of the Howe family added bed chambers, taprooms, and formal gathering spaces, creating the complex layout seen today. Edward Lemon's early 20th-century modifications, including the transformation of a carriage shed into the Ford Room, reflect an era of adaptive reuse, while Ford's 1929 northern addition, now the Main Dining Room, exemplifies early 20th-century colonial revival ideals. The building's form, materials, and interior details—such as its wide-plank flooring, paneled fireplaces, and hand-hewn beams—retain a high degree of authenticity, showcasing construction techniques from multiple historical periods.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

72 WAYSIDE INN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.E, SUD.F

SUD.4

The Wayside Inn remains a nationally significant landmark, representing the intersection of colonial history, American literature, and historic preservation. It continues to operate as an inn and museum, maintaining its historical function while preserving the architectural character that has defined it for over three centuries.

FORM B – BUILDING

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

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

F08-0017	Maynard		SUD.128
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Town/City: Sudbury

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

Photograph



Address: 92 Maynard Road

Historic Name: Francis Haynes House

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling; Agricultural

Date of Construction: ca. 1849

Source: Assessor's Records

Style/Form: Greek Revival/Italianate

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures: Hay barn

Major Alterations (*with dates*):

Side ell construction, 1939; barn demolition and smaller version constructed, 2011.

Condition: Good

Moved: no yes **Date:**

Acreage: 0.9

Setting: Located on the east side of Maynard Road, this property is surrounded by wooded areas, close to other historic properties, and interspersed with modern residential developments.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

92 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.128

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 house located at 92 Maynard Road represents a transitional Greek Revival/Italianate architectural style. The multi-volume building sits on a concrete foundation and has an exterior clad in wood clapboard. The structure consists of a prominent three-bay, two-story gable-front main block on the southwest (façade) elevation featuring an entrance in the westernmost bay sheltered by a shallow, flat portico roof. The entry door is emphasized by a thick trim and is set within the symmetrical façade. Directly above the entrance is a two-over-two double-hung window, framed with simple trim. To the southeast of the entrance, the first and second floors each contain a pair of evenly spaced two-over-two double-hung windows. A distinctive round-headed window is located in the gable peak. The main block's corners are defined by pilasters, supporting a narrow boxed cornice with returns. Two small pedimented dormers punctuate the south-facing roof slope.

Adjacent to the southeastern side of the main block is a one-and-a-half-story side ell. This section's façade is divided into three bays, with a centrally positioned entry door. A shed-roofed porch extends across the first story, supported by six evenly spaced columns. Flanking the entrance are two two-over-two double-hung windows. Above, the second story features three small, evenly spaced pedimented dormers, likely an early twentieth-century addition.

Extending further to the southeast, the one-and-a-half-story ell transitions into a two-story ell, which then connects to a large vertical-board barn. The first floor of this two-story section features a garage door on its western end, accompanied by two six-over-six double-hung windows with narrow trim. The second story of this volume includes two additional windows of the same configuration.

To the northwest of the main block, another one-story ell extends outward, featuring two six-over-six double-hung windows with narrow trim. A tapered stone chimney rises up the exterior of the west elevation. The entire structure is capped with a gabled roof covered in asphalt shingles.

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.

The property has changed hands multiple times over nearly two centuries. According to assessor records, the house was built in 1835. However, it is not clear where the information for this date comes from. The 1830 William Wood *Map of Sudbury* depicts a building at this location labeled "S. Jones Jr", although it is not clear if this is one of the extant volumes.¹ "S. Jones, Jr." may refer to Captain Samuel Jones (1784-1842), son of local Revolutionary War veteran Samuel Jones (1759-1833) According to historical records, Samuel Jones owned the property and had acquired it from an individual named Maynard. Jones later sold it to Francis Haynes (1824-1912).² However, no extant deed record is available to confirm this.

Haynes, born in 1824 to David and Rachel Haynes, was a member of the eighth generation of the Haynes family in America, tracing his ancestry back to Walter Haynes (1583–1664), an early Sudbury settler who arrived in 1621. The estimated

¹ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

² Hudson, Alfred, *The History of Sudbury, Massachusetts, 1638-1889* (Sudbury, MA: Town of Sudbury), 1889, 496.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

92 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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construction date of ca. 1849 aligns with Haynes' marriage to Adaline Goodnow (1821-1883), a member of a prominent Sudbury family. The architectural blend of Greek Revival and Italianate styles was popular during the middle of the nineteenth-century, which supports an estimated construction date of circa 1849.

The 1875 F.W. Beers & Co., *County Atlas of Middlesex*, depicts the property marked with the name "F. Haynes."³ By 1889, the George H. Walker *Atlas of Middlesex County* shows the property with two buildings under the same name.⁴ Later maps continue to depict the buildings, but they provide little information regarding their arrangement or footprint.⁵ A list of rural property owners in Sudbury confirms that Francis Haynes was a later occupant of the property. The available tax valuation records show the growth of the property. In 1859, the farm was relatively small, with one horse, one pig, and five cows. The record only refers to "buildings" generally, and total tax assessment is \$12.08.⁶ By 1890, the next available record, the farm had grown considerably, with Haynes's farm boasting a house, barn, horse barn, corn barn, a hen house and a shop.⁷ This entry also lists ownership interests in several other areas. In the year of Haynes' death, 1912, the property had added a cow barn and a "new shed".⁸ It does not appear that any of these buildings are currently extant except for the main house.

The earliest recorded deed transfer indicates that following the death of Francis Haynes, his estate conferred the property to Clarence Austin. Shortly thereafter, Austin and the other executors of Haynes' will transferred the property to Charles Haynes in 1912.⁹ In 1932, Charles Haynes sold the property to Fanny Goodnow.¹⁰ Goodnow left a lasting mark on the site's history. Oral tradition suggests that in 1958, she acquired steps from the demolished Boston Opera House and installed them on the property. Goodnow, recognized as an early feminist, was known for hosting artists and intellectuals at the home and filling the house with wild birds. Further evidence of her activities on the property appears in a 1939 building permit that documents the construction of several outbuildings in addition to a large attached barn, visible in the original Massachusetts Historical Commission (MHC) form of 1995.¹¹ While the exact date of the side ells' construction is not known, historic aerial photographs indicate they were constructed before 1957.¹² The use of fieldstone for the external chimney on the west ell, as well as the form and symmetry of the central and east ells, indicates a Colonial Revival influence. This style was popular in the early twentieth century. Therefore, an estimated date for their construction is given as circa 1939 to coincide with the barn. The barn was demolished in 2011, and the current one built in its place.¹³

After nearly fifty years, Helen Goodnow bequeathed the property to John and Carol Topham in, 1981.¹⁴ The Tophams sold the property to Don and Barbara Aiken in 1981. In 1986, the Aikens subdivided the land, paring off portions across the street from the larger original Haynes farm.¹⁵ The property went into foreclosure on April 11, 2005.¹⁶

The house at 92 Maynard Road is representative of the connected farm building tradition that was common throughout New England. This architectural pattern, known as "big house, little house, back house, barn," provided a practical solution for farmers by linking living spaces, functional areas, and livestock enclosures into a continuous building arrangement. The layout of this particular property follows this tradition, with the main gable-front volume serving as the "big house," where the primary living spaces were located. A rear extension functions as the "little house," traditionally used for kitchen and service areas. A

³ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁴ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁵ Hardenbergh, Jan, *Historical Maps of Sudbury, Massachusetts* (Sudbury, MA: Jan Hardenbergh), 2020, 9-15.

⁶ *Valuation and Taxes of the Town of Sudbury* (Sudbury, MA: Town of Sudbury), 1859, 10.

⁷ *Report of the Board of Assessors* (Sudbury, MA: Town of Sudbury), 1890, 14.

⁸ *Two Hundred Seventy-Second Report of the Board of Assessors* (Sudbury, MA: Town of Sudbury), 1912, 21.

⁹ Middlesex County, Massachusetts, Deed Book 3705:488 (June 27, 1912).

¹⁰ Middlesex County, Massachusetts, Deed Book 5648:43 (February 27, 1932).

¹¹ Schuler, 1995.

¹² "Sudbury, 1957 aerial image", *Historicaerials.com*, accessed August 2025, <https://www.historicaerials.com>.

¹³ Sudbury Assessor's Office, Permit 11-154.

¹⁴ Middlesex County, Massachusetts, Deed Book 14250:477 (March 27, 1981).

¹⁵ Middlesex County, Massachusetts, Deed Book 14503:148 (December 28, 1981).

¹⁶ Middlesex County, Massachusetts, Deed Book 45004:188 (April 11, 2005).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

92 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.128
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connecting structure acts as the “back house,” linking the domestic and agricultural spaces, while a large attached barn terminates the complex.¹⁷ While the houses exhibits mostly Greek Revival elements, some flourishes, such as the arched gable window, speak to the Italianate influence.

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¹⁷ Hubka, Thomas, *Big House, Little House, Back House, Barn: The Connected Farm Buildings of New England* (Hanover, NH: University Press of New England), 1984, pp. 5–6.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

92 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.128
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Supplemental photographs



View of complex, looking southeast.



View of complex, looking north-northwest.

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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The house at 92 Maynard Road meets the National Park Service (NPS) Criteria for Evaluation under Criterion C for its architectural significance and Criterion A for its historical associations with agricultural and social history in Sudbury.

Under Criterion C, the property is a well-preserved example of a transitional Greek Revival/Italianate-style residence, reflecting the evolution of architectural trends in rural New England during the mid-nineteenth century. The symmetrical façade, accented by evenly spaced two-over-two double-hung windows, is characteristic of Greek Revival design, while the arched gable window and the shallow portico over the entrance reflects Italianate influences. The property also retains elements of the traditional connected farm. Despite the loss of the large barn in 2011, the house, its attached ells, and the remaining outbuildings continue to convey the historical function and architectural integrity of the site.

Under Criterion A, the property is associated with important agricultural and social history in Sudbury. The farmstead was owned and occupied by Francis Haynes (1824–1912) throughout the latter half of the nineteenth century. Haynes, a member of one of Sudbury’s earliest European-settler families, played a role in the town’s agricultural economy. Haynes’ interest in acquiring the farm is further supported by an 1859 advertisement in the New England Farmer, in which he sought a farm within six to eight hours’ travel from Boston.

The house at 92 Maynard Road remains a significant resource in Sudbury’s architectural and historical landscape. It retains a high degree of integrity in its location, setting, design, materials, and workmanship, despite the loss of the original barn structure.

FORM B – BUILDING

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

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

H09-0048 Maynard SUD.A, SUD.J SUD.66

NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Address: 299 Old Sudbury Road

Historic Name: Hosmer House

Uses: Present: Museum

Original: Single Family Dwelling; General Retail Store

Date of Construction: ca. 1793

Source: Available documentation

Style/Form: Federal

Architect/Builder: Asher Goodnow

Exterior Material:

Foundation: Granite

Wall/Trim: Wood clapboard, brick

Roof: Asphalt shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*):

Addition (ca. 1870)

Condition: Good

Moved: no yes **Date:**

Acreage: 4.4

Setting: Located at the intersection of Concord and Old Sudbury Roads, a busy intersection at the heart of Sudbury Center, near the road on a largely open lot. To the south is a more concentrated residential neighborhood.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

299 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.66

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.

Exterior

The Hosmer House is a two-story Federal-style structure with a rectangular massing and a post-and-beam construction. The original portion of the house is clad in clapboard siding and brick masonry, with later additions clad entirely in clapboard. The house rests on a stone foundation.

The north (façade) elevation features five bays, symmetrically arranged with a central entrance flanked by evenly spaced windows. The entrance is emphasized by a decorative door surround, which includes pilasters supporting a pedimented entablature. The fenestration consists of double-hung, six-over-six sash windows framed with simple wooden trim, characteristic of the Federal style. Black shutters accent the windows on the clapboard-clad façade, contrasting with the lighter-colored siding.

The east and west elevations are constructed of brick, suggesting a hybrid construction method rather than a true "brick-ender" house, which traditionally features only one brick gable end—typically the chimney wall—constructed of brick for fire protection in dense settings.¹ On the east elevation of the main volume are three bays, all of them windows except for a multipaned doorway on the first story's southernmost bay. This door opens onto an open, two-tiered veranda paved with brick and featuring stone trim and steps.

The west elevation features four bays and is characterized by a full-width porch. The porch features a wood deck just a few inches above grade and is covered by a hipped roof clad in asphalt shingles. The porch roof is supported by four square columns rising to a full entablature. To the south is a two-bay, two-story clapboard-sided addition with a shed roof that slopes away from the main volume. On the first story a wood panel door is set between the two multi-light casement windows in each bay.

On the south elevation, the rear of the house reveals a more complex composition with a large wooden addition extending from the main block. This addition, clad in clapboard, includes an open-air carriage port with rounded arches, supported by simple posts. The fenestration on this elevation is more varied, with additional windows punctuating the later additions, including six-over-nine, double-hung, as well as fixed sash configurations. A set of wood basement doors is located near the west corner.

A notable feature of the structure is its hipped roof, clad in asphalt shingles and divided into quadrants that are anchored by four brick chimneys. This roof form, combined with the symmetrical massing and minimal ornamentation, reinforces the Federal style's emphasis on balance and proportion.

The setting of the Hosmer House contributes to its historic character, with a landscaped lawn, garden beds, and a paved driveway leading to the carriage port. A manicured lawn surrounds the house, featuring a fairy garden and an herb garden in its

¹ Seger, Donna A., "Brick-Ended Houses," *Streets of Salem* (webpage), April 9, 2011. Available at <https://streetsofsalem.com/2011/04/09/brick-ended-houses>. Accessed August 2025.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

299 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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courtyard. The property also includes Heritage Park, encompassing a brick terrace, a 9/11 Memorial, a nature path, pond, and planting beds.

Interior

The main structure includes a central hall plan, with eight rooms on the first floor, including a parlor, dining room, kitchen, washroom, mudroom, and a room historically used as a general store. The second floor consists of nine rooms, including a ballroom, sleeping quarters, and a former cobbler shop now displayed as a third bedroom. The ballroom spans an entire side of the central corridor, a unique design element.

First Floor – Main Volume

The main hall of the Hosmer House is a long, narrow corridor that extends the full depth of the building, a typical feature of Federal-style homes. The space is defined by its narrow but highly stylized staircase, which has a dark wooden handrail and square balusters, with a prominent, carved newel post at the base. The flooring consists of wide wood planks. The walls are covered in reproduction wallpaper emulating a neoclassical motif, an exact replica of the wallpaper contemporary to the Hosmer's occupancy. A flat wood wainscoting is topped by a chair rail. A lantern-style brass light fixture hangs from the ceiling just inside the entrance to the hall. At the south end of the hall is a doorway with divided glass panes that leads to the rear of the house. A small powder room is located to the east of this door.

To the east of the hall are two spaces; the parlor and dining room. The parlor features wood plank flooring. The walls are finished in plaster. Plain wainscoting with a decorative top rail runs the perimeter of the room, with no crown molding at the junction of the walls and ceiling. Doorways feature a deep-set colonial-style wood casing. A fireplace with Federal-style mantle is located at the east wall. The kitchen features similar flooring, walls, and doorways. On the east wall is a brick hearth and crown molding runs the entire perimeter of the room.

To the west of the hallway is a large room that runs nearly the length of the house, formerly used as a general store. The northern, eastern and southern interior walls of the room are rendered in plaster and lathe, painted white with crown molding along the perimeter of the ceiling. The western interior wall is an exposed brick wall, with no crown molding. The ceiling features robust wood-clad steel beams mimicking the appearance of mortise-and-tenon joinery. To the south of this room is an office in the addition featuring wood wall paneling and a corner staircase to the second story. The office also features a brick hearth.

The southeast volume features additional rooms including a kitchen and mudroom. There is a chair rail along the south wall, and simple window and door trim around each door and window in the room. Along the east elevation is a protruding wall containing a stair up to the second floor. The walls surrounding the staircase are clad in bead board and painted white. The west interior elevation is partially clad in large tongue and groove vertical wood planks, painted white, along the closet wall. The remaining west interior elevation is clad in plaster and lathe.

Second Story

On the second story the main staircase leads to a central hallway that lacks the wainscoting of the first story hallway, but features a picture rail and crown molding. A boxed window seat is located at the center of the hall's north end, and a bathroom is located at the south end of the hall.

To the west is a large open room known as the "ballroom". This room is located above the similar open room below. It features the large floor planks that are found throughout the house, two fireplaces in the west wall corresponding to the chimneys above, and prominent crown molding. A doorway at the southern end of the room leads to a bedroom located above the first story office.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

299 OLD SUDBURY ROAD

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To the east of the hall are two bedrooms. The north bedroom features more stylistic decoration such as built-in shelving, a carved fireplace mantle, and crown molding. The south bedroom is more modest, with simple crown molding on some walls but not all. Through the north bedroom there is access to an anterior stairwell and another, more modest bedroom.

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.

The Hosmer House, located in Sudbury, Massachusetts, was constructed between the late 1700s and early 1800s, most likely by members of the Goodnow and Wheeler families. It was initially owned by Asher Goodnow (1771-1844), who operated a general store on the Concord Road side of the first story. The store space retains indications of its original use, including a large side entrance opening onto a porch. Additionally, a small room at the rear of the house served as a cobbler's shop. The house has undergone minimal modifications over the years, the only exception being that of the original Federal-style staircase with a later Victorian-era design.²

The house has been the subject of multiple preservation studies. Following Florence Hosmer's death in 1978, the town commissioned a comprehensive report on the house in 1979. A *Historic Structure Report and Feasibility Study* by John Powers followed in 1980, and an *Architectural Survey and Preservation Plan* by Latady Design Associates was completed in 2004. Finally, an exhaustive *Historic Structure Report/Cultural Landscape Report* by Architecture Preservation Studio, DPC was completed in 2025. These reports have helped document the significance of the house and guide its ongoing preservation.

The history of the Hosmer House is closely tied to the broader historical development of Sudbury. The town was officially incorporated in 1639 following a land purchase from an indigenous proprietor named Karte.³ The Goodnow family, one of Sudbury's earliest settler families, played a key role in local governance and economic development. In 1706, residents on the west side of the Sudbury River—where the Hosmer House is located—petitioned to divide the town, citing difficulties in traveling to church services on the east side of the river during inclement weather. The request was initially denied due to financial concerns, but was later granted in 1708, allowing the west-side residents to construct their own meeting house, which was completed around 1725.⁴

The construction date of the Hosmer House remains uncertain, with sources offering conflicting estimates ranging from 1780 to 1820. According to the 2025 *Historic Structure Report/Cultural Landscape Report*, the 1980 Powers *Historic Structure Report and Feasibility Study* suggested a general timeframe of the late 1700s or early 1800s. The title search in his study, which begins in 1817, has proven misleading, as these transactions appear to relate more to the neighboring **Hadley House (1795, SUD.98)** rather than the Hosmer House. Further complicating the timeline, the 1858 plan included in Powers' report shows a different footprint from the present structure, raising doubts about whether any building from the 1817 transactions was actually the Hosmer House. Architect David Hart later theorized a construction date between 1817 and 1820, but since his findings relied on the questionable 1817 transactions, this timeframe is also uncertain. Other sources, such as the 1976 National Register nomination, list 1780 as the construction date,⁵ while the Hosmer House website and the 2004 Latady Associates report state 1793, though no definitive evidence supports these claims. Additionally, a 1962 Town Annual Report attributed the house's construction to Asahel (Asher) Goodnow in the 1780s. His birth year of 1771, however, makes this unlikely due his young age at

² Desjardin, Robert, *Hosmer House – MHC Form B* (Boston, MA: Massachusetts historical Commission), 1976, 2.

³ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 59.

⁴ Architectural Preservation Studio, DPC, *Hosmer House Historic Structure Report/Cultural Landscape Report* (New York, NY: Architectural Preservation Studio, DPC), 2025, 22.

⁵ Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1976, 2.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

299 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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that time. A date of 1793, when Asher would have been 22 years old, aligns more closely with claims that he and Elisha Wheeler built the house.⁶

The presence of brick construction at both gable ends of the Hosmer House complicates efforts to date the building, as brick end walls were uncommon outside urban areas in Federal-era Massachusetts. By 1793, brickyards in nearby Bolton were producing sufficient materials for such construction, making this date plausible, though no definitive records confirm it. A study of early houses with brick end walls in Massachusetts suggests that this construction practice was most prevalent between 1780 and 1810, reinforcing Powers' broader estimate of the late 1700s to early 1800s. No definitive documentation has been found to confirm it, and the house's construction date remains inconclusive pending further research.⁷ For the purposes of this survey, a date of "circa 1793" is given as it falls within the accepted timeframe.

Beyond the main block of the Hosmer House, three additions exist: a two-story volume at the southwest corner, a two-story kitchen and servant's wing at the southeast corner, and a carriage barn with an outhouse. Previous reports suggest that the southeast wing was added late in the house's construction, with Hart's 1980 report supporting this claim. However, the 1858 *Road Plan* does not show this appendage, depicting instead a continuous addition across the south wall.⁸ Yet by the 1875 *Beers County Atlas of Middlesex*, the addition is clearly shown.⁹ A conservative date for this addition is given as circa 1870.

Ownership of the property passed through several notable families, including the Noyes, Goodnow, Willis, and Hosmer families. The earliest clear deed transfer related to the property dates to 1812, when Luther Goodnow (1802-1844) and Reuben Maynard (1762-1819) sold land to Oliver Noyes, a saddler. In 1817, Oliver Noyes sold the property to Daniel Goodnow. In 1866, Daniel Goodnow (1803-1887) sold the property to James L. Willis for \$2,800, and in 1897, Ella S. Willis sold it to Rev. Edwin B. Hosmer (1840-1910) for \$1.¹⁰

Reverend Hosmer moved into the house with his wife and four children, including his daughter, Florence Armes Hosmer (1880-1978). According to *Sudbury: 1890-1989* by Curtis F. Garfield, over the years the house served as a general store, post office, cobbler shop, tavern, and candy store, with physical evidence of these past uses still visible throughout the structure.¹¹

Florence Hosmer was a respected artist and educator who lived in Sudbury for 82 years after relocating from Woodstock, Connecticut. She began painting as a teenager and earned a diploma from the Massachusetts Normal Art School in 1902. Her course of study included drawing from casts and life, watercolor studies from plants and flowers, and historical ornamentation. She studied under notable teachers such as Joseph DeCamp, Albert Munsell, Charles Woodward, and Anson Cross. A member of the Copley Society and the Cambridge Art Association, Florence exhibited her work in both organizations, as well as at the Massachusetts Women's Club and the Boston Art Club. She taught art for more than 20 years in public and private schools in Sudbury, Framingham, and Wayland. In 1926, she painted portraits of members of the Daughters of the American Revolution in historical costumes for the 300th anniversary of Salem, Massachusetts. After retiring from teaching, she maintained a studio in Boston, where a collection of her portraits of Boston-area musicians was exhibited at the Boston Public Library in 1940.¹²

On May 28, 1959, Florence Hosmer entered into an agreement with the Town of Sudbury to convey the Hosmer House, its barn, personal property, and 1.6 acres of land surrounding the house, to the town as a memorial to her father in exchange for her not having to pay property taxes for the remainder of her life. The agreement stipulated that the property be used for community purposes. In 1975, the town developed Heritage Park on land that had historically been part of the Hosmer property to

⁶ Architectural Preservation Studio, DPC, 61.

⁷ Architectural Preservation Studio, DPC, 62.

⁸ Architectural Preservation Studio, DPC, 64.

⁹ Hardenbergh, Jan, *Historical Maps of Sudbury, Massachusetts* (Sudbury, MA: Jan Hardenbergh), 2020, 20.

¹⁰ Architectural Preservation Studio, DPC, 28-29.

¹¹ Garfield, Curtis, *Sudbury 1890-1989: 100 years in the Life of a Town* (Sudbury, MA: Porcupine Enterprises), 1999, 154.

¹² *Hosmer House Docent Manual* (Sudbury, MA: Town of Sudbury), undated, 3-4.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

299 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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commemorate the nation's bicentennial. Together, the Hosmer House property and Heritage Park comprise 4.4 acres. Florence lived in the house until her death in 1978 at the age of 97, making her the last member of the Hosmer family to occupy the property.¹³

Today, the Hosmer House stands as a landmark that reflects the economic, social, and architectural history of Sudbury. The building remains a well-preserved example of early commercial and residential architecture, providing insight into Sudbury's evolution from the late eighteenth century through the twentieth century. Its connection to the Goodnow, Wheeler, Willis, and Hosmer families, as well as its role in the town's commercial and civic development, underscores its enduring historical importance. The house is representative of Federal-style architecture and reflects a regional variation akin to "brick-ender" construction, with brick gable ends that are unusual in rural Massachusetts homes of the period.

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¹³ Architectural Preservation Studio, DPC, 1.

INVENTORY FORM B CONTINUATION SHEET

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Supplemental photographs



View to the northwest toward the rear of the house.



View to the west toward the house.



View to the south inside central hall, first story.



View to the north-northwest inside the store room.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

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View to the east-northeast inside the rear office/"Cobbler shop".



View to the south in the second-story central hall.



View to the east inside the northeast bedroom. Second story.



View to the west inside the southeast bedroom. Second story.

INVENTORY FORM B CONTINUATION SHEET

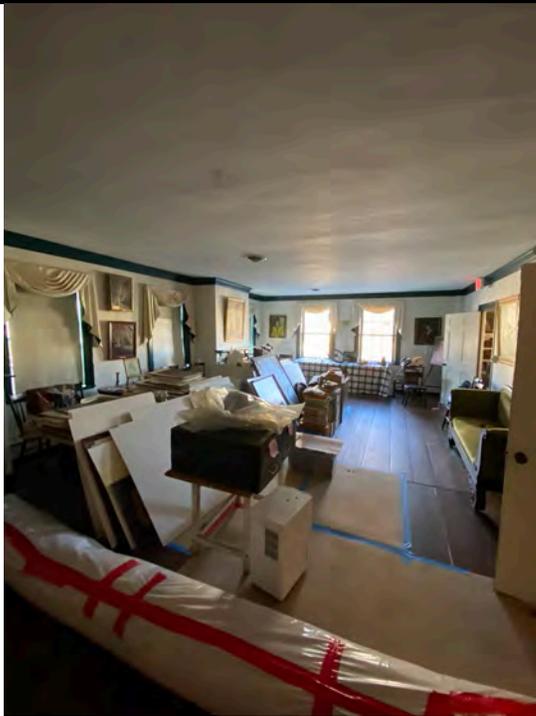
SUDBURY

299 OLD SUDBURY ROAD

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View to the north inside the "ballroom". Second story.



View to the east-southeast inside the southwest addition bedroom. Second story.



View to the east toward the general store, Hosmer House, circa 1865 (Collections of the Sudbury Historical Society).



View to the south toward the Hosmer House, Florence Hosmer in the doorway, circa 1900 (Collections of the Sudbury Historical Society).

SUD.A, SUD.J	SUD.66
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Hosmer House is significant under National Register of Historic Places (NR) Criteria A, B, and C, with multiple periods of significance reflecting its architectural, historical, and cultural importance. The property contributes to the broader Sudbury Center Historic District, listed on the NR in 1976, but is recommended to be individually eligible.

Under Criterion A, the house is significant for its role in Sudbury’s early development, particularly after the town’s separation from Wayland in 1780. Located at a key intersection in Sudbury Centre, the house functioned as a general store and post office, contributing to the commercial and civic life of the community. Its preservation in the 1950s played a pivotal role in the town’s historic preservation movement, predating the establishment of Sudbury’s Historic Preservation Commissions, and before the passage of the National Historic Preservation Act of 1966.

Under Criterion B, the house is notably associated with Florence Hosmer (1869–1978), a prominent painter who lived there from 1897 until her death. Her artwork, particularly her landscape and flower paintings, depicted the surrounding area and contributed to the region’s cultural heritage. As a benefactor of the arts, her legacy remains a defining aspect of the house’s significance.

Under Criterion C, the house represents a rare example of late 18th-century hybrid construction, featuring brick gable-end walls—an unusual characteristic for rural Federal-era homes in Massachusetts. The house’s combination of Federal and Georgian influences, along with its unique ballroom configuration, further enhances its architectural importance. Despite alterations over time, the Hosmer House retains a high degree of integrity in its location, setting, and key architectural features. Some interior modifications, particularly in the cobbler shop and ballroom, reflect evolving uses of the property while maintaining its historic character.

FORM B – BUILDING

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

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

K09-0443 Framingham SUD.I SUD.271

LHD 04/10/1972

Town/City: Sudbury

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

Photograph



Address: 10 Pokonoket Avenue

Historic Name: Alfred F. Bonazzoli House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1926

Source: Deed research

Style/Form: Craftsman Bungalow

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Stucco

Roof: Asphalt Shingles

Outbuildings/Secondary Structures:

Garage

Major Alterations (*with dates*):

South addition (1999)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.8

Setting: Located on the east side of a residential street one block north from US Route 20, near a corner lot.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): April 2024

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10 POKONOKET AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.I

SUD.271

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 10 Pokonoket Avenue is a one-and-one-half-story Craftsman-style residence with two similar but visually distinct volumes consisting of a main house and an addition, clad in stucco siding. Fenestration consists of four-, six-, eight-, and sixteen-over-one, double hung windows, alone or in pairs, and set in molded wood surrounds. The house is raised above the street level and is built on the gentle slope of a hill, facing northeast. The main volume of the house features cobblestone veneer on the concrete foundation. The northwest (facade) elevation features a full-width porch, enclosed by screen panels, covered by the lower slope of the side gable roof. The porch is supported by cobblestone piers and lattice skirting. The roof above the porch is supported by four wide square columns that rise to a narrow, molded frieze.

The addition volume to the southwest features a bare concrete foundation and a three-side bay window on the facade. The northeast gable end features a window on the first story flanked by faux wood shutters and three asymmetrical windows on the upper half-story. The southwest gable end features a secondary entrance accessed by a set of wood steps leading up from a cobblestone veranda. To the east of this is a single window and a set of three windows. The upper half-story features a set of sliding glass doors which open up onto a small balcony with square posts and balustrade.

The roof is clad in asphalt shingles and extends continuously over both volumes of the house, and features brackets along the eaves. On each slope are two long, flat dormers; one above each volume. The main volume dormers feature two pairs of windows while the addition dormers feature two single windows. A two-bay garage with a gable roof is at the rear.

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.

The property at 10 Pokonoket was built during the period of strong zoning restrictions on new construction and growth in Sudbury and was contemporaneous with the development of the historical buildings by Henry Ford in the Wayside Inn Local Historic District. In May 1924, the land on the south slope of Green Hill, also known as King Philip Heights, was subdivided for Lawrence B. Tighe (1898-1971).¹ Lawrence B. Tighe was involved in local politics and administration, mostly after 1930, and served on the Board of Selectmen from 1939 to 1954 and again from 1957 to 1963, including serving as chairperson.² A public meeting of the Board of Selectmen held on February 10, 1930, addressed a petition to lay out new streets within the King Philip Heights development, indicating increasing interest in transforming the area into a residential neighborhood.³

At the time of the building's construction, Pokonoket Avenue was a private drive leading north-northeast from King Philip Road. The property was sold to Alfred Bonazzoli on March 2, 1925. Alfred F. Bonazzoli (1893-1980) was born in Italy and immigrated to the United State in 1906, first living in Worcester. By the 1930 census he was living at the property, then considered 107 King

¹ Subdivision Plan, Plan Book 356, Page 17, Sudbury, MA (May 1924).

² "Lawrence Tighe's Sudbury rites", *Boston Globe*, obituary, March 20, 1971, p. 23.

³ Letter from the Town of Sudbury Selectmen, Collections of the Sudbury Historical Society (Sudbury, MA: Town of Sudbury), January 29, 1930.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10 POKONOKET AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Philip Road, and was the owner of a coal yard.⁴ He was also a World War I veteran and was active in veterans organizations and founded the Bonazzoli Oil Corp based in Framingham. The sale of the property came with the following deed restrictions:

“That only single dwelling houses not to cost less than \$5000. and private garages are to be erected on the granted premises and no building is to be placed on said premises within 25 feet from said [Pokonoket] [A]venue and no building placed on said premises is to be used as a store. Together with the right to use said Pokonoket Avenue in common with the grantee, his heroes and assigns as a private way until it becomes a public highway.”⁵

The builder of the Bonazzoli’s house is unknown, but the original portion of the house resembles designs from popular home pattern books at the time. Based on the deed record and census information above, a conservative date of circa 1926 is given for the construction for the house. It is conceivable that it was the first house constructed in the King Philips Heights subdivision.

After Bonazzoli died, his estate sold the property to Paul J. Mauro.⁶ Mauro sold the property to James Stalecki and Kimberly Partic in 1992.⁷ Based on a review of historic aerial photography, the addition was constructed sometime in the 1990s, prior to 2001. A building permit for the addition was filed on December 13, 1999, which would seem to confirm this.⁸ This late addition nearly doubled the overall size of the house and has significantly altered the original form.

According to the Massachusetts Cultural Resource Information System (MACRIS) database and webmap, the property at 10 Pokonoket Avenue is included in the locally-designated King Philip Historic District. The **King Philip Historic District (SUD.I)** MHC Form B includes the property in its property list as a non-contributing building.⁹

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⁴ 1930. Census Place: Sudbury, Middlesex, Massachusetts; Page: 5B; Enumeration District: 0471; FHL microfilm: 2340665.

⁵ Middlesex County, Massachusetts, Deed Book 4818:33-34 (March 2, 1925).

⁶ Middlesex County, Massachusetts, Deed Book 16842: 408 (June 4, 1986).

⁷ Middlesex County, Massachusetts, Deed Book 18239: 387 (August 14, 1992).

⁸ Assessor’s Office Property Card for 10 Pokonoket Avenue, Sudbury, MA.

⁹ Schuler, Gretchen, *King Philp Historic District - MHC Form A* (Boston, MA: Massachusetts Historical Commission), 1995.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10 POKONOKET AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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SUD.271

Supplemental Photographs



View looking south.



View of south elevation, looking 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

F07-0016	Maynard		SUD.464
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Town/City: Sudbury

Place: (*neighborhood or village*):

Photograph



Address: 174 Maynard Road

Historic Name:

Uses: Present: Single-family residential

Original: Single-family residential

Date of Construction: ca. 1930

Source: Assessor's records, architectural analysis

Style/Form: Colonial Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood shingle

Roof: Asphalt shingle

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):
None

Condition: Good

Moved: no yes **Date:**

Acreage: 0.92

Setting: Located on the north side of Maynard Road just west of the fork with Willis Road in a residential neighborhood. Set back from the road on a forested lot.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

174 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.464

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.

A two-story house clad in wood shingles on a mortared rubble stone foundation. The (east) façade is three bays wide. A one-story sunroom addition extends from the south elevation, capped by a hip roof. Fenestration includes six-over-one, double-hung windows throughout. The first story consists of three evenly spaced openings consisting of a central door flanked by five-sided, slightly projecting bay windows. The central entrance is framed by sidelights and a transom and is sheltered by a front-gabled porch roof supported by Doric columns. The gable of the porch contains a sunburst motif. The porch is access by a set of rubble and concrete steps, leading from a rubble and concrete walkway lined with low walls. On the second story, the window arrangement includes a central single window flanked by paired windows with non-functional shutters. A single flat-roofed dormer with projects from the east slope and contains a pair of windows. The roof is side-gabled and clad in asphalt shingles and features a brick chimney rising from the south end of the ridge.

Also on the property is a one-story, wood-frame automobile garage located to the rear of the house. It is in an advanced state of deterioration.

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.

The Sudbury Assessor's records list 1905 as the construction date of the house, though evidence from deeds and subdivision plans suggest it was likely developed later, likely after the land became subdivided during the 1930s. The land associated with 174 Maynard Road was first recorded on Land Court Plan No. 7719-A in 1920. By the following year, the tract appeared in local subdivision plans.¹ On November 13, 1930, the property was subdivided as Lot 3 of Plan 7719-B, which includes a map on which there are no structures depicted. In 1930, Alden Lowell (1902-1969) acquired the property "with the buildings thereon".² By the early 1930s, it was occupied by Richard Burckes. Burckes operated "Ye Olde Tinker Shop," which he relocated from Newton to Maynard Road in 1937.³ Therefore, based on the lack of structures depicted or referenced in official documents prior to 1930, in addition to architectural analysis described below, the estimated construction date given is circa 1930.

By the 1940 Census, Albion Stuart ("Stuart") Edgerly (1903–1957) and his wife Florence (1902–1973) were enumerated on Maynard Road, though without a house number.⁴ The first cartographic depictions of the house appear on the 1940 Census map.⁵ The house is also depicted on the 1943 USGS map.⁶ A subsequent 1950 Census recorded them at 287 Maynard Road.⁷ This reflects a later renumbering of the property confirmed in a 1956 article identifying the "Stuart Edgerly residence."⁸ Stuart

¹ Middlesex County Registered Land Book 86:73, Certificate No. 127025 (July 18, 1921)

² Middlesex County Deed Book 214:589 (November 13, 1930).

³ "Sudbury", *Sudbury Enterprise* (Sudbury, MA), September 2, 1937, 2.

⁴ 1940; Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: *m-t0627-01617*; Page: 6A; Enumeration District: 9-497.

⁵ Hardenbergh, Jan, *Historical Maps of Sudbury, Massachusetts* (Sudbury, MA: Jan Hardenbergh), 2020, 12.

⁶ United States Geological Survey, *Sudbury* (Washington, DC: Department of the Interior), 1943.

⁷ 1950; Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: *6114*; Page: 78; Enumeration District: 9-506.

⁸ "New Names for Old", *The Sudbury Citizen* (Sudbury, MA), March 1, 1956, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

174 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.464
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Edgerly, an assistant professor of English and History at the Massachusetts Institute of Technology, had joined the faculty in 1942 after earlier teaching positions at Syracuse, Suffolk, and Northeastern universities. He held degrees from Dartmouth and Harvard and died suddenly while teaching in 1957.⁹

Other sources indicate that Richard Burckes still maintained connections to the property during this period. In 1946, for example, a classified notice in the *Boston Globe* advertised for a nursing companion at his Maynard Road residence.¹⁰ These overlapping references suggest that the Edgerlys may have been tenants rather than owners, as there is a gap in the recorded chain of deeds between 1931 and 1964. In 1961, Florence Edgerly petitioned the Sudbury Board of Appeals for permission to keep saddle horses and construct a swimming pool on the property.¹¹ Aerial photographs confirm that a stable was in place by 1963 and the pool by 1971.¹²

In 1964, ownership passed to Fred Elliott.¹³ A *Fence Viewer* notice from 1971 recorded that his son, Thomas J. Elliott, had completed Hawk missile crewman training in the U.S. Army while residing at the address.¹⁴ Elliott sold the property to Commercial Solutions, Inc. in 1993.¹⁵ It was then conveyed to Thomas Nicholas and Lillian McNamara in 1994.¹⁶ This parcel was reconfigured at this time under Subdivision Plan 7719-J, which created Lots 22, 23, and 24; Lot 23 represents the present boundary of 174 Maynard Road. In 1993, Manning Homes, Inc. purchased the recently subdivided and adjoining Lot 22 (182 Maynard Road) and constructed a new house.¹⁷

By the 1990s, aerial photographs show that the stable and pool had been removed, and the lot had become increasingly wooded. The first neighboring dwelling appeared in 1995, and by 2008 the area had been fully developed into the suburban landscape seen today.¹⁸

The overall form and plan of the house is indicative of a mail-order catalogue home of the early twentieth century, especially the 1920s and 30s. Such homes were often built using pre-cut materials and standardized plans marketed to middle-class families seeking affordable but stylish housing, and often included a sun porch or “bonus room” like that found at 174 Maynard Road. However, the first-story bay windows are not typical of such designs and are likely replacements. In addition, the house’s original associated structures—stable and pool—have been lost, and its setting has transformed from a rural edge-lot to part of a wooded and developed suburban neighborhood.

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⁹ “Edgerley Dies”, *The Tech* (Cambridge, MA: Massachusetts Institute of Technology), October 11, 1957, 1.

¹⁰ “Nurse”, *The Boston Globe* (Boston, MA), February 3, 1946, 42.

¹¹ “Sudbury board of appeals to hold hearing”, *Fence Viewer* (Sudbury, MA), November 2, 1961, 1.

¹² “Sudbury, 1957-2008 aerial images”, *Historicaerials.com*, accessed May 2025, <https://www.historicaerials.com>.

¹³ Middlesex County Registered Land Book 700:123, Certificate No. 114073 (April 7, 1964).

¹⁴ *Fence Viewer* (Sudbury, MA: Fence Viewer), August 12, 1971, p. 3

¹⁵ Middlesex County Registered Land Book 1117:28, Certificate No. 197379 (September 13, 1993).

¹⁶ Middlesex County Deed Book 1125:21 (May 4, 1994).

¹⁷ Middlesex County Deed Book 23712:563 (September 30, 1993).

¹⁸ “Sudbury, 1957-2008 aerial images”, *Historicaerials.com*.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

174 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Sudbury Citizen

Sudbury Enterprise

United States Geological Survey. *Sudbury*. Washington, DC: Department of the Interior, 1943.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

174 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Supplemental photographs



View to the north toward the garage.



View to the northwest toward the house (image courtesy of the Town of Sudbury Assessor's Office)

FORM B – BUILDING

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

E08-0013

Framingham

SUD.458

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

Town/City: Sudbury

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

Address: 275 Morse Road

Historic Name: David Haynes Barn

Uses: Present: Agricultural

Original: Out Buildings

Date of Construction: ca. 1850

Source: Architectural analysis

Style/Form: Greek Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Rubble

Wall/Trim: Wood Clapboard

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
Shed

Major Alterations (*with dates*):

Condition: Good

Moved: no yes **Date:**

Acreage: 1.55

Setting: Located close to a bend on the east side of Morse Road across from the David Haynes house.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

275 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.
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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.

A large, wood-frame barn with a front-gabled roof and vertical board siding situated close to the road, with the main entrance accessed by a slightly raised paved ramp. The (west) facade is dominated by a large, central, double-leaf vertical plank door with iron strap hinges, set beneath a rectangular transom opening containing fixed multi-light glazing. Above the door, at the gable peak, is a small rectangular window opening with multi-light glazing. The north elevation features two multilight windows at the ground floor, and three irregularly spaced vents along the roofline. A one-story shed-roof volume extends from the rear of the barn.

Attached to the south side of the barn is a single-story, wood-frame addition with a Saltbox-type roof. It's west elevation against the road features a three-over-three, double-hung wood window in a simple, flat surrounds, a Dutch door with iron strap hinges, and a hayloft door above. On it's south elevation it features two of the three-over-three windows on the ground floor, with a multilight window in the loft above.

A shed clad in wood clapboards is located adjacent to the barn to the north, with a doorway on the west façade and a fixed multilight window on the north elevation.

All roofs in this collection of agricultural buildings are clad in asphalt shingles.

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.

The property traditionally known as the David Haynes Place represents a significant link to the early agricultural development of North Sudbury. It first appears on William Wood's 1830 *Map of Sudbury*, labeled "D. Haynes," at a time when Marlborough Road had not yet been constructed and the farm was situated entirely on the west side of Morse Road.¹ By Henry Walling's 1856 *Town of Sudbury* map, the property appears positioned at the newly created intersection of Morse and Marlborough Roads, although it is not labeled.² This map also includes the first denotation of a structure on the east side of the road where the barns are located. The 1875 Beers *County Atlas of Middlesex, Massachusetts* clearly marks the farm under "M.J. Haynes."³ Although the 1889 Walker *Atlas of Middlesex County, Massachusetts* depicts the property slightly shifted, it is labeled "J.D. Amirault."⁴ By the 1908 Walker *Atlas*, the label reverts to "M.J. Haynes".⁵

According to a 1995 Massachusetts Historical Commission (MHC) form for the associated residence across the road at **275 Morse Road (770, SUD.135)**, David Haynes—the property's early nineteenth-century occupant—is interred at the Old North Cemetery on Pantry Road, traditionally the burying ground for North Sudbury residents following its opening in 1843. His

¹ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

² Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

³ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁴ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁵ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1908.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

275 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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tombstone, inscribed "David Haynes died April 26, 1855, aged 57," appears alongside that of Rachel Haynes, who died on February 11, 1840, at age 35, and their son David, who died at eight months of age on September 15, 1840. These dates correspond with the 1830 map's depiction of D. Haynes as the property's occupant and poignantly suggest that Rachel may have died in childbirth. Later generations associated with the property are also represented at Old North Cemetery. Marshal J. Haynes (1841–1900), likely the "M.J. Haynes" indicated on the 1875 and 1889 maps, is buried nearby, along with Edith H. Amero (1889–1987) and James D. Amerault (1877–1950), whose tombstones suggest a familial connection. It appears likely that Edith Amero and James D. Amerault were descendants or relatives of the Haynes family, with James D. Amerault plausibly being the "J.D. Amirault" recorded as the property owner on the 1908 map.⁶

The Haynes family's roots in Sudbury extend deep into the seventeenth century. Members of the Haynes family fought in the Revolutionary War, including at the Battle of Concord on April 19, 1775, and continued their service during the Civil War, with Marshal Haynes among those subject to the draft.⁷ The family's historical prominence is further evidenced by their century-long ownership of the Loring Parsonage.⁸

In the twentieth century, the property was owned by the Doty's. Augustus Doty (1931-2001) was a certified arborist who took over the Taylor and Cox, Inc. tree surgeon company in 1962 and ran it from the property until his death.⁹

As New England agriculture became more commercially oriented by 1830, barn forms evolved to better serve larger-scale farming operations. The flexibility of the barn's internal organization allowed it to adapt as farm needs evolved over time.¹⁰ Construction methods for barns of this period relied heavily on timber framing, a European building tradition involving large wooden beams connected by mortise and tenon joints secured with wooden pegs. Exteriors were typically clad in wood planks, either left unpainted or finished with linseed oil-based mixtures. The barn, while smaller and essentially square in plan, retains several characteristics associated with New England barns, including the positioning of its entry door and presumed internal layout. The board-and-batten siding seen on the barn reflects construction trends that emerged in the mid-nineteenth century following the introduction of circular saw technology, which made the production of long battens more feasible.¹¹ Therefore the construction date is given as circa 1850.

The barn associated with the David Haynes house reflects broader trends in New England agricultural architecture during the early to mid-nineteenth century. According to the 1995 MHC form, "The barn was built sometime before the house was built."¹² However, the original form provides no source for this assertion. Based on the architectural assessment of the barn itself, an estimated construction date of circa 1850 is given. This may be corroborated by historic mapping, which denotes the property on the east side of the road. The form also states that half of the barn collapsed "[a]bout ten years ago [1985]", which explains the square shape relative to similar examples of this barn type. Further investigation of the barn's interior could yield additional insights into its construction chronology and any subsequent alterations.

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⁶ Plonko, Muriel and Katherine Hepting, *275 Morse Road – MCH Form B* (Boston, MA: Massachusetts historical Commission), 1995, 2-3.

⁷ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 565.

⁸ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 101.

⁹ "Works Outdoors All The Time, Never Has A Cold", *Fence Viewer* (Sudbury, MA: Fence Viewer), October 17, 1963, 6.

¹⁰ Hubka, Thomas, *Big house, little house, back house, barn : the connected farm buildings of New England* (Hanover, NH: University Press of New England), 1984, 52

¹¹ Visser, Thomas Durant, *Field Guide to New England Barns and Farm Buildings* (Lebanon, NH: University Press of New England), 1997, 31.

¹² Plonko, 4.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

275 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

275 MORSE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.
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Supplemental photographs



View to the southeast toward the barn.



View to the northeast toward the barn.

FORM B – BUILDING

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

G10-0019	Maynard		SUD.456
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Sudbury

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

Photograph



Address: 107 Plympton Road

Historic Name: Dyson house

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: 1920

Source: Assessor's Records

Style/Form: Colonial Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboard

Roof: Asphalt Shingle

Outbuildings/Secondary Structures: Bath house

Major Alterations (*with dates*):

Enlarged (1994)

Condition: Good

Moved: no yes **Date:**

Acreage: 2.0

Setting: Located on the south side of Plympton Road in a forested residential neighborhood.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

107 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.456
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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 house at 107 Plympton Road is predominantly a two-story structure, with a central three-story volume. It is built on a slab foundation with a wooden frame structure, featuring a side-gabled roof with an attached ell on either side of the central part of the house. The western ell is a two-story volume that is then attached to another two-story structure oriented in the north-south direction, mirroring the main volume. The eastern ell, on the other hand, consists of a single-story structure with segmental arches and barn-style doors leading into the garage. The exterior is predominantly clad in white-painted wood clapboards, with corner boards that frame the building's structure, and the roof is uniformly covered with asphalt shingles. Overall, each elevation reflects the harmony and balance typical of the Colonial Revival period.

The front, north façade, of the main house consists of eight-over-eight, double-hung windows with black side shutters that are organized into three bays, with the main entrance set within the central bay. While the entire structure is otherwise clad in white-painted wood clapboards, the entryway features stone cladding that covers the entire first floor section of this façade, highlighting the segmental arched entrance to the house. The doorway has a window and an intricate wrought-iron sconce on either side. Above, the second- and third-story windows align directly with those on the first floor of the main structure, maintaining the façade's orderly appearance.

To the west, the double-story, side-gable lateral ell extends from the rear of the main structure, providing additional living space. This part of the house is arranged across a slightly stepped-back facade that adds depth to the building's profile. The western wing of the house continues the architectural language of the main structure with similar materials and stylistic detailing. The north-south volume at the western end is attached to the lateral ell and features three eight-over-eight, double-hung windows organized next to one another on the first floor, with black side shutters placed at each end. The windows are sheltered by a protruding pent roof. On the second floor, the attic consists of a single centrally placed four-over-four double-hung window with no side shutters.

The single-story eastern wing of the structure is divided into four bays that are marked by four identical segmental arched openings. The arched opening adjacent to the main volume of the house opens into an outdoor corridor, while the remaining three include barn-style doors leading into the garage. The fenestration of the rear, south elevation, reflects the same architectural language as the north façade of the structure. Along the center of the main volume of the house is a stone-clad chimney with eight-over-eight, double-hung windows on either side at all three levels. Similar to its front façade, the western end of the rear elevation consists of three eight-over-eight, double-hung windows sheltered by a protruding pent roof, and a single centrally placed four-over-four, double-hung window placed in the attic.

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.

The house located on 107 Plympton Road (formerly Wayland Road) is an example of Colonial Revival architecture expressed through later additions from the original house. The original house, constructed in 1920, consisted of part of the central three-

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

107 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.456

story volume. According to an article showcasing the property for sale in 1998, “The original 1920 house was a cozy two-bedroom retreat with beautiful details”, and “In the original part of the house is a large family room complete with another stone fireplace, paneled walls and exposed scissor beams. The two original bedrooms can be used for guests or as an au pair or mother-in-law suite.”¹ Consistent with rural residential architecture in 1920, the original house likely consisted of a central living area with sleeping quarters above, as described in the article. A major expansion project in 1994 added two side wings and made extensive renovations to the house interior.

Public records concerning the original occupants of the house are difficult to find. The original house, now the central volume, appears first on the 1943 USGS topographic map, and on a 1957 aerial photograph.² The 1950 US census lists Warren Dyson, a store clerk at a furniture retailer, and his wife Arline living at 294 Wayland Road.³ By 1961, the Dysons address was known as 107 Plympton Road.⁴ The property then passed to Rajip and Okan Damar in 1983,⁵ who sold it to Stephen Blanchette in 1991.⁶ Based on historic aerial imagery the building expansion occurred during Blanchette’s ownership, with building permits issued in 1994.⁷

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¹ Abrams, Cheryl, “The Best of Both Worlds”, *Sudbury Town Crier and Tab* (Sudbury, MA: Sudbury Town Crier and Tab), October 15, 1998, 45.

² “Sudbury, 1957 aerial image”, *Historicaerials.com*, accessed February 13, 2025, <https://www.historicaerials.com>.

³ 1950. Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: 6114; Page: 30; Enumeration District: 9-505.

⁴ “Old Time Value Days”, *The Fence Viewer* (Sudbury, MA: Fence Viewer), October 26th, 1961, 7.

⁵ Deed. Book 964, Page 101, Sudbury, MA (January 1983).

⁶ Deed. Book 1269, Page 14, Sudbury, MA (April 1991).

⁷ “Sudbury, 1995 aerial image”, *Historicaerials.com*, accessed February 13, 2025, <https://www.historicaerials.com>.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

107 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.456

Supplemental photos



North (façade) elevation, view to the south.



View to the southeast.

FORM B – BUILDING

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

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

M08-0003 Framingham SUD.455

Town/City: Sudbury

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

Photograph



Address: 80 Raymond Road

Historic Name: Hunt Homestead Barn

Uses: Present: Agricultural

Original: Other Residential

Date of Construction: ca. 1850

Source: Architectural analysis, historic mapping.

Style/Form: Greek Revival/Other

Architect/Builder: Not Known

Exterior Material:

Foundation: Not visible

Wall/Trim: Wood clapboards

Roof: Asphalt shingles

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*): Barn renovated into its present footprint ca. 2001.

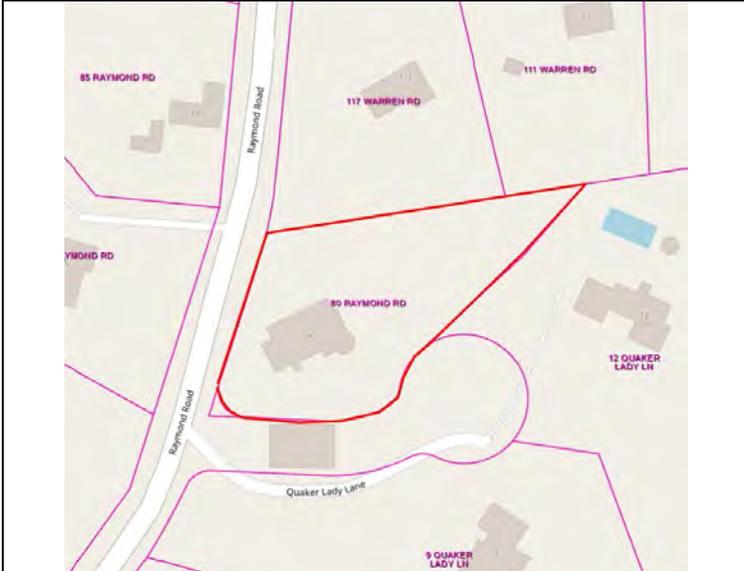
Condition: Good

Moved: no yes **Date:**

Acreage: 0.92

Setting: Located on a slight rise in topography on the east side of Raymond Road near the north bank of a stream.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): August 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

80 RAYMOND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.455

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 barn located at 80 Raymond Road is a one-story example of a New England Gable-Front barn. The foundation is not visible above ground. The exterior walls are clad in wood clapboard siding and the roof is covered in asphalt shingles. Its three-bay west (façade) elevation is characterized by a substantial sliding barn door in a wide flat wood surround. This door is flanked by two six-over-six, double-hung wood windows, also in flat wood surrounds. Two additional windows set within the alignment of the door, but slightly off-center, are located at the attic level. The north and south elevations feature five bays each. The central bay on the south elevation is a single-entry doorway. The barn also has corner boards, and the roof is accentuated with a narrow cornice, with narrow returns. The gable roof is clad in asphalt shingles and features a short, square cupola at the center on the ridge. The cupola features pairs of vents on each side and is topped by a low-slung hipped roof.

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.

Originally known as the Hunt Place, the property upon which the barn sits remained in the possession of descendants of Sudbury's earliest Hunt family member, William Hunt (b. 1605). Hunt emigrated from Halifax, Yorkshire, England, in 1635 and settled in Sudbury. His descendants would continue to own the property for nearly 300 years. One of the most notable descendants was Sewall Hunt (1796-1886), an early abolitionist and one of the few members of the Liberty Party in Sudbury. He married Sophia Puffer in 1820 and had five children, two of whom, Jonas S. and Samuel, resided here. Jonas S. Hunt (1827-1907), emerged as one of the most prominent figures in Sudbury's history through his extensive contributions to local governance and civic life.¹ It is during his ownership of the property that the barn was likely erected, based on the architectural analysis below.

In addition to his role as town clerk, Jonas served as postmaster starting in 1869, a position he held for many years, and was appointed justice of the peace in 1865 by Governor John A. Andrew. Over his long career, Jonas's involvement in local governance was so extensive that he served in almost every major town office at one point. He was also a founding incorporator of the Wadsworth Cemetery in 1887 and served as a trustee of the Goodnow Library for 15 years.²

In 1906, after having belonged to the Hunt family for nearly 300 years, George Raymond (1852-1915), a Scottish-born businessman and owner of Syndicate Stores, acquired the property and transformed it into an elaborate estate he named "Woodstock."³ That same year, he married Lydia Brown (1866-1960) of London, England. Raymond made significant alterations to the main house and relocated several outbuildings to the site. Over time, he expanded the estate to include a water tower, barns, numerous outbuildings, and even a mausoleum—altogether spanning 500 acres. Eventually, the name of the road,

¹ Dr. Thomas Stearns, journal entry for August 3, 1843. *Journal of Dr. Thomas Stearns*, transcription #16513; Les Hall, "Chats About Sudbury's Yesteryears," *Sudbury Citizen*, March 19, 1970; Boston Evening Transcript, "Jonas S. Hunt Obituary," *Boston Evening Transcript*, August 31, 1907, 16.

² The Boston Globe, "Sudbury," *The Boston Globe*, October 9, 1894, 10; Boston Evening Transcript, "Jonas S. Hunt Obituary," *Boston Evening Transcript*, August 31, 1907, 16; Boston Evening Transcript, *Boston Evening Transcript*, January 15, 1902, 19.

³ Garfield, Curtis F., *Sudbury 1890-1989; 100 Years in the Life of a Town*, (Sudbury, Mass.: Porcupine Enterprises), 1999, 75.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

80 RAYMOND ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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originally known as Hunt Road, was changed to Raymond Road.⁴ Upon Lydia's death in January of 1960, a right of way was established to provide access to the Raymond Mausoleum on the property, and the surrounding acreage began to be subdivided.

The 1830 William Wood *Map of Sudbury* depicts the property under the ownership of "N & S Hunt". Hunt (later Raymond) Road does not yet extend to the property, suggesting that most of the land south of the Mill Village encompassed the Hunt farm.⁵ Hunt Road is laid out by the time of the 1856 Walling *Map of Middlesex County*.⁶ Subsequent maps depict the property, but without much detail. The 1889 Walker *Atlas of Middlesex County, Massachusetts* depicts the several outbuildings, making it the first mapped representation of the barn, but does not provide any higher level of detail.⁷

The farm buildings and their layout remained unchanged for several years after the property left the Raymond family's ownership, although the barn itself has undergone some alterations over the years. A historic photograph from circa 1910 shows the barn with a cross gable roof, while another photograph from 1939 shows a hipped roof addition to the north side of the barn, which is now gone (both included below). Plans from as late as 1969 show that the barn originally had a lateral ell extending from the roadside elevation.⁸ Historic aerial photography indicates that the ell was removed between 1995 and 2001, along with the removal of most of the historic outbuildings when Quaker Lady lane was constructed.⁹

The barn located at 80 Raymond Road is a one-story example of a New England Gable-Front barn, a barn type that became common across New England in the mid-nineteenth century as farms adapted to changing transportation and agricultural needs. The gable front offers many practical advantages. Characteristic of this style, the barn presents its gable end to the road, facilitating direct access for wagons and later vehicles. The gable front offers many practical advantages. The roof drains to the side rather than flooding the dooryard, and with the main drive floor running parallel to the ridge, the size of the barn could easily be increased by adding additional bays to the rear gable end.¹⁰

Historic photographs indicate the barn was expanded to include a one-story hipped roof addition to the barn on the north elevation near the façade and a cross-gabled volume extended from the south elevation. These elements were not typical of the New England Gable-Front barn form, either regionally or in local examples of similar barns, and therefore they are assumed to have been added during the early twentieth century ownership of George Raymond and his expansion of the property's buildings. Both of these additions were subsequently removed and an undetermined date.

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⁴ The Boston Globe, "George Raymond Estate Purchase," *The Boston Globe*, May 31, 1913, 11; The Boston Globe, "Sudbury," *The Boston Globe*, November 12, 1900, 7; The Boston Globe, *The Boston Globe*, April 27, 1898, 9.

⁵ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁶ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁷ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁸ White, George D, Engineer, *Plan of Sudbury, Massachusetts* (Sudbury, MA: Town of Sudbury), April 24, 1969.

⁹ "Sudbury, 2001 aerial image", *Historicaerials.com*, accessed February 26, 2025, <https://www.historicaerials.com>.

¹⁰ Thomas D. Visser, *Field Guide to New England Barns and Farm Buildings* (Hanover, NH: University Press of New England, 1997), 74–83.

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SUDBURY

80 RAYMOND ROAD

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Supplemental photographs



View to the northwest toward the Raymond Farm, circa 1910, after George Raymond constructed or relocated several outbuildings (Courtesy of the Sudbury historical Society, Inc.).



View to the east toward the barn façade.



View to the south-southeast toward the barn in 1939, showing the hipped roof addition, no longer extant (Courtesy of the Sudbury historical Society, Inc.).

FORM A - AREA

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

Assessor's Sheets See Data Sheet	USGS Quad Framingham	Area Letter SUD.E ,SUD. F	Form Numbers in Area See data sheet
NRIND 03/10/1971	NRDIS 04/18/1973	LHD 03/21/1967	

Photograph



Town/City: Sudbury

Place (*neighborhood or village*):
Peakham

Name of Area: Wayside Inn Local Historic District

Present Use: Tavern, Hotel or Inn, Single-family Dwelling, Grist Mill, Church

Construction Dates or Period: 1716-1975

Overall Condition: Good to Excellent

Major Intrusions and Alterations: Late twentieth- and early twenty-first century subdivisions and residential development.

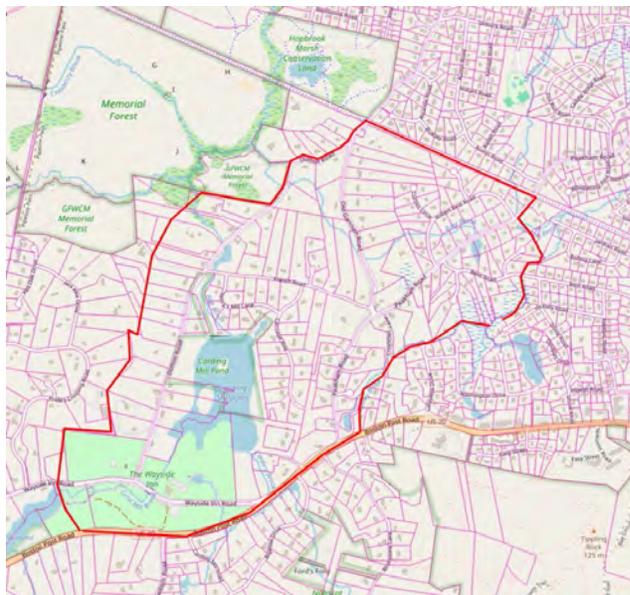
Acreage: ~673

Recorded by: Andrew Roblee, Roblee Historic Preservation, LLC

Organization: Sudbury Historical Commission

Date (*month/year*): August 2025

Locus Map



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

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

The **Wayside Inn Local Historic District, (SUD.F)** is located at the southwest corner of the Town of Sudbury, Middlesex County. This local historic district encompasses the National Register of Historic Places (NR)-listed **Wayside Inn Historic District (SUD.E)**, and consists of two contiguous districts described and shown as District I and District II on the previous 1995 MHC Area Form completed by Gretchen G. Schuler.¹ Since that time, many of the residences described in 1995 as “modern” within the District boundaries, such as those located along Robert Best Road, for example, are now 50 years old or more and have accrued historic significance of their own as contributing elements of a continuous narrative of development. This form expands the scope of the earlier MHC form to include a discussion of the mid-to-late-twentieth century development in the north and northeast portions of District, along with updating the number of contributing versus non-contributing buildings and takes account of demolitions that have occurred since the original MHC form. Districts I & II will herein be described collectively as “the Wayside Inn Local Historic District”, or “the District” unless otherwise specified to serve the narrative.

The District includes 173 properties on approximately 673 acres. Of these 173 properties, 109 properties are contributing and 64 are non-contributing. The District boundary to the west consists of properties along Dutton Road as it runs north to south from the former **Central Massachusetts Railroad Corridor (1881, SUD.R)** to US Route 20 (Boston Post Road). The District boundary to the east consists of properties along the east side of Peakham Road between the railroad corridor and US Route 20, and incorporates a portion of Bent Road, Hammond Circle and Hayden Circle. South of Hayden Circle, the eastern District boundary follows the course of Dudley Brook to US Route 20 (Boston Post Road). The southern boundary includes properties on both sides of US Route 20 (Boston Post Road) between Dudley Brook and Gristmill Pond. The northern boundary runs along the former Central Massachusetts Branch Railroad Corridor between Dutton and Peakham Roads.² Lafayette Drive, included on the 1995 MHC form, has been removed from the District boundary as it is not connected to the District by any of the historic transportation routes, was not part of the late-twentieth century Woodland II subdivision, and is visually separated from the District by a densely forested area along Dudley Brook.

The built resources of the District embody the history of Colonial New England and its naturally forested landscape, along with early twentieth century historicist movements to recapture that history, as well as mid-to-late-twentieth century development. The District features a range of architectural styles, including Georgian, Federal, Greek Revival, and Colonial Revival, with many already listed in the National Register of Historic Places. Certain buildings, like Cape Cod-style homes, evoke the traditional architectural style prevalent in New England villages during the eighteenth and nineteenth centuries. Beginning after World War II, the District experienced subdivision, leading to the development of

¹ Gretchen G. Schuler, *Wayside Inn Historic District - MHC Form A* (Boston, MA: Massachusetts Historical Commission), 1995.

² The cardinal directions given are not precisely aligned with compass points but are simplified for easy understanding.

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new residences, some of which incorporate elements from both the eighteenth and nineteenth centuries. Recently constructed homes feature deep setbacks and open manicured lawns, and are stylistically distinct from the District's historic homes. These new houses include split-level homes and early twenty-first century mansions.

The District is characterized by gently rolling topography and forested areas. Peakham Road is lined with paved asphalt sidewalks and low fieldstone walls. Smaller side streets and cul-de-sacs are found along this corridor. Along Dutton Road to the west, stone walls are present but more intermittent, as is the case along the connecting roads such as French Road. The western portion of the District also retains more of a forested rural character than the eastern portion, which has seen heavier development. In the southwest, the District also features a section of the original dirt Post Road that passes directly in front of the Inn, leading to a stone bridge on the property's west end. Another section, now known as Wayside Inn Road, runs south of the Inn and is used by visitors and residents, and provides access on and off of US Route 20 (Boston Post Road).

National Register (NR)-Listed Historic District Properties

The District is thematically focused around Longfellow's Wayside Inn, **72 Wayside Inn Road (1703, SUD.4), Photo 1**, a circa 1716 historic hostelry which has undergone considerable change and artful restoration. The Inn is a Colonial-style inn and tavern composed of multiple interconnected sections clad in wood clapboards. The main block is a symmetrical two-and-one-half-story volume with a gambrel roof, flanked by two-story wings and an eastward ell that steps back from the road. The rear features a long two-story addition. The building exhibits traditional architectural elements, including multi-pane double-hung windows, pedimented dormers, and prominent brick chimneys. The Inn traces its origins to circa 1703, when David Howe constructed a modest two-story house on the Boston Post Road. After obtaining an inn-keeping license in 1716, he expanded the structure, forming the core of the present-day Inn. Under subsequent generations of the Howe family in the mid-18th century, the Inn was further enlarged with additional rooms, including the New Hall and Back Parlor. In 1897, Edward Lemon added structures, including connecting a former carriage shed to the Inn repurposed as an art gallery. He also made some modifications to the Inn, including the addition of four dormers on the south slope of the roof and a hipped-roof portico above the front door. A devastating fire in 1955 severely damaged the main volume, particularly the gambrel roof. Restoration efforts, led by the Ford Foundation and preservationists, culminated in the Inn's reopening in June 1958.

Across Wayside Inn Road from the Inn is the **Wayside Inn Old Barn (1746, SUD. 314 - Photo 2)**, a tall dairy barn clad in wood clapboards and featuring a large, double door entrance at the gable end. A secondary double-barn door entrance is located on the east elevation. The building features corner boards and small square windows. The roof is clad in asphalt shingles. To the east of the barn is the **Wayside Inn Gate House (1914, SUD.315 - Photo 3)**, a one-and-one-half-story Colonial Revival-style barn with eight-over-eight, six-over-nine, and diamond patterned double-hung windows, gable dormers and a central belltower. A chimney rises from the north slope of the asphalt shingle-clad roof. Located on the ground of the Inn is the **Wayside Inn Ice House (1920, SUD.316 - Photo 4)**, a two-and-one-half-story wood frame building with three doors, one atop the other, at the center of the gable end. The Ice House has no windows, has clapboard siding and features two squat, hipped roof vent towers on the roof ridge. The roof is clad in asphalt shingles.

The **Wayside Inn Grist Mill (1929, SUD.1 - Photo 5)** is located approximately a quarter mile from the Inn. It is set back from the road, and features fieldstone and steel-reinforced timber construction under an asphalt shingle-clad gable roof. A

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large water wheel is located on the north elevation facing Wayside Inn Road. Nearby is the **Cold Storage Cellar (1928, SUD.996 - Photo 6)**, a rectangular underground structure, approximately eight feet high at its peak, with bermed sides covered in shrubbery and ground cover, while the earthen roof is predominantly lawn, with granite stones concealing ventilation pipes.

The **Martha-Mary Chapel (1940, SUD.2 - Photo 7)** is a mixture of Greek Revival and Colonial architecture. It features a central belltower, adorned with a two-stage octagonal spire topped by a metal weathervane, that emerges directly from the Chapel's main body. Fenestration consists of rounded arch, eleven-over-nine, double-hung windows. On the front facade, a temple front gable features two Corinthian columns beneath an entablature. A frieze wraps the exterior at the roof line. The gable roof is clad in asphalt shingles. East of the Chapel is the **Redstone Schoolhouse (1927, SUD.3 - Photo 8)**, a one-story, single-room building features a front gable roof with cornice returns and a centrally positioned entrance on its gable end. The rustic notched **Milestone 29 (1767, SUD.916 - Photo 9)** is located at the corner of Wayside Inn and Dutton Roads while **Milestone 28 (1767, SUD.917)** is located at Boston Post and Peakham Roads, and are two of 40 such milestones listed in the NR in 1971.

To the east of the Inn property is the Adam Howe House, **882 Boston Post Road (1800, SUD.5 - Photo 10)**, a two-story Greek Revival-style house featuring a two-story Doric tetrastyle portico and side wings. The building features six-over-six, double-hung windows. A two-story hyphen intersecting the main house at a cross gable connects with a two-story barn at the rear. The roofs are all clad in asphalt shingles and the barn features a hipped roof cupola at the center of the roof ridge. The **Parmenter Garrison Site Marker (1906, SUD.914 - Photo 11)**, a stone tablet located about 50 feet from Boston Post Road at the entrance to Garrison House Lane, is etched with information about the former Parmenter Garrison Stone House, razed in 1853. Located at 7 Garrison House Lane is the **Abel Parmenter House (1800, SUD.6 - Photo 12)**, a Saltbox-style house clad in wood clapboards and featuring a squat central chimney on a fieldstone foundation. It features nine-over-six, double-hung windows and an enclosed gable portico on the south facade. The **William and Mary Hager House (1730, SUD.7 - Photo 13)** is a one-and-one-half-story gambrel-roofed cottage with a center chimney, located at 850 Boston Post Road. The house features six-over-nine, double-hung windows in flat surrounds, and is flanked by one-story gable wings.

Eighteenth and Nineteenth Century Properties

At the south-central portion of the District is the **Carding Mill Pond (1927, SUD.924 - Photo 14)**, the second largest body of water in Sudbury. The Pond borders the southern edge of the Wayside Inn property and can be reached via public trails traversing the Inn's grounds. Private residences surround most of the Pond, while to the west lies a small field of conservation land owned by the Town along Dutton Road. Additionally, the Town owns a narrow strip of land encompassing much of the pond's northern and eastern shores. The Pond is created by the **Carding Mill Earthen Dam (1927, SUD.927)** situated at its northern extremity, which was constructed by Henry Ford in 1927. This dam, the most substantial on Hop Brook, stands adjacent to the **Carding Mill House (1927, SUD.353 - Photo 15)**, a historic property owned by the town. Additional, smaller ponds can be found in the District, including **French Road Pond (1800, Photo 16)**, which was formed in the early 1800s with the construction of a dam and gristmill, and **Josephine Pond (1927, Photo 17)**.

Just outside of the NR District at the north end of Garrison House Lane is **10 Garrison House Lane (1870, SUD.309 - Photo 18)**, a two-story Greek Revival-style house on a concrete foundation, clad in wood clapboards with a gable roof.

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Fenestration consists primarily of six-over-six, double-hung windows with some multi-light fixed sash windows. Two one-story enclosed porches are located on the west elevation, engaged with each other but with different roof heights and projection depths. A recessed entrance is at the meeting point of the two porches. The roof is clad in asphalt shingles and features a chimney rising from the center ridge line.

Nearby is the barn at **12 Garrison House Lane (1860, SUD.310 - Photo 19)**, a voluminous two-story gable roof structure on a raised stone foundation and a one-story, pent roof extension to the north. The raised foundation features multi-light windows and entrances at each end. The barn features six bays of paired, small, rectangular multi light windows on the east elevation. The south-facing facade features two large bay doors beneath a hay loft door, flanked by six-over-six, double-hung windows. The gable roof is clad in asphalt shingles and features cornice returns and two vent towers on the ridgeline.

Moving north from Boston Post Road along Dutton Road, the **George Gott House (1770, SUD.284 - Photo 20)**, located at 28 Dutton Road is a five-bay, one-and-one-half-story Cape Cod-style house on a high stone and mortar foundation. It features a gambrel roof, wood clapboard siding, and an asphalt shingle roof. The main dwelling, flanked by two rear ells added in the latter half of the 20th century, includes an off-centered chimney rising behind the ridge. Windows on the façade are small 6/9 sash, while the entryway boasts a Colonial Revival frame with reeded pilasters, topped by a flat lintel under the eave overhang.

The **Samuel O. and Nancy Parmenter House (1857, SUD.49 - Photo 21)** at 61 Dutton Road comprises an original small building at the front, augmented by a series of substantial additions, resulting in a roughly U-shaped footprint. The original structure, rising one-and-one-half-stories with a front-gabled roof, features clapboard walls, single windows with six-over-six sash, and an offset entrance with a possibly historic 4-panel door flanked by sidelights. Extending northwestward from the original building are one to two-story wings with gable and hip roofs, modern fenestration, and mostly clapboard walls, contrasting with the original structure's character. Adjacent to the south stands a large barn rising one-and-one-half-stories, boasting a front gable roof, shingled walls, and a prominent sliding door on the north elevation.

At 182 Dutton Road is the **Solomon Dutton House (1812, SUD. 50 - Photo 22)**, a two-and-a-half-story wood clapboard house that boasts a three-bay south-facing front facade, with a ridge roof and partial returns on the gable ends, adorned with evenly spaced six-over-six double-hung sash windows surrounded by narrow, unornamented boards. Additionally, flat wide pilasters with simply designed capitals and bases grace the corners of the house. A large one-story ell includes a two-car garage and a spacious screened porch along the south facade, featuring a Greek Revival design with a centered front entrance.

In the northeastern portion of the District is the **Daniel Noyes-William S. Warren House (1870, SUD.312 - Photo 23)** at 118 Peakham Road. The property features several buildings, including a gable front long farmhouse near the road, a bungalow/tool house at the southeastern edge, and a side-gabled two-bay barn with a cupola at the end of a gravel driveway running alongside the house's south side. The two and one-half story side hall entry house is constructed on a concrete foundation, clad in wood clapboards, and topped with an asphalt-shingle roof. The main part of the farmhouse extends three bays deep, with additional structures including rear ells, a shed-roof porch wrapping around the north side, and a porch along the south side. Windows throughout the farmhouse have six-over-six double-hung sash, with the gable peak featuring a single two-over-two window, while the shed-roof porches are supported by square posts and feature low wood decks and lattice foundation screening.

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At 95 Peakham Road is the **Jonathan Fairbank and Hannah Morse-Abijah Walker and Mary Noyes House (1735, SUD.47 - Photo 24)**, a property that features a small main volume with various modern rear additions, alongside **two standalone barns (1735, SUD.433, SUD.434)** positioned to the northeast. The main volume is a one-and-one-half-story Cape Cod-style house with a broad side-gable roof and a central tall chimney, exhibits clapboard siding, flat corner boards, and regularly spaced nine-over-six, double-hung windows. Its three-bay facade showcases an asymmetrical arrangement with a centered single-leaf door flanked by windows, while the rear additions mimic the main volume's design with gable roofs, clapboard siding, and similar fenestration. Additionally, two one-story wings extend from the northwest corner of the main block, with one terminating in a large two-and-one-half-story front-gabled wing to the northeast. Adjacent to Peakham Road, the west barn features a front-gable roof with vertical board siding and six-light windows, while a front-gambrel barn nearby exhibits wood shingle cladding, a central entrance, and a hayloft door on the gambrel peak.

Twentieth Century Property Types

The twentieth century properties that contribute to the District consists primarily of Colonial Revival residences, with a handful of Cape Cod homes, and assorted other styles. These can be found throughout the District, but are mostly concentrated in the north and northeast, District II in the 1995 MHC form. The residence at **22 Colburn Circle (1973, SUD.469, Photo 25)** is representative of the 63 Colonial Revival-style homes in the District. The building is set back from the terminus of a cul de sac, and features landscape lawns and a paved driveway. It is a two-story house on a concrete foundation featuring a five-bay symmetrical (south) facade. A one-story extension is located on the South elevation. Fenestration consists of one-over-one, double hung windows in flat surrounds. The central bay of the first story features a Federal-derived entrance surround including a blind fan light and two side lights. The hipped roof is clad in asphalt shingles. Brick chimneys rise from the north and south elevations.

There are variations of this theme in the District, such as the nearby house at **12 Colburn Circle (1973, SUD.470 Photo 26)**, which features twelve-over-twelve, double-hung windows, and a one-bay, two-story saltbox roof extension on the northwest elevation. The door surround features a gable pediment. The house at **21 Curtiss Circle (1973, SUD.478, Photo 27)** is nearly identical but is faced with a brick facade, and features faux blinds and a vinyl-clad, one-story rambling extension. Some examples of this type feature a split-level above the first story, such as the residence at **46 Robert Best Road (1972, SUD.489, Photo 28)**, which account for 17% of this building type. A handful of unique variants can be found as well, such as the mansard roof house at **116 Bent Road (1970, SUD.513, Photo 29)**, and the pedimented gable at **14 Hayden Circle (1970, SUD.526, Photo 30)**.

The ten Cape Cod-style houses were among the earliest built during the initial waves of suburbanization in the District. The **Southwest School and Barn (1930, SUD.48 - Photo 31)** at 11 Peakham Road is representative of this type of property. It comprises a one-and-one-half-story main block, a parallel connector wing, and front and rear ells, all featuring gable roofs without returns. Clapboards adorn the main block and its extensions, while vertical board siding covers the barn/garage. The main block, measuring 4 by 2 bays, showcases a side-gable roof with a sizable center chimney and narrow, gabled dormers on both front and rear slopes. Windows are typically arranged singly with 12/12 sash on the first floor, 8/12 on the second, and band molding, while the main entrance, slightly off-center on the north-facing facade, boasts a single-leaf door framed by classical pilasters and entablature. Originally built in 1930 at this location by Henry

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Ford as a school, it was adapted into a residence around 1948 and likely served as the model for the properties of this type that followed.³

In addition, there are four Ranch-style homes, such as **122 Old Garrison Road (1952, SUD.468, Photo 32)**, a one-story house with a projecting cross gable and an attached two-car garage. The building is clad in vinyl siding and rests on a concrete foundation. Fenestration is all vinyl with faux shutters and includes six-over-six, double-hung windows on the front projection and a large tripartite window with a multilight fixed sash flanked by four-over-four double-hung windows. The roof is clad in asphalt shingles.

There are three Mid-Century Modern houses, such as the one at **54 Old Garrison Road (1965, SUD.499, Photo 33)**, featuring a raised basement level with a nearly continuous bank of full height, fixed and casement-style windows, and a one-story solarium. The upper story features tall, fixed and casement windows with transoms rising to the peak of the gable end facade, and on the large gable dormers on each elevation. The house is clad in wood clapboards and rests on a concrete foundation. The roof is clad in asphalt shingles.

HISTORICAL NARRATIVE

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

Early Development

Situated in the southwestern part of Sudbury near the Marlborough town line, the Wayside Inn Local Historic District was formerly known as "Peakham", attributed to an early settler to the area.⁴ Heavy timber grew in this area, from which many of Sudbury's early homes may have framed. In its early development, "Peakham" was characterized by milling. Howe's Mill, initially a gristmill, later transitioned into manufacturing shoe nails, and was originally operated by the Howe family. Dutton's Mill was established around 1780, and the third mill, Moore's or Pratt's Mill, was located north of the District's boundaries off Dutton Road.⁵ Additionally, in the mid-1800s, cider mills were prevalent in the District.⁶ One of the earliest buildings was a school on Peakham Road near the intersection with Boston Post Road (then known as the King's Highway), known as the Southwest School.⁷

The Wayside Inn is widely regarded as the oldest continuously operating inn in the United States and serves as the backdrop for Henry Wadsworth Longfellow's "Tales of a Wayside Inn".⁸ David Howe (1674-1769) received 130 acres of the "new grant" from his father Samuel, and commenced to build a house.⁹ The Inn initially comprised two rooms: a taproom below and a chamber for guests above. According to tradition, workmen sought refuge nearby at a nearby garrison house from the threat of attacks by the indigenous people in the vicinity,¹⁰ the location of which is now denoted

³ Frontiero, Wendy and K. K. Broomer, *Southwest School and Barn - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021, 1.

⁴ Hudson, Alfred Sereno, *History of Sudbury: 1638-1889* (Sudbury, MA: Alfred S. Hudson), 1891, 504.

⁵ *Ibid.*, 505.

⁶ *Ibid.*, 507.

⁷ *Ibid.*, 504.

⁸ *Ibid.*, 591.

⁹ Bent, Samuel Arthur, *The Wayside Inn: Its History and Literature. An address delivered before the Society of Colonial Wars at the Wayside Inn, Sudbury, Massachusetts* (Boston, MA: 1897), 7; Hudson, 592.

¹⁰ Bent, 7; Hudson, 592.

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by the **Parmenter Garrison Site Marker (1906, SUD.914)**. The first documented stay at the Inn appears in an April 27, 1716 reference in the diary of Judge Samuel Sewall,

"...treated at N. Sparhawk's, got to How's in Sudbury about one half-hour by the sun."¹¹

David obtained an inn-keeping license from the Concord Court in 1716 and managed "Howe's Tavern" until 1746. During his tenure, David expanded the Inn, adding the rooms now known as Longfellow's parlor and chamber. Ezekial Howe (1720-1796), David's son, took over as landlord of the Inn from 1746 to 1796, renaming the establishment "the Red Horse." Ezekial led Sudbury militia companies to Concord in response to Paul Revere's alarm on April 19, 1775, and later served as a Colonel under George Washington.¹² Under Ezekial's stewardship, the Inn flourished, and he extended the structure by adding four rooms at the rear, including the ballroom. Lyman Howe, the fifth generation to manage the Inn (1830-1861). Following the popularity of Longfellow's Tales, published in 1863, the Inn's name was changed from the "Red Horse" to the "Wayside Inn." After Lyman's passing in 1861, the Inn passed through various Howe heirs and tenants, gradually declining until its acquisition by Henry Ford in 1923.¹³

The Jonathan Fairbank and Hannah Morse-Abijah Walker and Mary Noyes House (SUD.47) is believed to have been constructed in the second quarter of the 18th century, circa 1735. The earliest residents of the property have not been definitively determined, but historical records suggest that Jonathan Fairbank may have lived there in the 19th century. Jonathan Fairbank, born in 1755, settled in Sudbury around the time of his marriage to Hannah Morse in 1781. Abijah Walker, a farmer, likely purchased the property in the mid-19th century. He and his wife Mary Noyes had several children, including James Madison Walker.¹⁴ It is likely the only extant building from this early period in the north portion of the District.

The majority of the current structure of the Wayside Inn Old Barn (SUD. 314) was constructed by Adam Howe (1763-1840), the third innkeeper of the Wayside Inn, and was originally situated on the north side of today's Wayside Inn Road. In 1904, innkeeper Edward Rivers Lemon (1855–1919) relocated the Barn closer to the Wayside Inn building due to changes in the road network. Despite being rebuilt multiple times over the years, it is considered the only original barn remaining on the property.¹⁵ During this early period Milestone 28 (SUD.917) and Milestone 29 (SUD.916) were constructed. Stone milestone markers were used in colonial Massachusetts to indicate distances along roads and to mark important boundaries. The New England Bank barn at 12 Garrison House Lane (SUD.465) was constructed in the mid-nineteenth century.

Slow Growth in the Nineteenth and Early Twentieth Century

According to Hudson's *History of Sudbury: 1639-1889*, the District was never "thickly inhabited" beyond a half-mile of the original Southwest School during the preceding 250 years, but there are a handful of properties constructed during that

¹¹ Bent, 9.

¹² Ibid., 14-15.

¹³ Wardwell, Anne, *Wayside Inn Historic District* (Washington, DC: Department of the Interior), 1973.

¹⁴ Frontiero, Wendy, K. K. Broomer, and S. Spies, *Fairbank-Walker House - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021, 1-2.

¹⁵ Frontiero, Wendy and K. K. Broomer, *Wayside Inn – Old Barn - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021, 1.

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time.¹⁶ The Adam Howe House (SUD.5) is believed to have been constructed by Adam Howe, Jr. (1805-1857). The property has been known as Stoneleigh Farm and Fallon Farm.¹⁷ The Abel Parmenter House (SUD.6) was part of the Parmenter Garrison Farm, owned by the Parmenter family for about 200 years. The current building was likely constructed circa 1858 after the final razing of the stone garrison house, which dated to the mid-seventeenth century. Notably, this house was not acquired by Henry Ford during the development of the Wayside Inn property.¹⁸

The Solomon Dutton House (SUD. 50) now located at 182 Dutton Road on the east side facing the pond, was originally situated on the west side of the road. It was built as a farmhouse, and a grist mill also stood on the property. The grist mill was constructed around 1780 by Joel and Samuel Knight, who owned and operated it until Solomon Dutton purchased it. In addition to the mill, the Knights had established a West Indian goods store on the property. A land transaction recorded May 29, 1827 indicates that Abel Parmenter sold the house adjacent to the Knight's mill to Solomon Dutton.¹⁹ This implies it was constructed by Parmenter prior to the sale, in the first quarter of the nineteenth century.

The first known owner of the Daniel Noyes-William S. Warren House (SUD.312) may have been a D. Noyes, according to the 1889 map. In 1890, Daniel Noyes was assessed for a house valued at \$375, along with a barn on his property of seven and three-quarters acres. By 1900, Daniel Noyes likely transferred the property to Charles L. Noyes, whose assessments align with other assessments of the property. Noyes maintained a small farm with two cows and 60 fowls, which accounted for the hen houses on the property. By 1900, the value of the house had increased to \$600, and additional structures such as a greenhouse, woodshed, and new henhouse were present on the same acreage. The house at 10 Garrison House Lane (SUD.309) was erected circa 1850, and the building appears on Walling's 1856 *Map of Middlesex County* labeled "A. Parmenter".

Boston Post Road had been a busy transportation corridor from the earliest days of European settlement, acting as an overland route between the ports and merchants in Boston and the markets and shops further inland. That began to change with the construction of the north-south running Framingham and Lowell Railroad in 1873.²⁰ The construction of the Massachusetts Central Railroad, forming the northern boundary of the District, further drew commercial traffic away from Boston Post Road.²¹

In 1897, businessman Edward Lemon purchased the Wayside Inn, intending to revive its hospitality services and transform it into a summer retreat and literary destination. Lemon hosted gatherings of various cultural and artistic groups, established an upscale restaurant, and welcomed guests from across the nation, facilitated by the increasing popularity of automobiles and leisure time.²² Upon Lemon's death, his widow struggled to maintain operations. L. Loring Brooks,

¹⁶ Hudson, 505.

¹⁷ Frontiero, Wendy and K. K. Broomer, *Adam Howe House - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021, 1.

¹⁸ Moore, George, Sr., and Muriel Plonko, *Abel Parmenter House - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1995, 2.

¹⁹ Property transfer: Abel Parmenter to Solomon Dutton (Sudbury, MA: Town Records), May 29, 1827. Available at <https://archives.sudbury.ma.us/>. Accessed March 20, 2024.

²⁰ Conklin, Edwin P., *Middlesex County and Its People. A History, 4 vols.* (New York, NY: Lewis Historical Publishing Company, Inc.), 1927, 267.

²¹ Hudson, 532.

²² Frontiero, Wendy and K. K. Broomer, *Historic Property Survey Final Report* (Sudbury, MA: Town of Sudbury), 2021, 18.

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alongside Charles Francis Adams and E. Sohir Welch, formed the Wayside Trust to ease the financial and operational burdens on Cora Lemon, widow of landlord Edward Lemon.

Henry Ford Era (1923-1951)

Known in records and Sudbury directories as the Boston-Worcester Road or State Road, the Boston Post Road was officially designated in the 1920s as a segment of U.S. Route 20, a cross-country highway stretching from Boston to Newport, Oregon. This highway spurred local and regional tourism, prompting businesses and property owners along its path to accommodate automobile travelers. Concurrently, with the rise of automobile commuting, new residential areas emerged, leading to the establishment of various commercial ventures, both large and small, predominantly concentrated along the Boston Post Road.

The Wayside Inn Trust had maintained the Inn property since the early 1920s, but had struggled financially. Trustee Loring Brook pursued a pivotal meeting with automobile magnate Henry Ford in 1923, which led to his acquisition of nearly 3000 acres encompassing the District, including the Wayside Inn.²³ Ford's vision for the Wayside Inn complex was to create a complete village akin to his Greenfield Village in Dearborn, Michigan, that celebrated his appreciation for Colonial-era values and historical appreciation. His involvement extended to infrastructure improvements, including funding the construction of the Route 20 bypass to mitigate truck traffic's impact on the Inn's foundation.²⁴ In 1927, the Wayside Inn Grist Mill (SUD.1) was constructed using stone from the Wayside Inn property, featuring an overshot water-wheel powering two-ton millstones. The same year, Ford also facilitated the relocation and renovation of the Redstone Schoolhouse (SUD.3) erected in 1798, and relocated from Sterling, Massachusetts, to its current location. It operated until 1952. Further developments included the rebuilding of the Southwest District School (SUD.48) on Peakham Road in 1930 and the renovation of the Solomon Dutton House (SUD. 50) for educational purposes. The Martha-Mary Chapel (SUD.2) was constructed from white pine trees felled during the 1938 hurricane.²⁵

The Carding Mill House (SUD.353) and Carding Mill Pond (SUD.924) were established by Henry Ford in 1927, as part of his larger Wayside Inn estate project. Ford relocated the Mill building from North Weare, New Hampshire, to serve as a machine shop and laboratory for the Wayside Inn Trade School, later known as the Wayside Inn Boys School, which operated from 1928 to 1947. The mill building, situated east of the dam over Hop Brook, was accompanied by a 10-foot water wheel, later relocated, and the construction of the dam led to complaints regarding water rights obstruction, affecting neighboring mills.²⁶ Originally part of a mill complex in North Weare, the Carding Mill was sold to Ford by Mr. and Mrs. Rueben Woodbury and later sold into private ownership in the 1950s before being donated to the town in 1989 by the Northland Company, which developed a residential subdivision on the surrounding land. The town is now responsible for maintaining the mill building under a conservation restriction.²⁷

During Henry Ford's tenure, the Wayside Inn Old Barn (SUD. 314) housed horse stalls on the main floor and sheep in the basement, while also serving as a display space for carriages and stagecoaches, a tradition that continued into the early

²³ Garfield, Curtis, *Sudbury 1890-1989; 100 Years in the Life of a Town* (Sudbury, Mass.: Porcupine Enterprises), 1999, 49-52.

²⁴ *Ibid.*, 53.

²⁵ *Ibid.*, 52-54.

²⁶ The 10 foot water wheel was removed from this location and is standing upright alongside the gravel road into the mill and west of the dam.

²⁷ Schuler, Gretchen, *Carding Mill and Pond - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2007, 1-2.

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21st century. Presently, a gift shop occupies the main floor of the barn.²⁸ Ford also acquired the Adam Howe House (SUD.5) as part of his plans for a Colonial village.²⁹ Named in honor of Henry Ford's sole granddaughter, Josephine Pond (SUD.998) played a vital role for the Inn during the 1930s, providing ice harvested from its waters. This ice, stored in the ice house during winter, would often last until September.³⁰

Ford's vision for the Charles O. Parmenter Grist Mill, intended for manufacturing Bakelite dashboard parts, was thwarted by a local citizen. Giuseppe Cavicchio owned water rights that were vital to the project's success. However, Cavicchio refused to sell at the offered price. The mill burned in 1927, but Ford persisted. Nevertheless, Cavicchio's stalwart opposition eventually caused the project to collapse in 1946.³¹ It could be argued Cavicchio's actions had the unintended consequences of preserving the natural landscape in that area, rather than have it turned into a manufacturing center.

The William and Mary Hager House (SUD.7) was originally constructed around 1730 on the south side of the Boston Post Road in Marlborough, near the family's sawmill by Hager Pond. In 1916, John "Jack" Duncan Pearmain moved the house to its current location, establishing the Nobscot Mountain Farm and Tea House. The property changed hands several times, eventually becoming part of the Wayside Inn complex under Henry Ford's ownership and later transitioning to private ownership before being acquired by the Sudbury Valley Trustees in 1984 and then by private owners.³²

World War II adversely affected the Inn's operations, leading to financial difficulties in maintaining the extensive property. Despite Ford's initial plans to recreate a village, which had not materialized by 1946, he eventually placed the property into an educational trust. Subsequently, between 1946 and 1951, the Wayside Inn Trust sold off more than 2,300 acres of land and buildings. This land encompassed most of the land included within the district boundary.³³ For instance, a sizable portion that included 86 acres around the carding mill pond was purchased by David Adams of Weston.³⁴ A few years later, Weston introduced plans to open a bowling alley near the Wayside Inn, but was rebuffed by protests by locals and the National Trust.³⁵ This occurred during the period of intense growth in Sudbury (see below).

Josephine Pond gained further significance in December 1955 when the Wayside Inn was engulfed in flames; water from the pond was pumped to extinguish the fire, making headlines.³⁶ The catastrophic fire spurred the formation of the Citizens Committee for the Preservation of the Wayside Inn. Reconstruction and restoration efforts were overseen by Roy Baker, funded by the Ford Foundation.³⁷ The Wayside Inn underwent meticulous restoration, generously supported by a Ford Foundation grant. Reopened in June 1958 under the auspices of the National Trust for Historic Preservation, administrative responsibilities transitioned to a local committee, the Trustees of the Wayside Inn, in 1960.³⁸

²⁸ W. Frontiero and K. K. Broomer, *Wayside Inn – Old Barn - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021.

²⁹ W. Frontiero and K. K. Broomer, *Adam Howe House - MHC Form B* (Boston, MA: Massachusetts Historical Commission), 2021.

³⁰ Town of Sudbury, *Wayside Inn Watershed Inventory* (Sudbury, MA: Town of Sudbury), 2022.

³¹ Garfield, 55.

³² Frontiero, Wendy and K. K. Broomer, *William and Mary Hager House- MHC Form B*, (Boston, MA: Massachusetts Historical Commission), 2021, 1-2.

³³ Frontiero and Broomer, Final Report, 19.

³⁴ Middlesex County Deed Book 7714:40 (March 13, 1951).

³⁵ "Proposed Bowling Alleys near Wayside Inn Land Stirs Mounting Protests Among Local Historians", *Sudbury Citizen* (Sudbury, MA: Sudbury Citizen), July 23, 1959, 1 & 8.

³⁶ Sudbury, Watershed Inventory.

³⁷ Garfield, 140.

³⁸ Wardwell, 5.

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Suburbanization and Preservation

During the mid-to-late twentieth century, Sudbury experienced significant population growth, prompting adjustments to zoning laws and infrastructure development. The Central Massachusetts Railroad played a key role in Sudbury's suburbanization in the mid-twentieth century. Following World War II, despite rising automobile ownership, Sudbury—along with neighboring towns—emerged as a rail commuter suburb due to well-patronized train service to Boston. This marked a high point in the line's use for passenger travel, contributing to residential growth in the area. However, declining freight demand and diminishing ridership led to the gradual reduction of service, with all passenger operations ending by 1971 and freight service ceasing in 1980.³⁹

During this time the Town underwent a unique blend of historical preservation and modern suburban expansion, reflected notably in the architecture of its colonial homes. Sudbury, like many other suburban areas surrounding Boston, experienced a surge in population during this period, leading to increased demand for housing. Between 1954 and 1964, the Town's population quadrupled, spurring on the adoption of new zoning laws that changed lot size requirements.⁴⁰

The 1950s saw some of the first modern intrusions into the District as the Wayside Inn Trust sold off subdivided parcels. A popular residential style of the time was the Ranch, illustrated in some of the earliest modern homes in the District such as 101 Dutton Road (1952, SUD.292), and 122 Old Garrison Road (1952, SUD.468). Designs for these homes were available to local developers through design catalogs like *Homeplanner's 142 Popular Designs*.⁴¹ Cape Cod-style homes were part of the mid-twentieth century trend as well, exhibited by homes like 11 Old Garrison Road (1954, SUD.539), and 87 Dutton Road (1960, SUD. 291). Local infrastructure began to modernize as well, with Dutton Road and Boston Post Road being widened in 1969.⁴²

This period saw increased efforts to conserve and celebrate America's architectural heritage, spurred in part by the passage of historic preservation legislation at the federal and state levels. As new homes began to appear on land inside the District, local preservation-minded citizens reacted with the establishment of the Historic Districts Commission in 1963 and the establishment of the Wayside Inn Local Historic District in 1967.⁴³ The District was conceived as two separate but linked portions; District I and II. The intention was to encompass the historic extent of the Henry Ford acquisitions, which had been preserved, while to focus new development in District II and guide its design. The District was listed on the NR in 1973.⁴⁴

In response to these regulations, an intense building campaign took shape in about 1968 and continued into the mid-1970s as developers in Sudbury drew inspiration from the town's colonial history, designing homes that incorporated traditional colonial architectural elements while catering to the needs and preferences of modern suburban families. These homes typically featured characteristics such as symmetrical facades, gabled roofs, multi-pane windows, and broken

³⁹ Spies, Stacey E. *Central Massachusetts Railroad Corridor – MHC Form A* (Boston, MA: Massachusetts Historical Commission), 2020, 9.

⁴⁰ Garfield, 127.

⁴¹ *Homeplanner's 142 Popular Designs* (Detroit, MI: Homeplanners Inc.), 1960.

⁴² "Planning Board Minutes", *Sudbury Citizen* (Sudbury, MA: Beacon Publishing, Inc), May 1, 1969, 2.

⁴³ Schuler.

⁴⁴ Wardwell.

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scrolled door pediments, reminiscent of colonial-era architecture. The “Woodland II” subdivision, created by developer Andrew J. Lane, included Robert Best Road as well as Colburn and Curtiss Circles.⁴⁵ Lane was a major developer in eastern Massachusetts from the 1950s through the 1990s, and built nearly 14,000 homes in subdivisions just like the one in District II.⁴⁶ These Post War Colonial Revival-style homes were identified in the 1995 MHC Form for the district as “modern”, but now qualify as contributing properties themselves.

In 1988, the Conservation Commission's bid to purchase Carding Mill Pond and adjacent land was denied amidst ongoing suburbanization pressures. Zoning laws adapted again to accommodate five-acre lots in the District, leading to the development of areas previously untouched in the north and center of the District.⁴⁷

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⁴⁵ “Highway, Planning Board Concur on Woodland II Repairs”, *Sudbury Citizen* (Sudbury, MA: Beacon Publishing, Inc), July 4, 1974, 1.

⁴⁶ Andrew J. Lane, Obituary. Available at <https://www.currentobituary.com/obit/118641>, accessed March 20, 2024.

⁴⁷ Garfield, 209.

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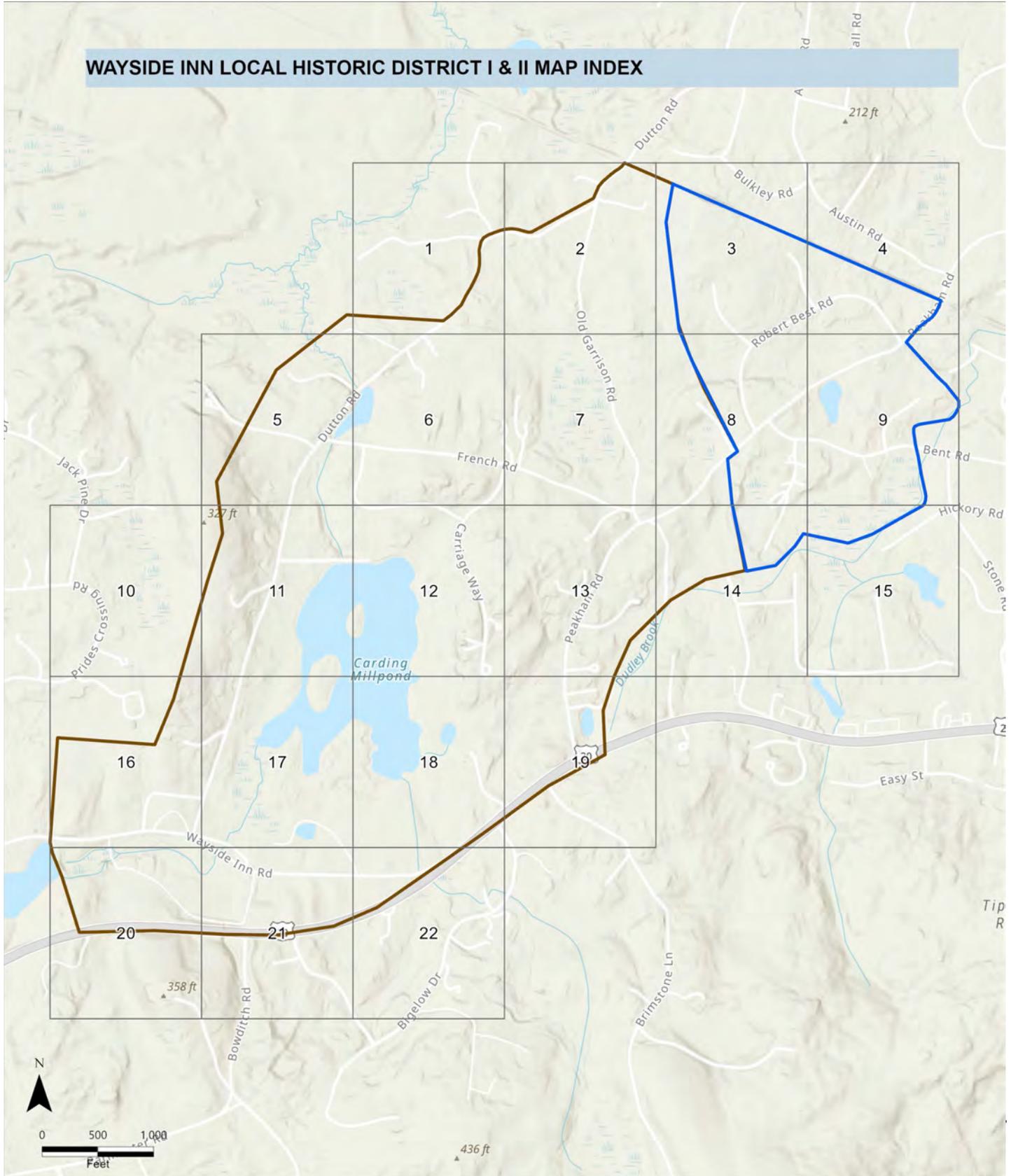
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Map #	MHC #	Assessor's #	Street Address	Name (if any)	Style	Est. Construction Date	Photo #	Contributing
1	SUD.533	J04-0011	290 Dutton Rd.	N/A	Postwar Traditional	1983		No
2	SUD.999	N/A	Corner of Dutton and Old Garrison Rd.	Post 23	Object	1767		Yes
3	SUD.468	J04-0012	122 Old Garrison Rd.	N/A	Postwar Traditional	1952		Yes
4	SUD.307	J04-0009	276 Dutton Rd.	N/A	Postwar Traditional	1955		Yes
5	SUD.469	J05-0354	22 Colburn Crl.	N/A	Postwar Traditional	1973	1	Yes
6	SUD.534	J04-0013	114 Old Garrison Rd.	N/A	Postwar Traditional	1963		No
7	SUD.306	J04-0008	258 Dutton Rd.	N/A	Postwar Traditional	1969		Yes
8	SUD.535	J04-0014	106 Old Garrison Rd.	N/A	Postwar Traditional	2003		No
9	SUD.536	J05-0353	19 Colburn Crl.	N/A	Postwar Traditional	1975		No
10	SUD.470	J05-0355	12 Colburn Crl.	N/A	Postwar Traditional	1973	2	Yes
11	SUD.537	J05-0352	11 Colburn Crl.	N/A	Postwar Traditional	1975		No
12	SUD.471	J05-0357	71 Robert Best Rd.	N/A	Postwar Traditional	1973		Yes
13	SUD.538	J04-0346	25 Curtiss Crl.	N/A	Contemporary	2007		No
14	SUD.472	J04-0015	96 Old Garrison Rd.	N/A	Postwar Traditional	1970		Yes
15	SUD.473	J05-0356	6 Colburn Crl.	N/A	Postwar Traditional	1974		Yes
16	SUD.539	J04-0347	24 Curtiss Crl.	N/A	Postwar Traditional	1976		No
17	SUD.474	J05-0358	79 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
18	SUD.475	J05-0351	53 Robert Best Rd.	N/A	Postwar Traditional	1973		Yes
19	SUD.305	J04-0007	232 Dutton Rd.	N/A	Postwar Traditional	1960		Yes
20	SUD.476	J05-0330	229 Peakham Rd.	N/A	Postwar Traditional	1972		Yes
21	SUD.477	J04-0348	16 Curtiss	N/A	Postwar	1973		Yes

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Map #	MHC #	Assessor's #	Street Address	Name (if any)	Style	Est. Construction Date	Photo #	Contributing
			CrI.		Traditional			
22	SUD.478	J04-0345	21 Curtiss CrI.	N/A	Postwar Traditional	1973	3	Yes
23	SUD.479	J05-0359	76 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
24	SUD.480	J05-0360	64 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
25	SUD.481	J05-0331	91 Robert Best Rd.	N/A	Postwar Traditional	1973		Yes
26	SUD.482	N/A	82 Old Garrison Rd.	N/A	International Style	1961		Yes
27	SUD.483	J05-0350	43 Robert Best Rd.	N/A	Postwar Traditional	1974		Yes
28	SUD.484	J04-0006	81 Old Garrison Rd.	N/A	Postwar Traditional	1957		Yes
29	SUD.485	J04-0344	15 Curtiss CrI.	N/A	Postwar Traditional	1972		Yes
30	SUD.540	J03-0015	193 Dutton Rd.	N/A	Contemporary	1988		No
30	SUD.492	J05-0363	34 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
31	SUD.486	J05-0349	33 Robert Best Rd.	N/A	Postwar Traditional	1973		Yes
32	SUD.304	J03-0002	199 Dutton Rd.	N/A	Postwar Traditional	1951		Yes
33	SUD.487	J05-0361	56 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
34	SUD.488	J05-0332	98 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
35	SUD.489	J05-0362	46 Robert Best Rd.	N/A	Postwar Traditional	1972	4	Yes
36	SUD.305	J03-0013	208 Dutton Rd.	N/A	Postwar Traditional	1950		Yes
37	SUD.490	J04-0017	62 Old Garrison Rd.	N/A	Postwar Traditional	1968		Yes
38	SUD.491	J04-0343	5 Curtiss CrI.	N/A	Postwar Traditional	1972		Yes
39	SUD.493	J05-0333	201 Peakham Rd.	N/A	Postwar Traditional	1973		Yes
40	SUD.494	J05-0334	193 Peakham Rd.	N/A	Postwar Traditional	1972		Yes
41	SUD.495	J04-0342	25 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes

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MASSACHUSETTS HISTORICAL COMMISSION
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Map #	MHC #	Assessor's #	Street Address	Name (if any)	Style	Est. Construction Date	Photo #	Contributing
42	SUD.496	J05-0329	208 Peakham Rd.	N/A	Postwar Traditional	1970		Yes
43	SUD.302	J03-0005	181 Dutton Rd.	Dutton Lodge	Postwar Traditional	1931		Yes
44	SUD.497	J05-0335	185 Peakham Rd.	N/A	Postwar Traditional	1974		Yes
45	SUD.301	J03-0006	171 Dutton Rd.	N/A	Postwar Traditional	1953		Yes
46	SUD.498	J05-0328	200 Peakham Rd.	N/A	Postwar Traditional	1970		Yes
47	SUD.499	J04-0018	54 Old Garrison Rd.	N/A	International Style	1965		Yes
48	SUD.50	J03-0011	182 Dutton Rd.	Dutton, Solomon House	Greek Revival	1812		Yes
49	SUD.500	J05-0327	192 Peakham Rd.	N/A	Postwar Traditional	1970		Yes
50	SUD.501	J05-0336	173 Peakham Rd.	N/A	Postwar Traditional	1973		Yes
51	SUD.502	J05-0318	25 Hammond Crl.	N/A	Postwar Traditional	1971		Yes
52	SUD.503	J05-0364	20 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
53	SUD.541	J03-0012	192 Dutton Rd.	N/A	Postwar Traditional	2004		No
54	SUD.543	J04-0025	11 Red Horse Pt..	N/A	Postwar Traditional	1995		No
55	SUD.504	J04-0341	17 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
56	SUD.505	J05-0326	182 Peakham Rd.	N/A	Postwar Traditional	1973		Yes
57	SUD.549	J03-0009	145 Dutton Rd.	N/A	Contemporary	2008		No
58	SUD.506	J05-0319	15 Hammond Crl.	N/A	Postwar Traditional	1970		Yes
59	SUD.507	J05-0338	151 Peakham	N/A	Postwar Traditional	1973	6	Yes

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Map #	MHC #	Assessor's #	Street Address	Name (if any)	Style	Est. Construction Date	Photo #	Contributing
			Rd.					
60	SUD.546	J04-0021	135 Peakham Rd.	N/A	Postwar Traditional	1993		No
61	SUD.508	J04-0340	11 Robert Best Rd.	N/A	Postwar Traditional	1972		Yes
62	SUD.997	J03-0011	Dutton Rd.	French Rd. Pond	No Style	1800		Yes
63	SUD.509	J05-0316	16 Hammond Crl.	N/A	Postwar Traditional	1971		Yes
64	SUD.545	J04-0026	10 Red Horse Pt.	N/A	Postwar Traditional	1995		No
65	SUD.510	J05-0320	7 Hammond Crl.	N/A	Postwar Traditional	1971		Yes
66	SUD.511	J04-0002	48 French Rd.	N/A	Postwar Traditional	1957		Yes
67	SUD.512	J05-0339	143 Peakham Rd.	N/A	Postwar Traditional	1973		Yes
68	SUD.513	J05-0323	116 Bent Rd.	N/A	Postwar Traditional	1970	5	Yes
69	SUD.542	J03-0016	84 French Rd.	N/A	Contemporary	1989		No
70	SUD.514	J03-0014	72 French Rd.	N/A	Postwar Traditional	1961		Yes
71	SUD.515	J05-0315	10 Hammond Crl.	N/A	Postwar Traditional	1969		Yes
72	SUD.547	J05-0322	106 Bent Rd.	N/A	Postwar Traditional	1996		No
73	SUD.516	J04-0001	64 French Rd.	N/A	Postwar Traditional	1960		Yes
74	SUD.517	J05-0303	131 Bent Rd.	N/A	International Style	1969		Yes
75	SUD.518	J05-0321	96 Bent Rd.	N/A	Postwar Traditional	1969		Yes
76	SUD.519	J05-0302	144 Peakham Rd.	N/A	Postwar Traditional	1969		Yes
77	SUD.297	J03-0010	137 Dutton Rd.	N/A	Postwar Traditional	1955		Yes
78	SUD.520	J04-0019	22 Old Garrison Rd.	N/A	Postwar Traditional	1957		Yes
79	SUD.550	J03-0019	7 Henry's Mill	N/A	Postwar	1992		No

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Map #	MHC #	Assessor's #	Street Address	Name (if any)	Style	Est. Construction Date	Photo #	Contributing
			Ln.		Traditional			
80	SUD.521	J05-0304	7 Hayden Crl.	N/A	Postwar Traditional	1969		Yes
81	SUD.522	J05-0309	8 Hayden Crl.	N/A	Postwar Traditional	1969		Yes
82	SUD.523	J05-0313	91 Bent Rd.	N/A	Postwar Traditional	1972		Yes
83	SUD.551	J03-0018	6 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
84	SUD.524	J05-0310	119 Bent Rd.	N/A	Postwar Traditional	1972		Yes
85	SUD.560	J04-0004	28 French Rd.	N/A	Postwar Traditional	1977		No
86	SUD.525	J04-0020	132 Peakham Rd.	N/A	Postwar Traditional	1955		Yes
87	SUD.548	J05-0312	101 Bent Rd.	N/A	Postwar Traditional	1972		No
88	SUD.527	J04-0005	16 French Rd.	N/A	Postwar Traditional	1964		Yes
89	SUD.526	K05-0308	14 Hayden Crl.	N/A	Postwar Traditional	1970	7	Yes
90	SUD.555	K03-0404	48 Henry's Mill Ln.	N/A	Postwar Traditional	1996		No
91	SUD.552	K03-0427	15 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
92	SUD.296	K03-0009	133 Dutton Rd.	N/A	Postwar Traditional	1957		Yes
93	SUD.528	K05-0305	11 Hayden Crl.	N/A	Postwar Traditional	1970		Yes
94	SUD.553	K03-0402	14 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
95	SUD.554	K03-0403	38 Henry's Mill Ln.	N/A	Postwar Traditional	1993		No
96	SUD.556	K03-0405	54 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
97	SUD.529	K04-0004	11 Old Garrison Rd.	N/A	Postwar Traditional	1954		Yes
98	SUD.557	K04-0506	19 Carriage Wy.	N/A	Postwar Traditional	1992		No
99	SUD.530	J05-0314	79 Bent Rd.	N/A	Postwar Traditional	1972		Yes
100	SUD.312	K04-0405	118 Peakham Rd.	Noyes, Daniel - Warren, William S.	Greek Revival	1870		Yes

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				House				
101	SUD.433	K04-0005	95 Peakham Rd.	Walker House Barn #1	Other	1735		Yes
102	SUD.558	K04-0507	14 Carriage Wy.	N/A	Postwar Traditional	1994		No
103	SUD.434	K04-0005	95 Peakham Rd.	Walker House Barn #2	Other	1735		Yes
104	SUD.559	K04-0301	33 French Rd.	N/A	Postwar Traditional	1993		No
105	SUD.295	K03-0008	123 Dutton Rd.	N/A	Postwar Traditional	1968		Yes
106	SUD.47	K04-0005	95 Peakham Rd.	Walker House	Postwar Traditional	1735		Yes
107	SUD.564	K03-0426	21 Henry's Mill Ln.	N/A	Contemporary	1992		No
108	SUD.568	K03-0422	45 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
109	SUD.562	K03-0429	116 Dutton R	N/A	Postwar Traditional	1992		No
110	SUD.531	K04-0006	106 Peakham Rd.	N/A	Postwar Traditional	1953		Yes
111	SUD.566	K03-0424	29 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
112	SUD.569	K04-0508	16 Carriage Wy.	N/A	Postwar Traditional	1990		No
113	SUD.565	K03-0425	25 Henry's Mill Ln.	N/A	Postwar Traditional	1992		No
114	SUD.571	K04-0003	3 French Rd.	N/A	Contemporary	2006		No
115	SUD.561	K03-0007	111 Dutton Rd	N/A	Postwar Traditional	1988		No
116	SUD.567	K03-0423	35 Henry's Mill Ln.	N/A	Contemporary	2008		No
117	SUD.572	K04-0007	96 Peakham Rd.	N/A	Contemporary	1998		No
118	SUD.563	K03-0430	108 Dutton Rd.	N/A	Postwar Traditional	1994		No
119	SUD.570	K04-0509	38 Carriage Wy.	N/A	Postwar Traditional	1993		No
120	SUD.573	K05-0307	22 Hayden Crl.	N/A	Postwar Traditional	1993		No
121	SUD.353	K03-0400	102 Dutton Rd.	Carding Mill House	No Style	1927	15	Yes
122	SUD.292	K03-0006	101 Dutton Rd.	N/A	Postwar Traditional	1952		Yes

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123	SUD.927	K03-0400	102 Dutton Rd.	Carding Millpond Earthen Dam	No Style	1927		Yes
124	SUD.575	K03-0421	41 Carriage Wy.	N/A	Postwar Traditional	1992		No
126	SUD.578	K04-0510	48 Carriage Wy.	N/A	Postwar Traditional	1990		No
127	SUD.580	K04-0609	65 Peakham Rd.	N/A	Postwar Traditional	1996		No
128	SUD.576	K04-0520	49 Carriage Wy.	N/A	Postwar Traditional	1993		No
129	SUD.581	K04-0608	59 Peakham Rd.	N/A	Postwar Traditional	1999		No
130	SUD.583	K04-0620	62 Peakham Rd.	N/A	Postwar Traditional	1997		No
131	SUD.291	K03-0005	87 Dutton Rd.	N/A	Postwar Traditional	1960		Yes
132	SUD.584	K04-0618	48 Peakham Rd.	N/A	Postwar Traditional	1997		No
133	SUD.579	K04-0511	58 Carriage Wy.	N/A	Postwar Traditional	2019		No
134	SUD.582	K04-0607	55 Peakham Rd.	N/A	Postwar Traditional	1997		No
136	SUD.585	K04-0619	56 Peakham Rd.	N/A	Postwar Traditional	1996		No
137	SUD.589	K04-0606	45 Peakham Rd.	N/A	Postwar Traditional	1998		No
138	SUD.290	K03-0004	71 Dutton Rd.	N/A	Postwar Traditional	1964		Yes
139	SUD.587	K04-0518	67 Carriage Wy.	N/A	Postwar Traditional	1993		No
140	SUD.588	K04-0512	64 Carriage Wy.	N/A	Contemporary	1993		No
141	SUD.594	K04-0616	9 Southwest Crl.	N/A	Postwar Traditional	1996		No
142	SUD.590	K04-0517	73 Carriage Wy.	N/A	Postwar Traditional	1994		No
143	SUD.586	K03-0500	68 Dutton Rd.	N/A	Postwar Traditional	1983		No
144	SUD.593	K04-0617	5 Southwest Crl.	N/A	Postwar Traditional	1998		No
145	SUD.592	K04-0605	35 Peakham Rd.	N/A	Postwar Traditional	1996		No
146	SUD.924	K03-0400	102 Dutton Rd.	Carding Millpond	No Style	1927	9	Yes

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147	SUD.49	K03-0003	61 Dutton Rd.	Parmenter House	Greek Revival	1857		Yes
148	SUD.591	K04-0513	84 Carriage Wy.	N/A	Postwar Traditional	1993		No
149	SUD.595	K04-0516	83 Carriage Wy.	N/A	Postwar Traditional	1992		No
150	SUD.598	K04-0604	29 Peakham Rd.	N/A	Contemporary	1996		No
151	SUD.599	K04-0614	4 Southwest Crl.	N/A	Contemporary	1997		No
152	SUD.287	K03-0002	51 Dutton Rd.	N/A	Postwar Traditional	1975		Yes
153	SUD.596	K04-0515	85 Carriage Wy.	N/A	Postwar Traditional	1992		No
154	SUD.286	K03-0012	50 Dutton Rd.	N/A	Postwar Traditional	1955	11	Yes
155	SUD.597	K04-0514	93 Carriage Wy.	N/A	Postwar Traditional	1992		No
156	SUD.48	K04-0002	11 Peakham Rd.	Southwest School	Postwar Traditional	1930		Yes
157	SUD.285	K03-0001	35 Dutton Rd.	N/A	Postwar Traditional	1978		Yes
158	SUD.309	K04-0302	10 Garrison House Ln.	N/A	Greek Revival	1850	20	Yes
159	SUD.917		Boston Post Rd.	Milestone 28	No style	1767		Yes
160	SUD.465	K04-0300	12 Garrison House Rd.	N/A	Greek Revival	1850	13	Yes
161	SUD.7	K04-0001	850 Boston Post Rd.	Hager House	Colonial	1730		Yes
162	SUD.284	K03-0013	28 Dutton Rd.	Gott, George House - Wayside Cottage	Colonial	1770		Yes
163	SUD.6	K03-0014	7 Garrison House Ln.	Parmenter, Abel House	Greek Revival	1800	19	Yes
164	SUD.914		Boston Post Rd.	Parmenter Garrison Site Marker	No Style	1906	21	Yes
165	SUD.3	L02-0002	104 Wayside Inn Rd.	Redstone School	Greek Revival	1927	8	Yes
166	SUD.2	L02-0002	Sudbury Inn Rd.	Martha Mary Chapel	Classical Revival	1940	1	Yes
167	SUD.5	L04-0001	882 Boston	Howe, Adam	Greek Revival	1800		Yes

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Map #	MHC #	Assessor's #	Street Address	Name (if any)	Style	Est. Construction Date	Photo #	Contributing
			Post Rd.	House				
168	SUD.316	L03-0002	Wayside Inn Rd.	Wayside Inn Ice House	Colonial Revival	1920	18	Yes
169	SUD.998	L03-0002	Wayside Inn Rd.	Josephine Pond	No style			Yes
170	SUD.916	L03-0002	Wayside Inn Rd.	Milestone 29	No style	1767	10	Yes
171	SUD.4	L03-0002	72 Wayside Inn Rd.	Longfellow's Wayside Inn	Colonial	1683	1	Yes
172	SUD.996	L03-0002	Wayside Inn Rd.	Wayside Inn - Cold Storage Cellar	No Style	1928		Yes
173	SUD.1	L03-0001	Wayside Inn Rd.	Wayside Inn Grist Mill	Colonial Revival	1929	14	Yes
174	SUD.315	L03-0001	Wayside Inn Rd.	Wayside Inn Gate House	Colonial Revival	1914	17	Yes
175	SUD.314	L03-0001	Wayside Inn Rd.	Wayside Inn Old Barn	Colonial	1746	15	Yes
1125	SUD.574	K04-0008	84 Peakham Rd.	N/A	Postwar Traditional	1990		No
1135	SUD.577	K04-0519	59 Carriage Wy.	N/A	Postwar Traditional	1991		No

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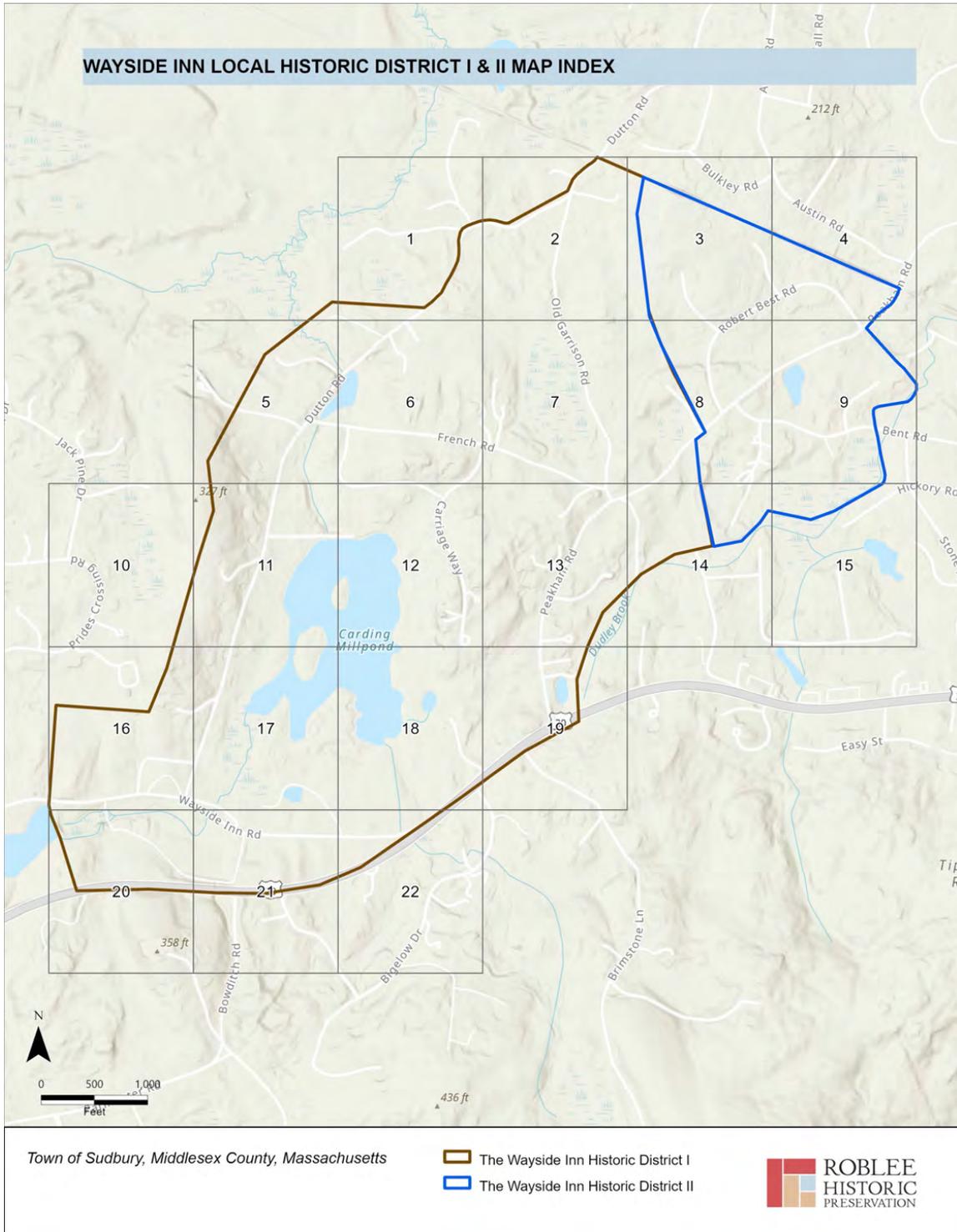
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Maps



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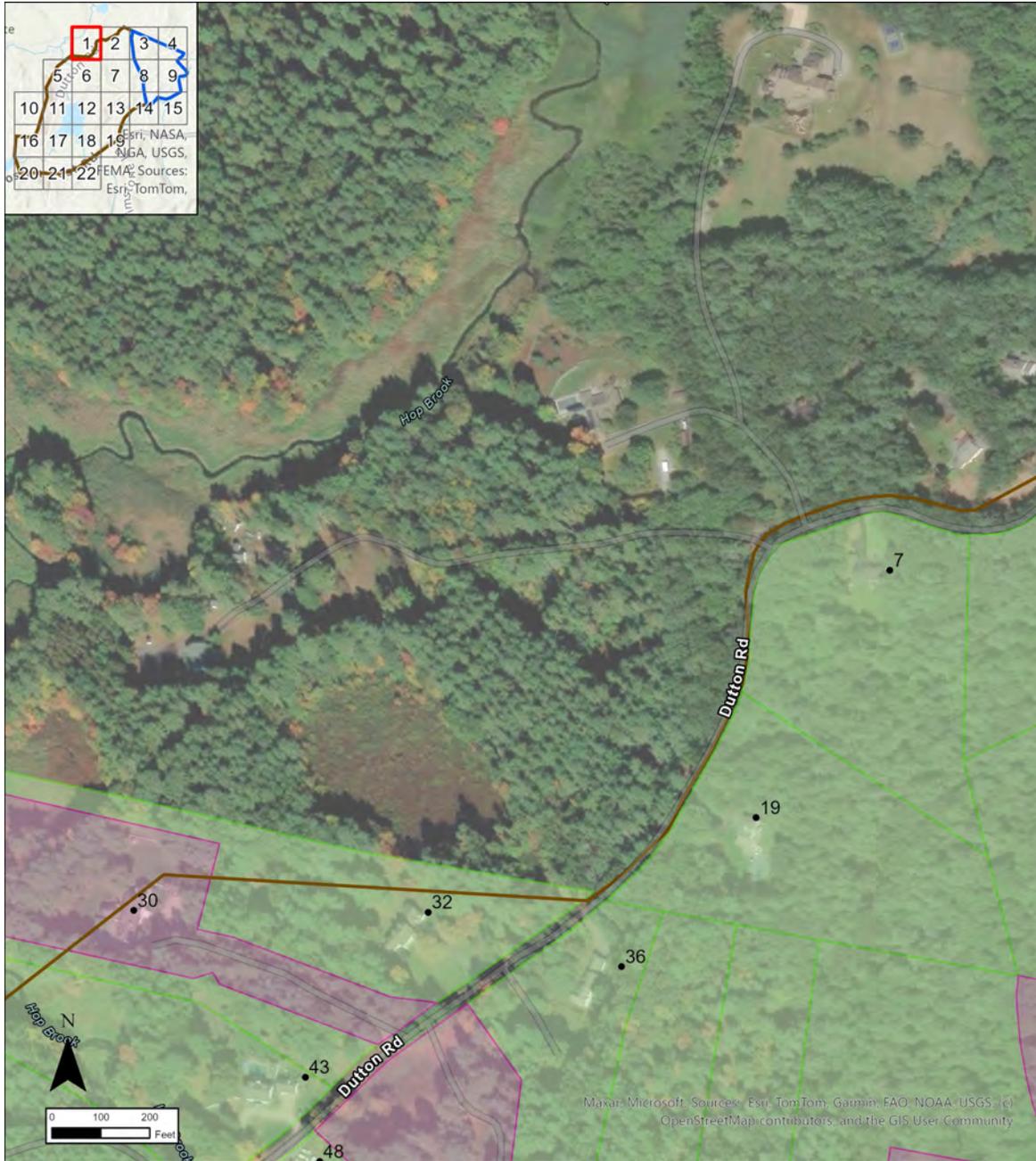
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Wayside Inn Local Historic Districts I & II

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- Property Location
- Ⓧ Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- ▭ Contributing Yes
- ▭ Contributing No



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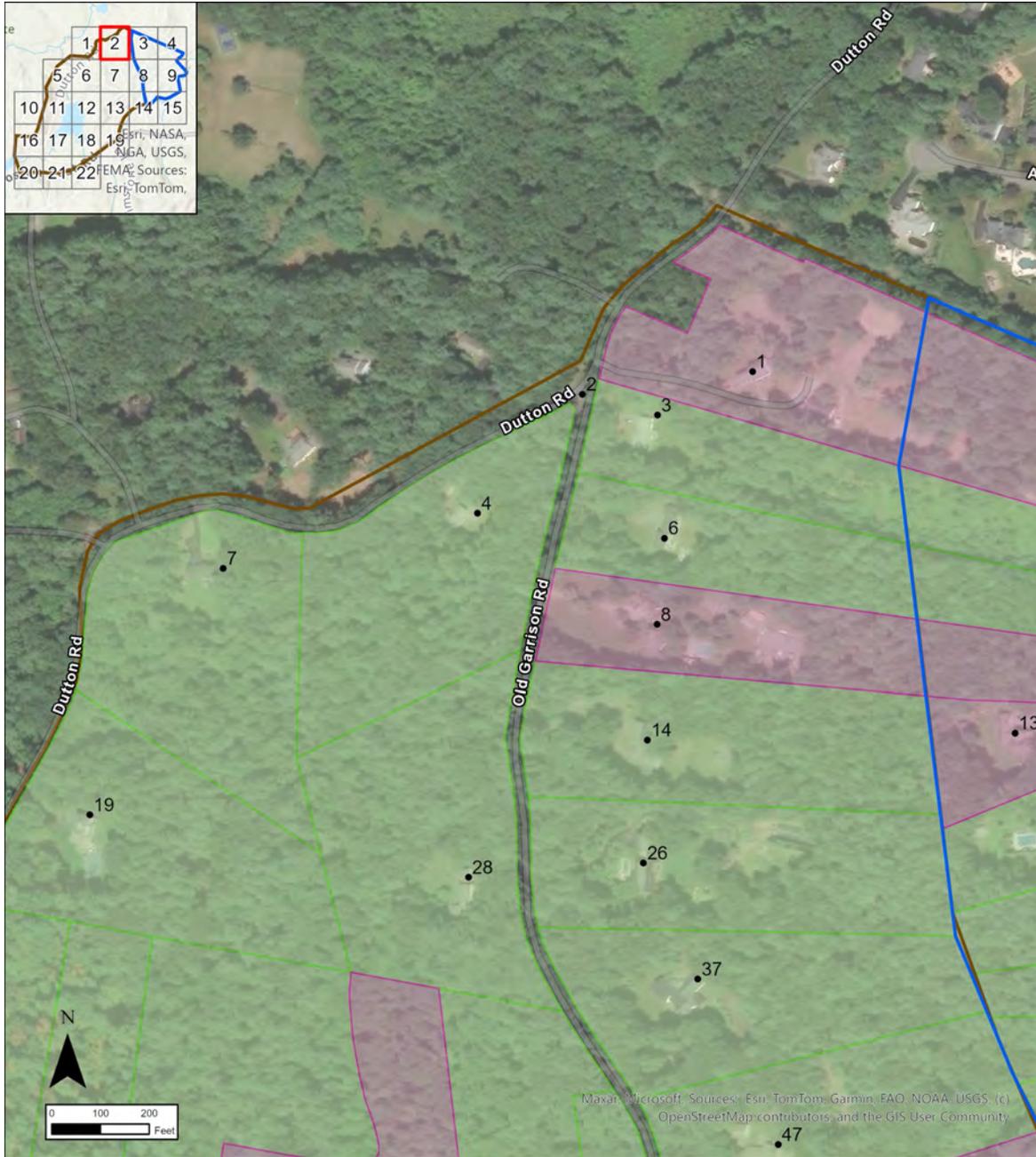
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Wayside Inn Local Historic Districts I & II

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- Property Location
 - 📍 Photograph Location
 - ▭ The Wayside Inn Historic District I
 - ▭ The Wayside Inn Historic District II
- | | |
|--------------|-----|
| Contributing | Yes |
| | No |



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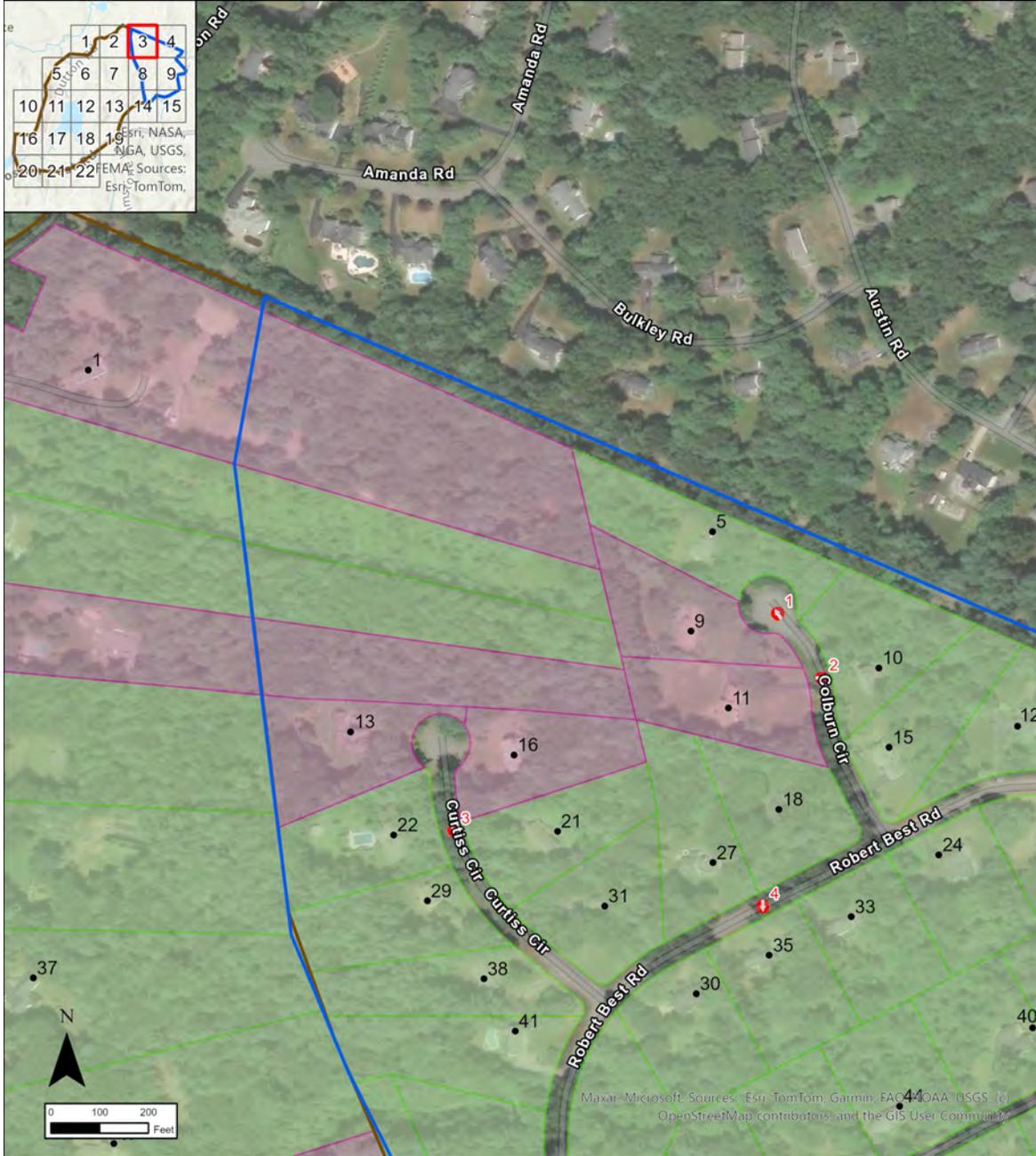
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Wayside Inn Local Historic Districts I & II

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- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- Yes
- No



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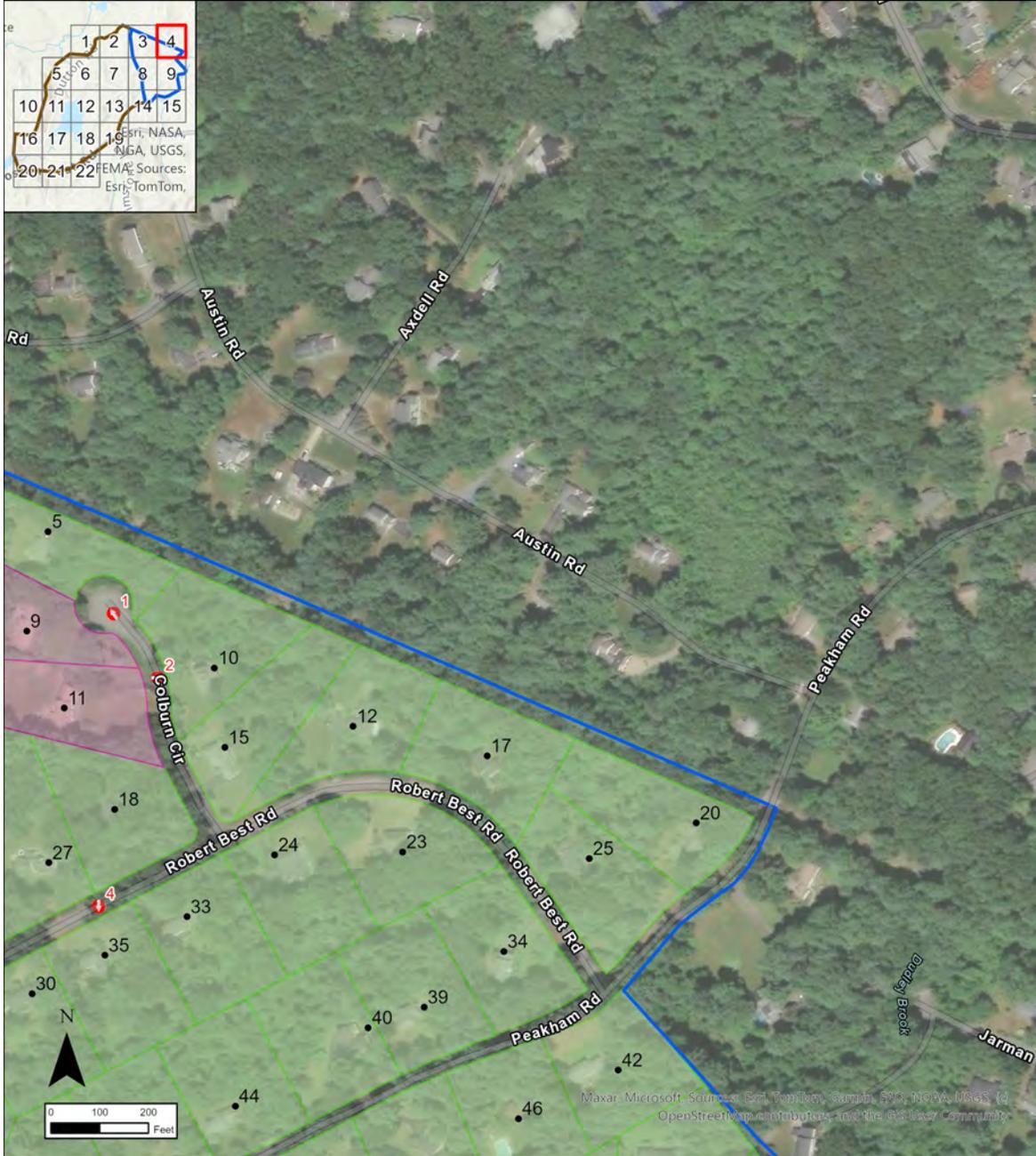
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- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



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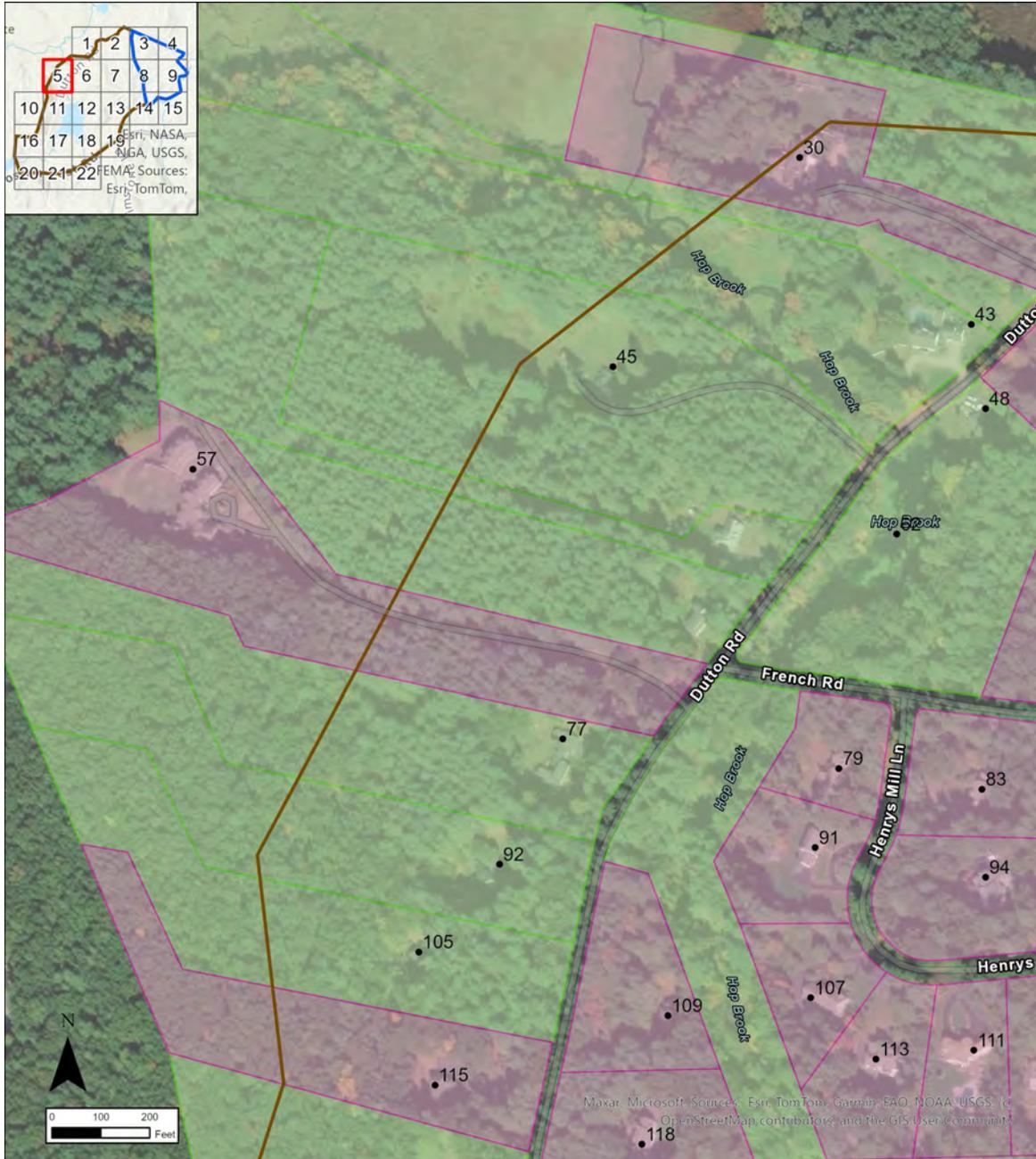
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- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- ▭ Contributing Yes
- ▭ Contributing No



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- 📍 Photograph Location
- 🟫 The Wayside Inn Historic District I
- 🟩 The Wayside Inn Historic District II
- 🟩 Contributing Yes
- 🟪 Contributing No



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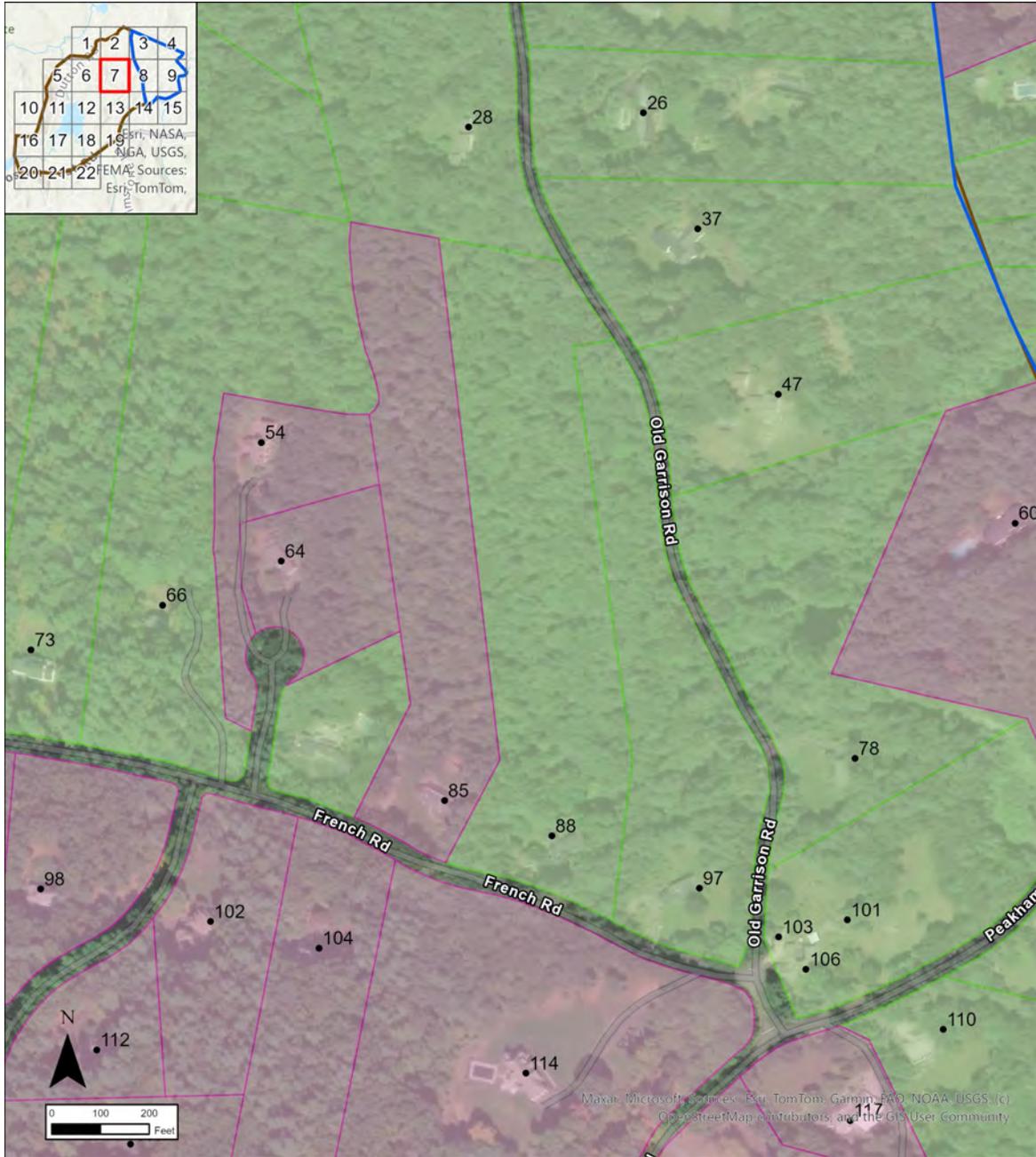
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Wayside Inn Local Historic Districts I & II

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- Property Location
- 📍 Photograph Location
- 🟡 The Wayside Inn Historic District I
- 🟠 The Wayside Inn Historic District II
- 🟢 Contributing Yes
- 🟡 Contributing No



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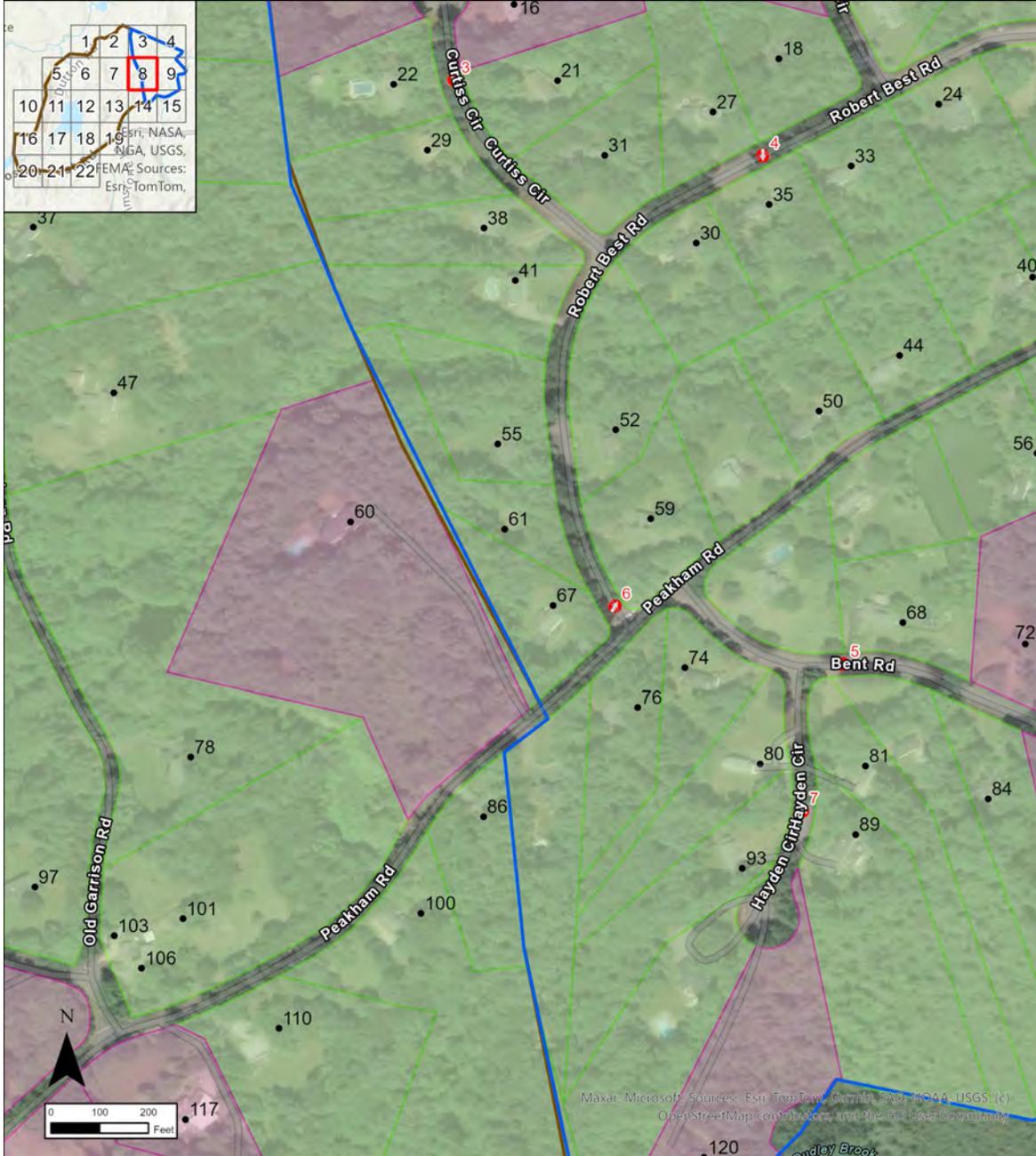
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- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- Yes
- No



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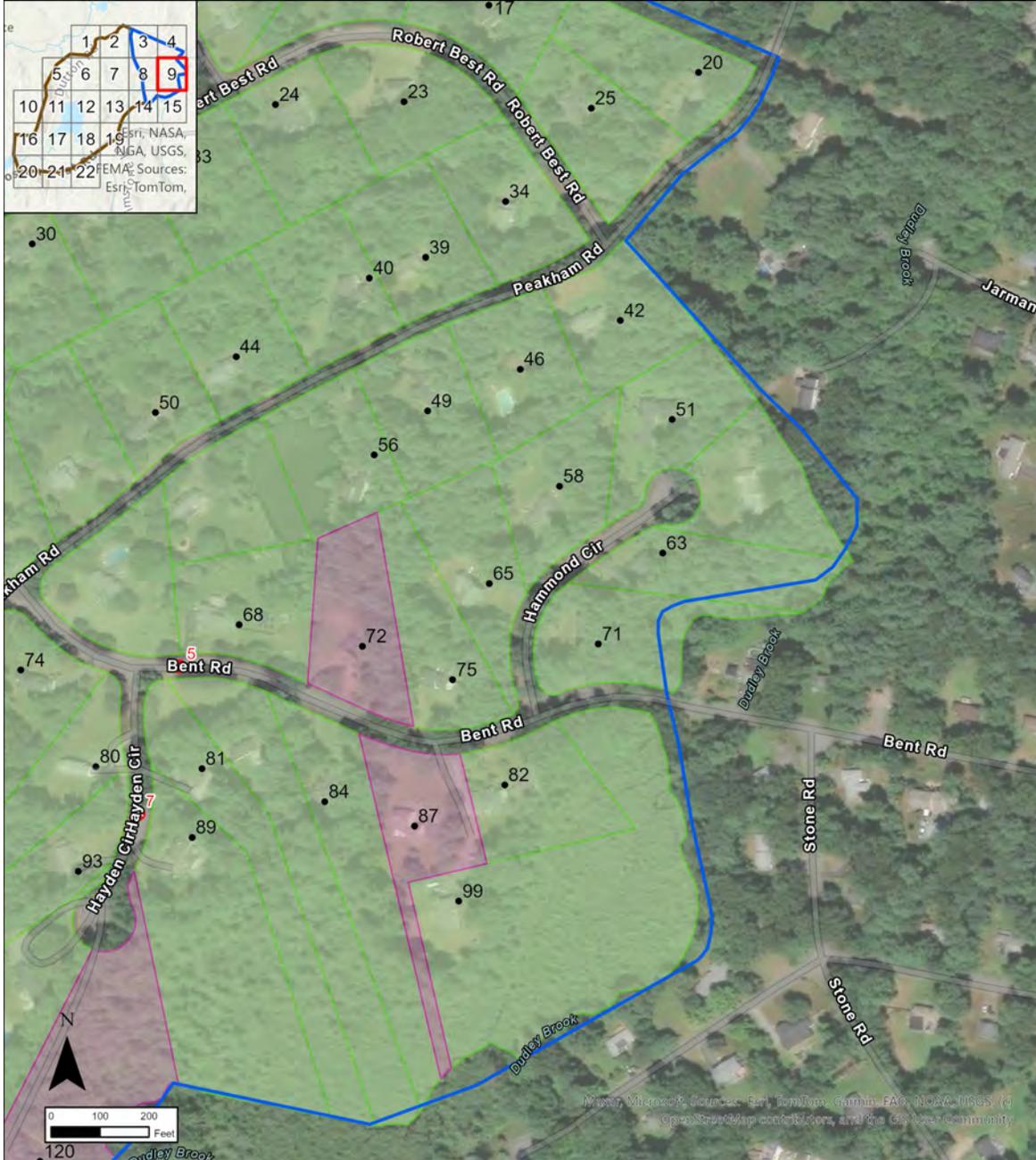
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- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- Yes
- No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

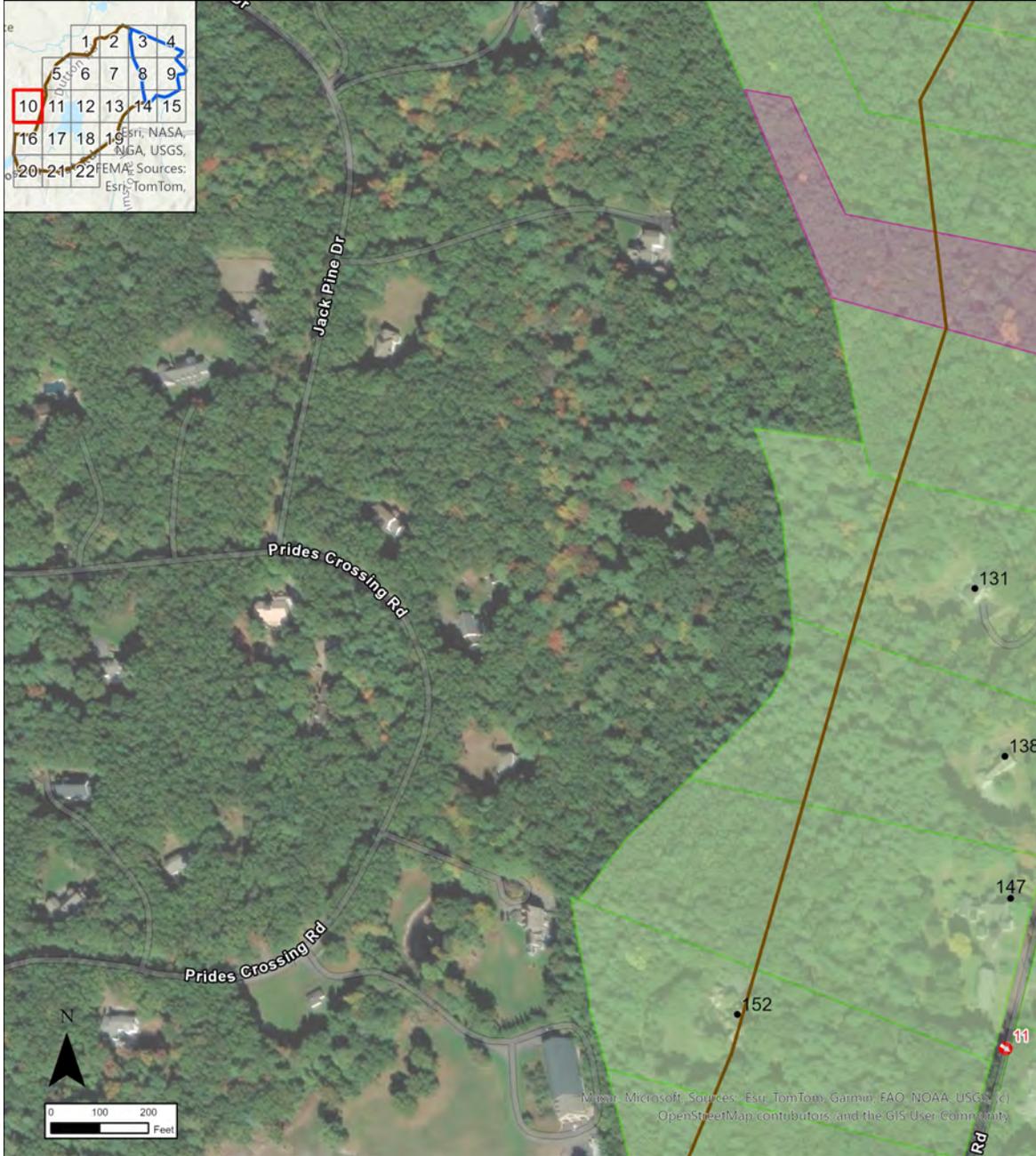
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 10 of 22

- Property Location
- 📷 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- ▭ Contributing Yes
- ▭ Contributing No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

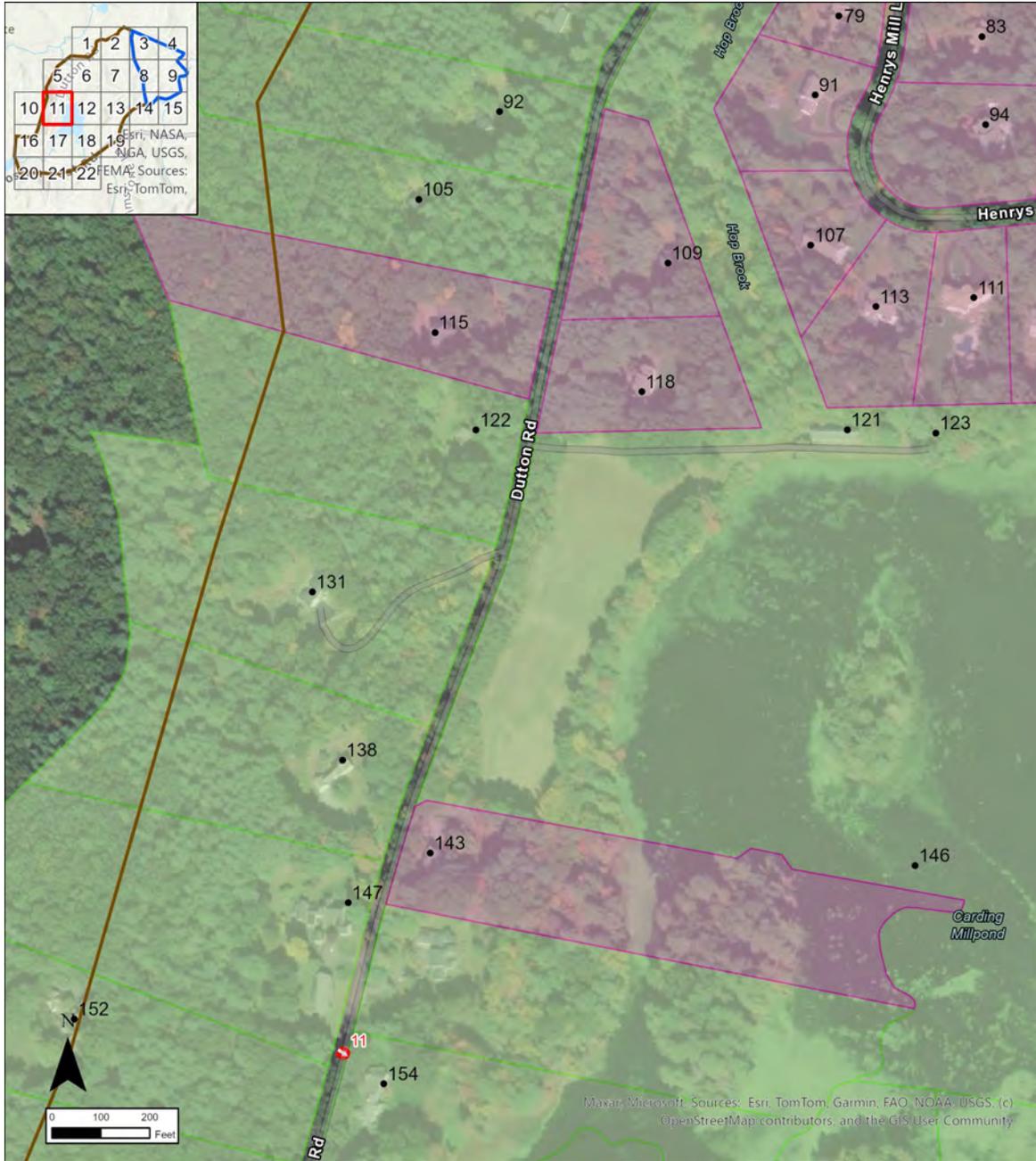
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 11 of 22

- Property Location
- Ⓜ Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- Yes
- No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

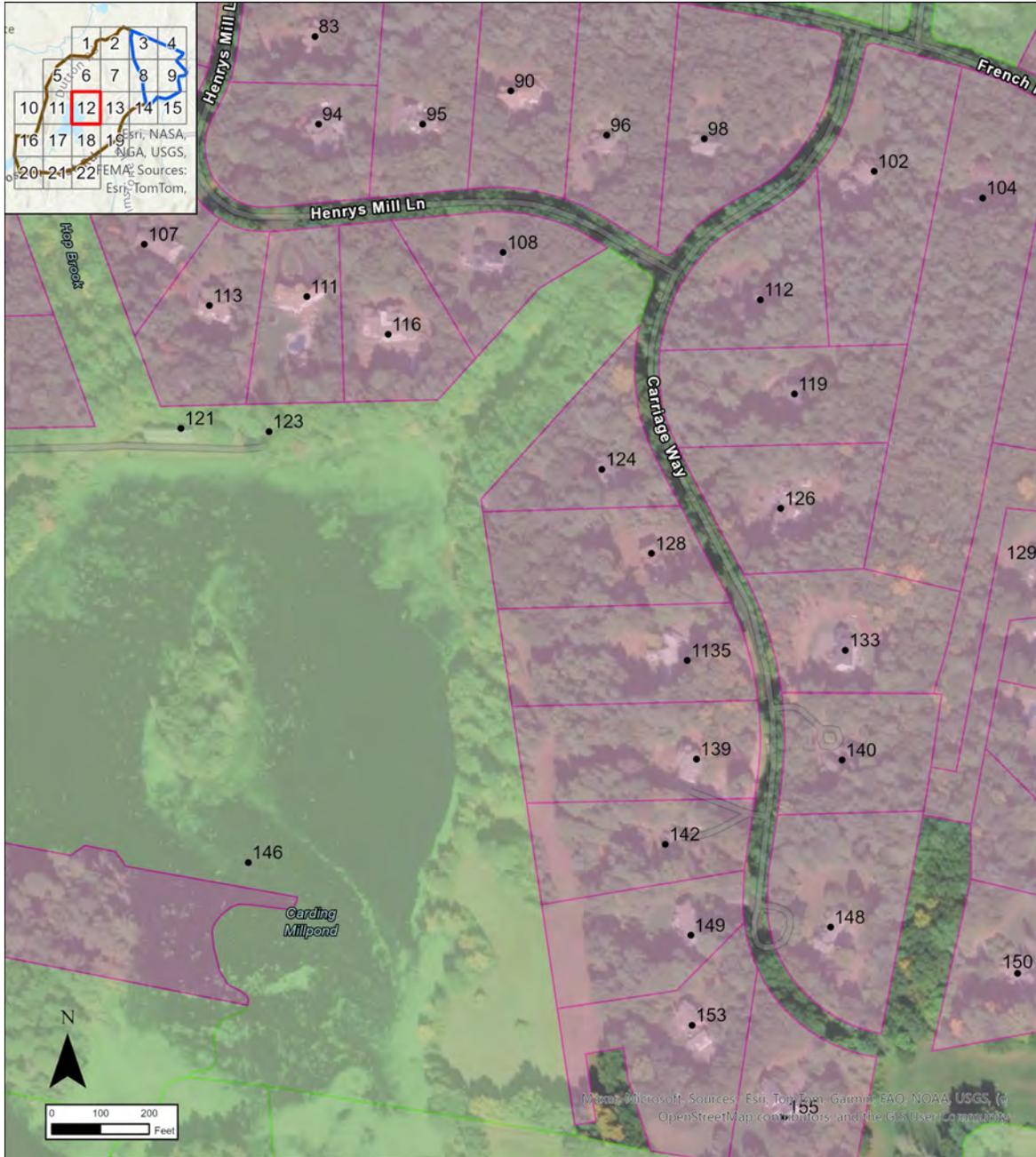
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 12 of 22

- Property Location
- 📍 Photograph Location
- 📐 The Wayside Inn Historic District I
- 📐 The Wayside Inn Historic District II
- 🟢 Contributing Yes
- 🟡 Contributing No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

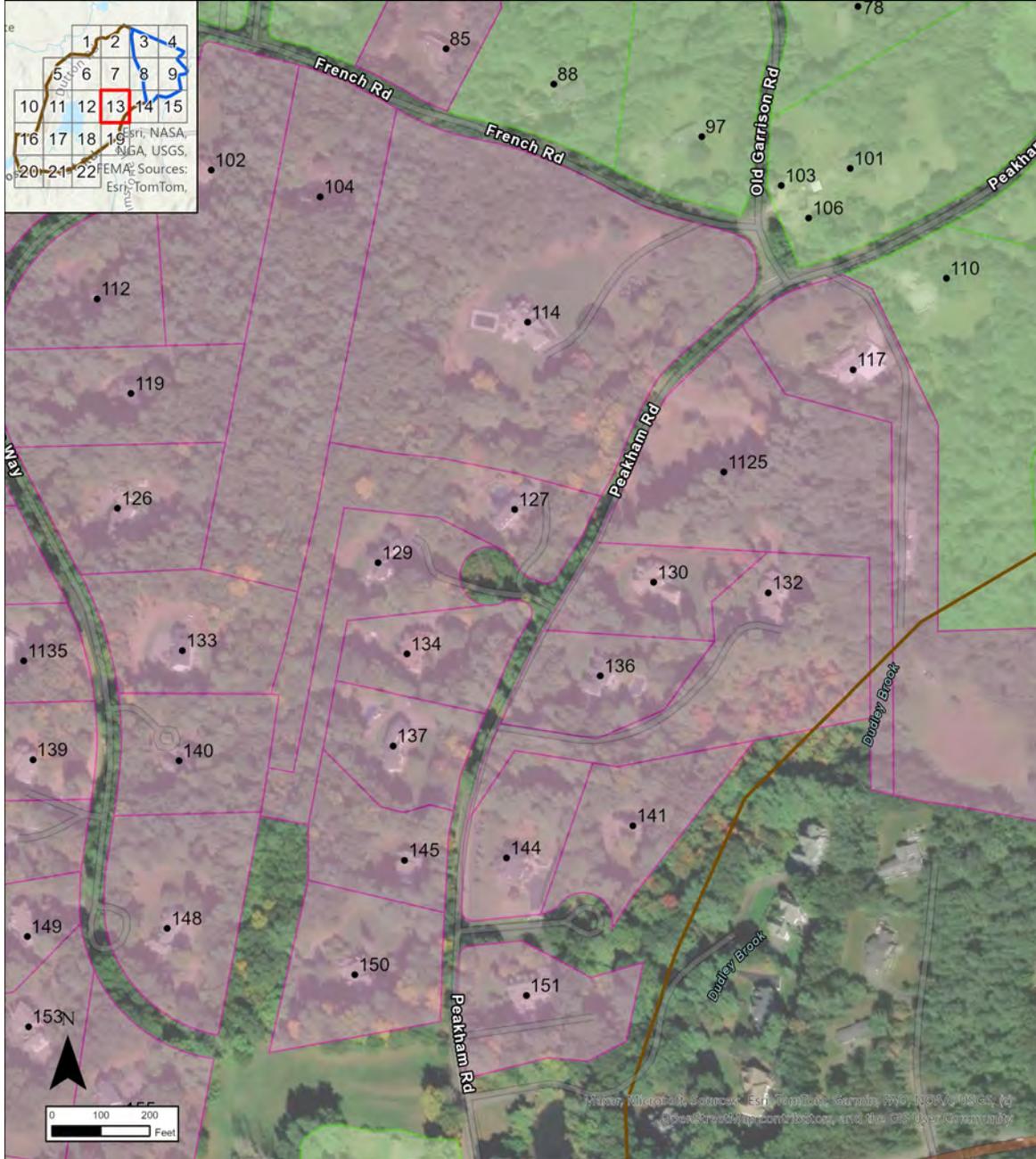
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 13 of 22

- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

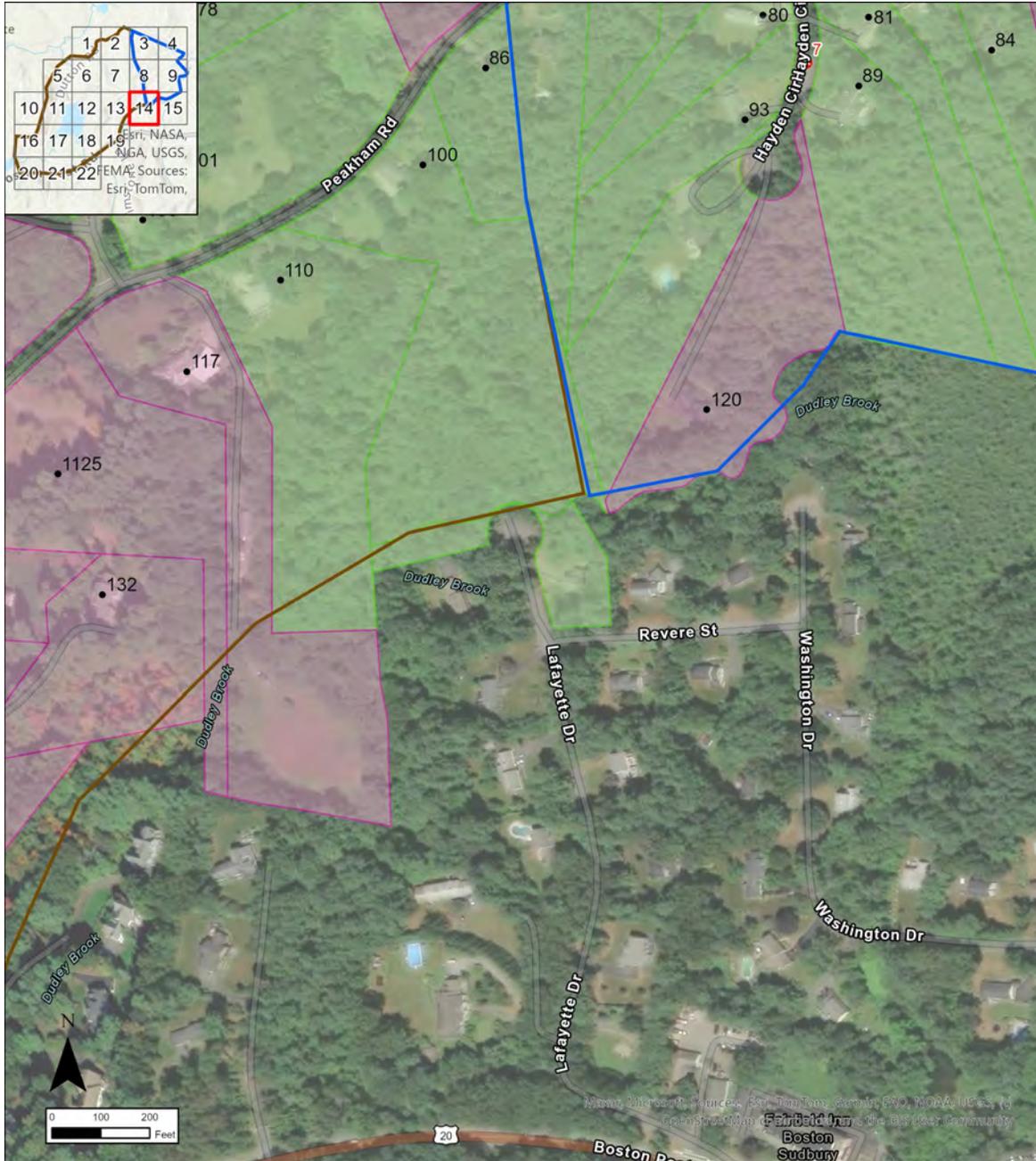
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 14 of 22

- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

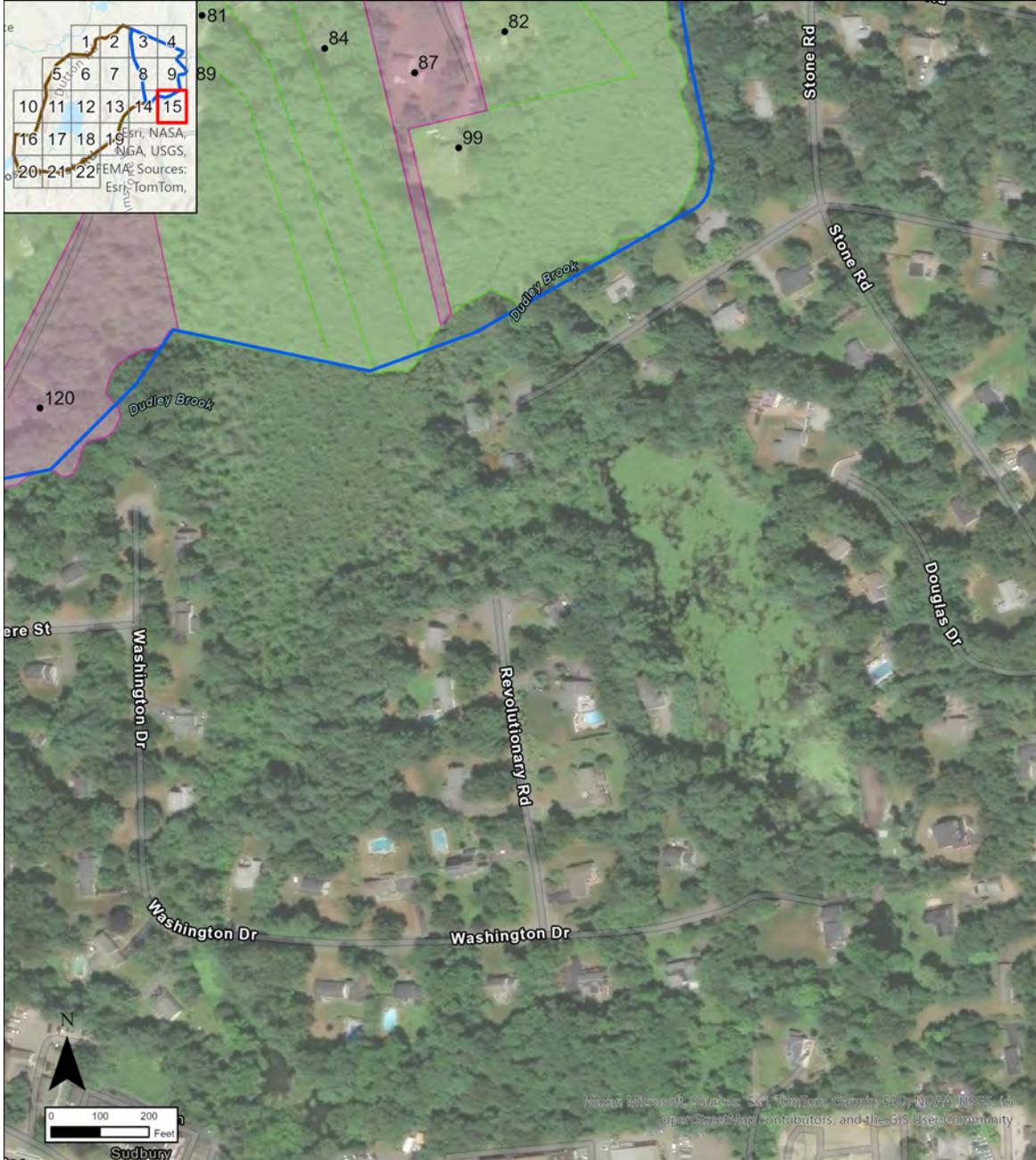
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 15 of 22

- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

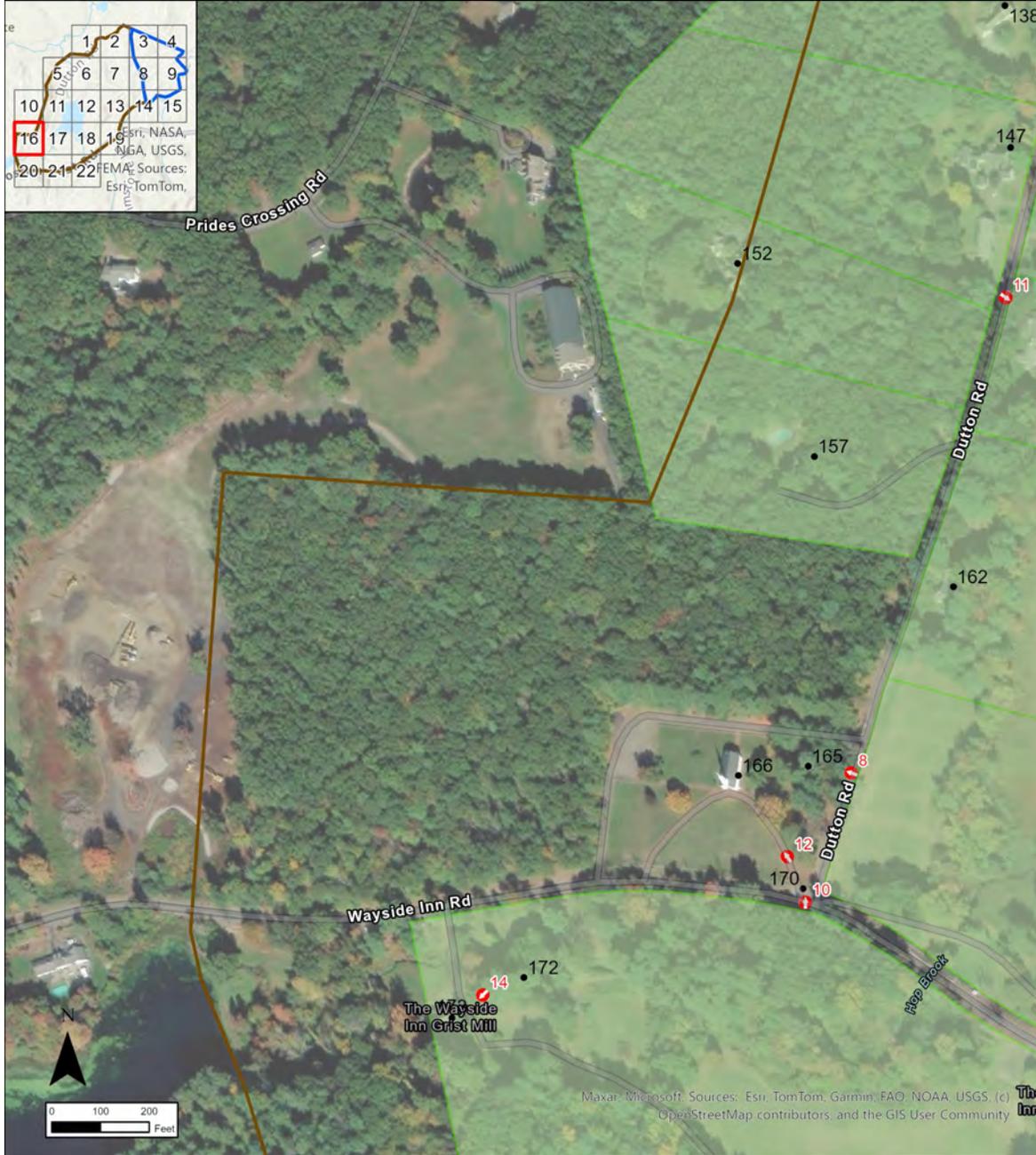
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WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 16 of 22

- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

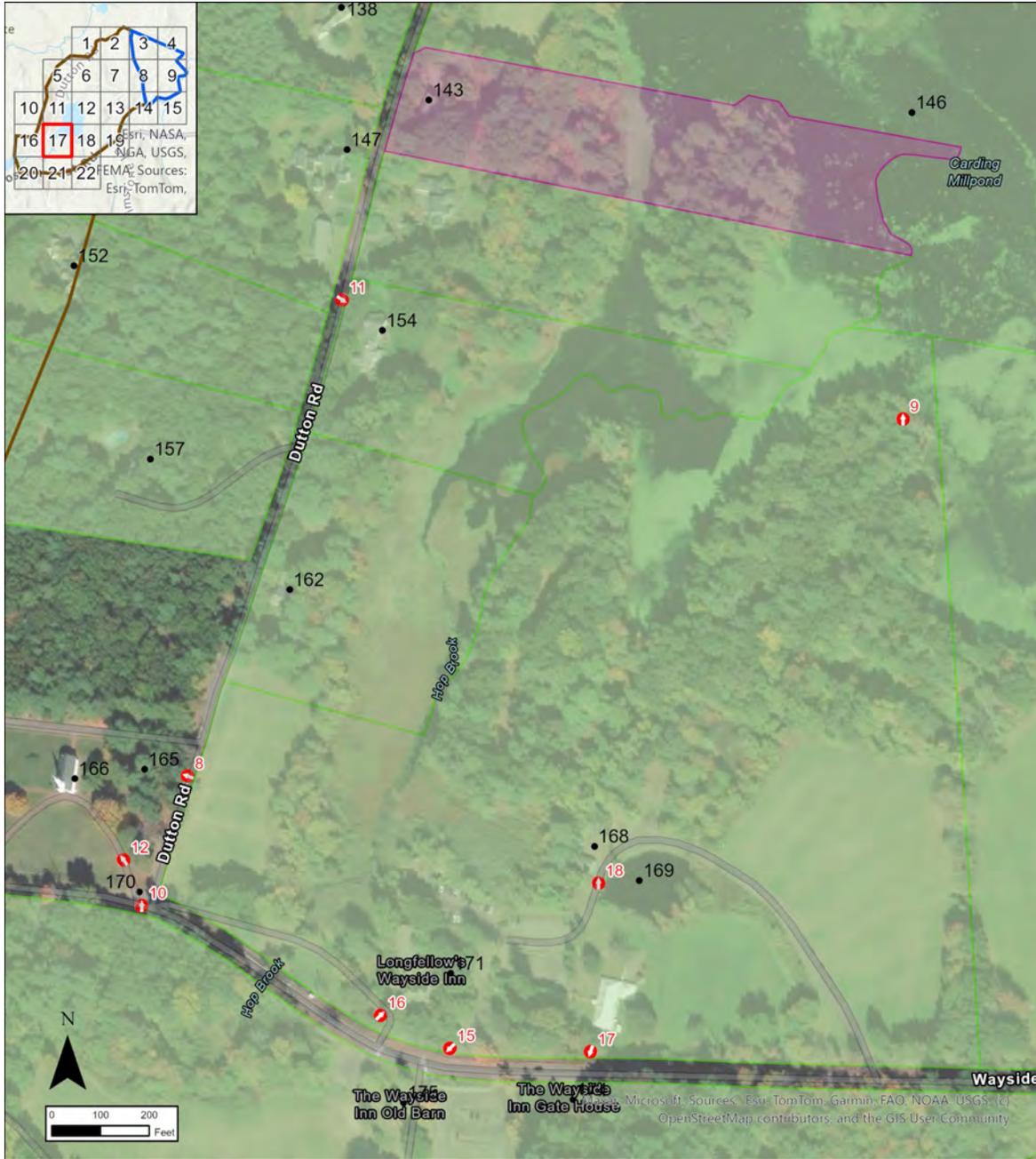
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 17 of 22

- Property Location
- ① Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- Yes
- No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

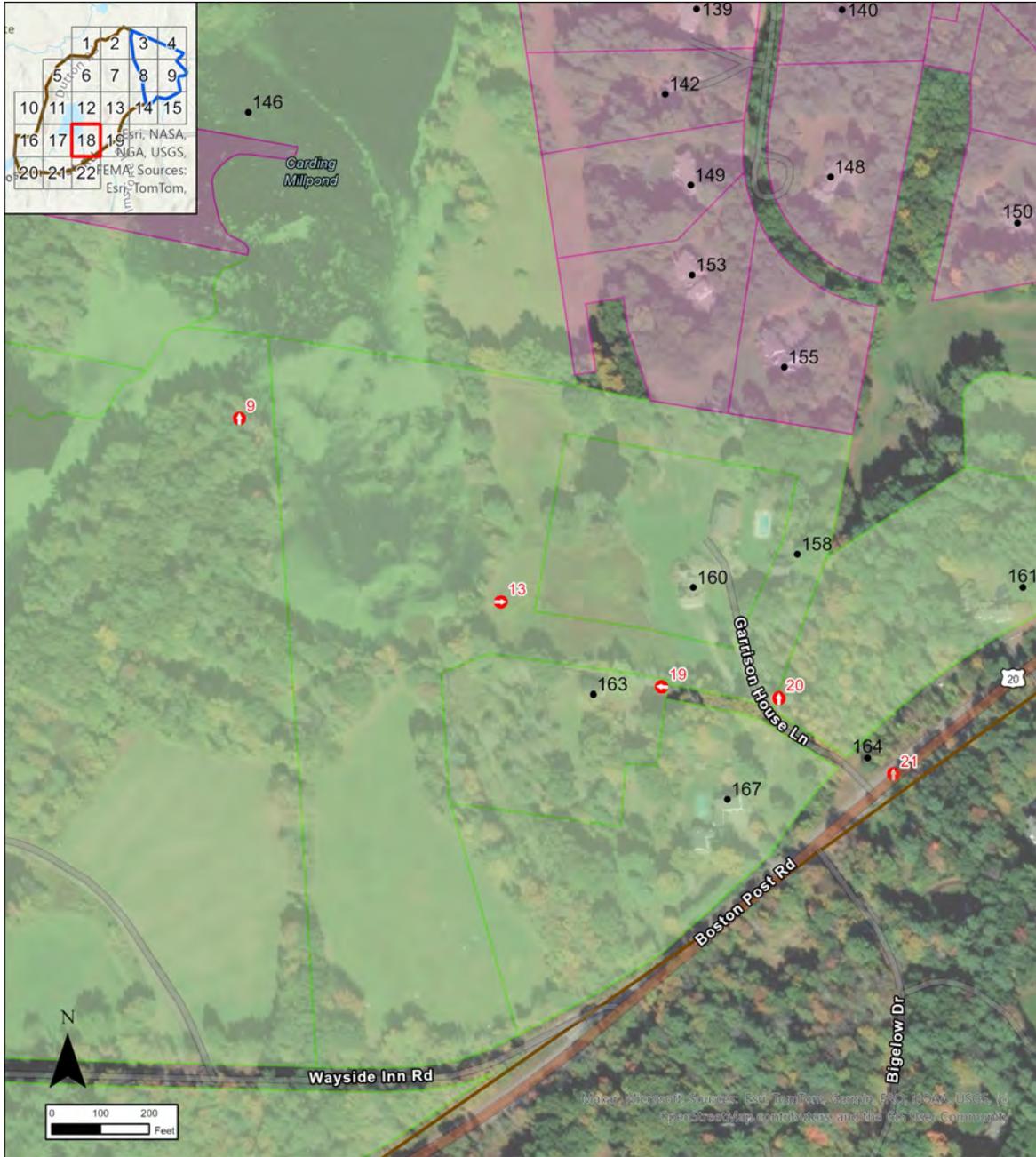
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 18 of 22

- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

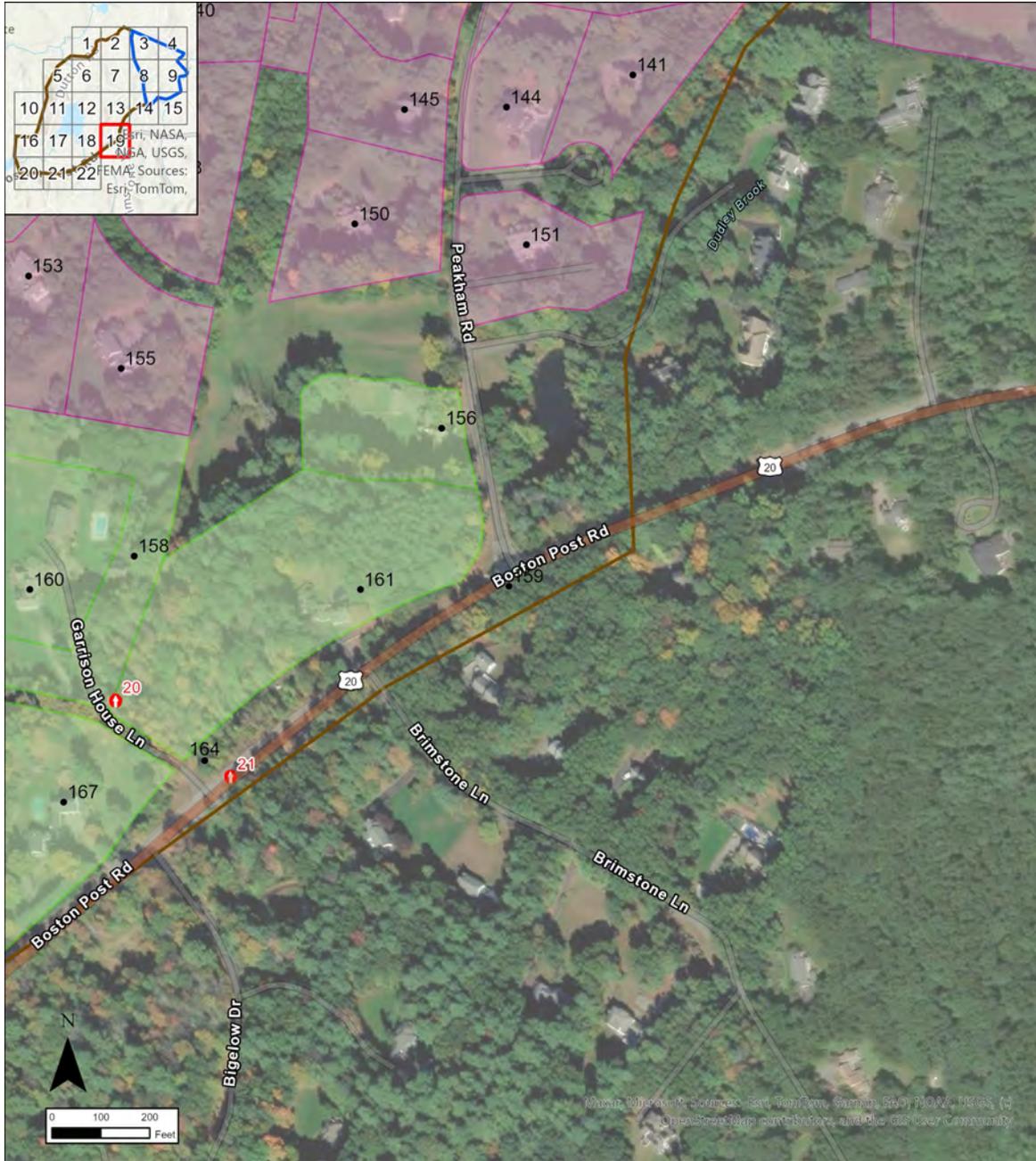
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 19 of 22

- Property Location
- Ⓜ Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- ▭ Contributing Yes
- ▭ Contributing No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 20 of 22

- Property Location
- Photograph Location
- The Wayside Inn Historic District I
- The Wayside Inn Historic District II
- Contributing Yes
- Contributing No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

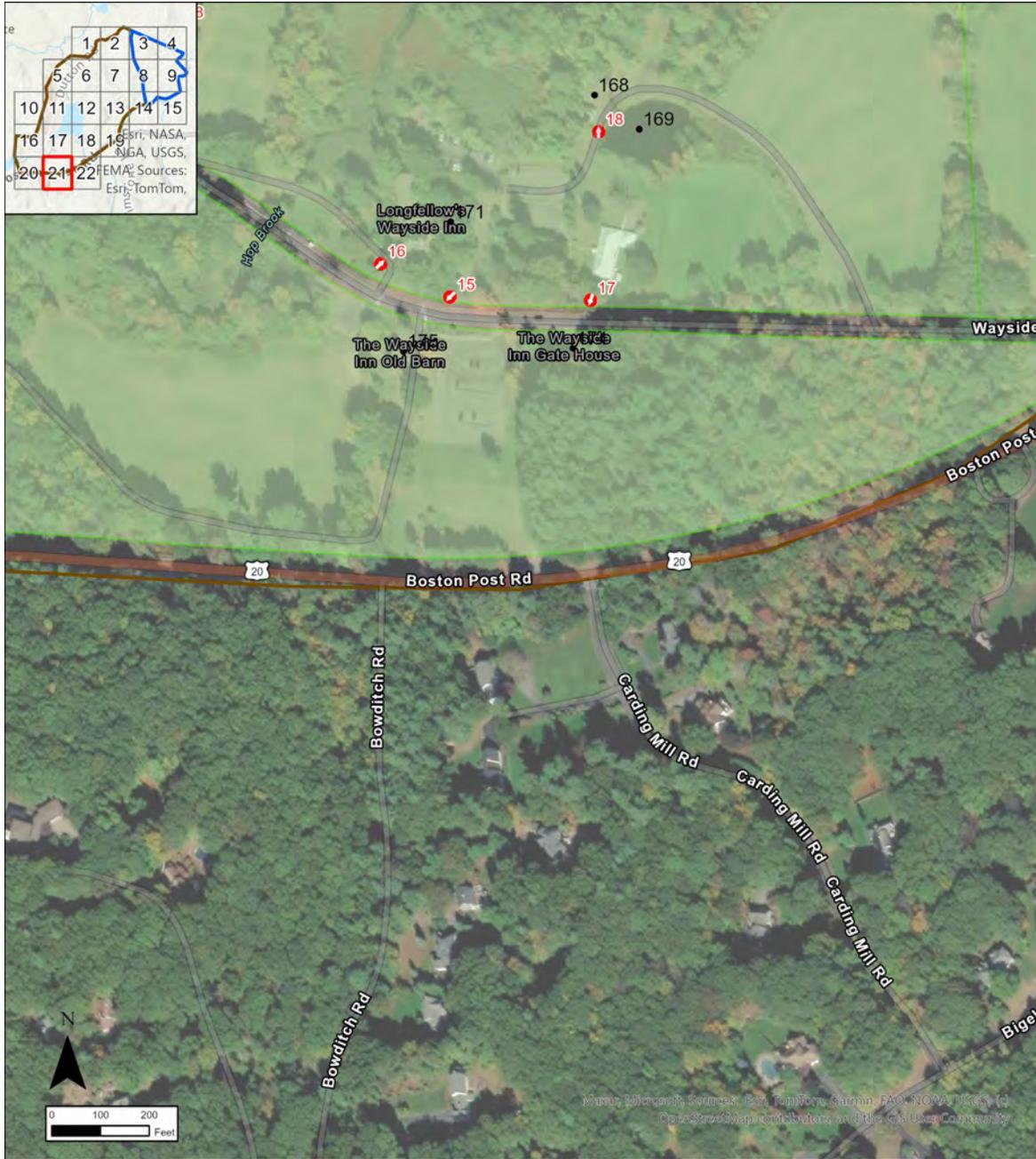
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 21 of 22

- Property Location
- 📍 Photograph Location
- 📏 The Wayside Inn Historic District I
- 📏 The Wayside Inn Historic District II
- 🟢 Contributing Yes
- 🟡 Contributing No



INVENTORY FORM A CONTINUATION SHEET
 HISTORIC DISTRICT

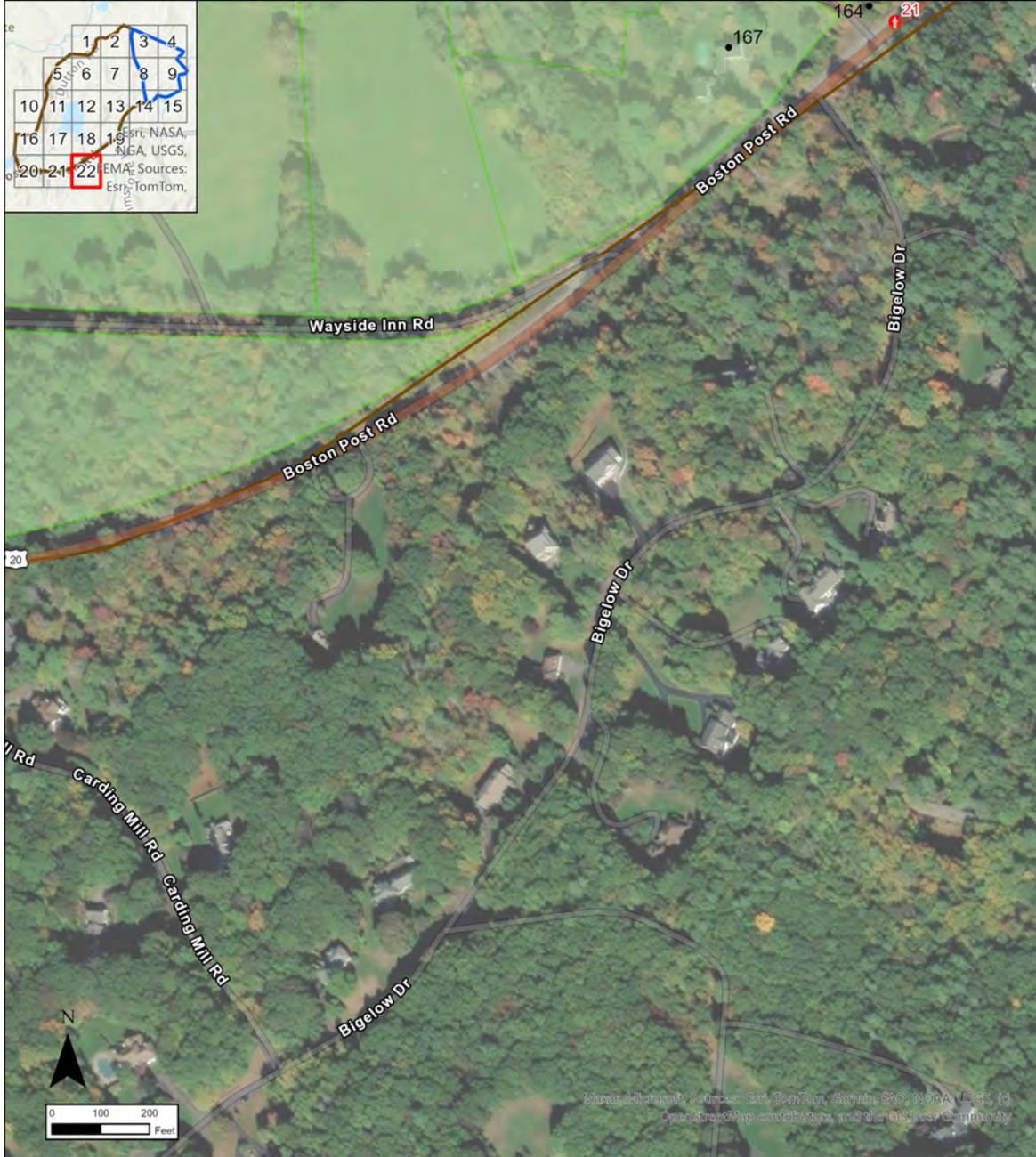
SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Wayside Inn Local Historic Districts I & II

Sheet 22 of 22

- Property Location
- 📍 Photograph Location
- ▭ The Wayside Inn Historic District I
- ▭ The Wayside Inn Historic District II
- Contributing
- ▭ Yes
- ▭ No



INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet

PHOTOGRAPHS



Photograph Number 1. View to the northeast toward Longfellow's Wayside Inn (photograph taken December 15, 2023).



Photograph Number 2. View to the southwest toward the Wayside Inn Old Barn (photograph taken December 15, 2023).



Photograph Number 3. View to the south-southwest toward the Wayside Inn Gate House (photograph taken December 15, 2023).



Photograph Number 4. View to the north toward the Wayside Inn Ice House (photograph taken December 15, 2023).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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Photograph Number 5. View to the southwest toward the Wayside Inn Gristmill (photograph taken December 15, 2023).



Photograph Number 6. View to the southeast toward the Cold Storage Cellar (photograph courtesy of MHC).



Photograph Number 7. View to the northeast toward the Martha Mary Chapel (photograph taken December 15, 2023).



Photograph Number 8. View to the west-northwest toward the Redstone School (photograph taken December 15, 2023).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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Photograph Number 9. View to the north of Milestone 29 (photograph taken December 15, 2023).



Photograph Number 10. View to the northwest toward the Adam Howe House (photograph courtesy of the Town of Sudbury).



Photograph Number 11. View to the north toward the Parmenter Garrison Site Marker (photograph taken December 15, 2023).



Photograph Number 12. View to the west toward the Abel Parmenter House (photograph courtesy of the Town of Sudbury).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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Photograph Number 13. View to the north toward the William and Mary Hager House (photograph courtesy of the Town of Sudbury).



Photograph Number 14. View to the north across Carding Mill Pond (photograph taken December 15, 2023).



Photograph Number 15. View to the northwest toward the Carding Mill House (photograph courtesy of MHC).



Photograph Number 16. View to the north across French Road Pond (photograph courtesy of the Town of Sudbury).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Photograph Number 17. View to the southwest toward Josephine Pond. Ice House at right (photograph courtesy of the Town of Sudbury).



Photograph Number 18. View to the north toward 10 Garrison House Lane (photograph courtesy of the Town of Sudbury).



Photograph Number 19. View to the east toward 12 Garrison House Lane (photograph taken December 15, 2023).



Photograph Number 20. View to the east toward the George Gott House (photograph courtesy of the Town of Sudbury).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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Photograph Number 21. View to the north toward the Samuel O. and Nancy Parmenter House (photograph courtesy of MHC).



Photograph Number 22. View to the northeast toward the Solomon Dutton House (photograph courtesy of the Town of Sudbury).



Photograph Number 23. View to the east toward the Daniel Noyes-William S. Warren House (photograph courtesy of the Town of Sudbury).



Photograph Number 24. View to the north of the Jonathan Fairbank and Hannah Morse-Abijah Walker and Mary Noyes House (photograph courtesy of the Town of Sudbury).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Photograph Number 25. View to the northwest toward 22 Colburn Circle (photograph taken December 15, 2023).



Photograph Number 26. View to the east toward 12 Colburn Circle (photograph taken December 15, 2023).



Photograph Number 27. View to the west toward 21 Curtiss Circle (photograph taken December 15, 2023).



Photograph Number 28. View to the south toward 46 Robert Best Road (photograph taken December 15, 2023).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Photograph Number 29. View to the northeast toward 116 Bent Road (photograph taken December 15, 2023).



Photograph Number 30. View to the east-southeast toward 14 Hayden Circle (photograph taken December 15, 2023).



Photograph Number 31. View to the west toward the Southwest School (photograph courtesy of MHC).



Photograph Number 32. View to the east toward 122 Old Garrison Road (photograph courtesy of the Town of Sudbury).

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F See data sheet



Photograph Number 33. View to the northwest toward 54 Old Garrison Road (photograph courtesy of the Town of Sudbury).

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 Andrew Roblee, Roblee Historic Preservation, LLC

A portion of the Wayside Inn Local Historic District, including the Wayside Inn and surrounding properties associated with Henry Ford's restoration efforts, was listed on the National Register of Historic Places in 1973. The expanded district builds upon that original listing by encompassing a broader area that reflects the district's full historical, architectural, and cultural significance. In addition, two 1767 Milestones, previously NR-listed in 1971, are located within the local historic district.

The Wayside Inn Local Historic District in Sudbury is eligible for the National Register of Historic Places under **Criterion A** for its long and varied association with significant themes in local, regional, and national history, including early settlement, milling and agriculture, Colonial and Revolutionary-era travel and hospitality, early American literature, industrial and educational experimentation, historic preservation, and twentieth-century suburbanization. Established near the Marlborough line in the area once known as "Peakham," the district retains multiple layers of historical development beginning in the early eighteenth century with the establishment of Howe's Tavern—now Longfellow's Wayside Inn—widely recognized as the oldest continuously operating inn in the United States. The district played a central role in the colonial and Revolutionary War eras, was immortalized in Henry Wadsworth Longfellow's *Tales of a Wayside Inn* (1863), and was later revitalized and expanded by automobile magnate Henry Ford as part of an ambitious preservation and educational endeavor. Ford's acquisitions and interventions from the 1920s through the 1940s, including the reconstruction of historic buildings and development of associated educational facilities, represent a nationally significant example of early twentieth-century historic preservation practice.

Under **Criterion C**, the district is also significant for its architectural merit, containing a broad and well-preserved collection of residential, institutional, agricultural, and industrial buildings spanning from the early eighteenth century to the post-World War II era. Architectural styles represented include Colonial, Federal, Greek Revival, and Colonial Revival, as well as vernacular adaptations and mid-twentieth-century suburban forms such as the Ranch and Cape Cod house.

INVENTORY FORM A CONTINUATION SHEET
HISTORIC DISTRICT

SUDBURY

WAYSIDE INN LOCAL

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

E,F	See data sheet
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Particularly notable are the Wayside Inn (1703), the reconstructed Redstone Schoolhouse (originally 1798), the Wayside Grist Mill (1927), and the mid-century Colonial Revival houses of the Woodland II subdivision, which reflect evolving tastes in domestic architecture and the adaptation of historicist forms for suburban development. The district's layered built environment illustrates continuity and change in Sudbury's architectural landscape over more than 250 years. The district retains integrity of location, setting, design, materials, workmanship, feeling, and association, and continues to reflect its historic function and identity as a crossroads of heritage, tourism, preservation, and residential life.

FORM B – BUILDING

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

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

K04-0300	Framingham	F	SUD.309
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LHD 03/21/1967

Town/City: Sudbury

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

Photograph



Address: 10 Garrison House Lane

Historic Name: Abel Parmenter House

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: ca. 1870

Source: Assessor's/Historic Record

Style/Form: Greek Revival

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete; Stone

Wall/Trim: Wood Clapboard

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*):

Not known

Condition: Fair

Moved: no yes **Date:**

Acreage: 7.23

Setting: Located at the end of Garrison House Lane in a lot surrounded by forested areas and with a pond to the west. 10 Garrison House Lane is technically located on Parcel K04-0300 (shown outlined in red on map) per Sudbury town Records.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): September 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10 GARRISON HOUSE LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F

SUD.309

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 on 10 Garrison Lane is a two-story house with some Greek Revival elements. The house features exterior walls clad in wood clapboard. According to the town of Sudbury Assessor's records, the foundation is concrete. However, other sources indicate there are stone elements as well. Looking in the north-west direction towards the house, it is divided into three volumes. The larger volume is a two-story gabled block located at the northern end of the property. Extending from this are two prominent, low pitched, front-facing gables that form the west elevation (façade) of the house. The western volume of the façade is slightly protruding, creating a stepped footprint.

The house mostly consists of tall and narrow six-over-six, double-hung windows with wide wood surrounds. The main entrance is centrally located within a small recessed entry porch. South of the door are three consecutive windows, while another two identical windows that are set slightly apart are located on the enclosed porch projection to the north. On the second story, an additional two windows that are similar in design are positioned far apart from one another on either side of the main volume of the house.

The south elevation of the building features asymmetrical fenestration, consisting of three windows at the first-story level. On the second-story level are two square windows arranged far apart from one another. The front gabled roof is covered with asphalt shingles and features varying heights on the three volumes.

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.

The property is located within the Wayside Inn Local Historic District as well as the NR-listed Wayside Inn Historic District. Situated on a landlocked parcel at the end of Garrison House Lane (formerly known as Parmenter Garrison Road), the property was the original location of the Parmenter Garrison, a stone "garrison house" built in 1669 by Benjamin Parmenter.¹ Garrison houses were chosen for their strategic and defensible locations in times of danger. According to *Hudson's The Annals of Sudbury, Wayland and Maynard, Middlesex County, Massachusetts*, workmen employed in the construction of the Wayside Inn would stay at the Parmenter Garrison during the nights for safety.² Sudbury had five such houses during King Philip's War (1675-1676).³ The garrison house and accompanying farm was owned by Abel Parmenter, a Revolutionary War veteran, and remained in the Parmenter family for over 200 years. The garrison structure was razed in 1858. According to a 1984 edition of the *Sudbury Town Crier*, stones from the garrison house were used in the construction of the cellar of 10 Garrison House Lane, which occurred between 1858 and 1870.⁴ A stone marker was placed near the intersection of Garrison House Lane and US Route 20 placed by the Daughters of the American Revolution in 1906.⁵

¹ Middlesex County, Massachusetts, Deed Book 21257:415 (June 28, 1991).

² Hudson Alfred Sereno, *The Annals of Sudbury, Wayland, and Maynard, Middlesex County, Massachusetts* (Alfred S. Hudson), 1891, 13.

³ Conklin, Edwin P., *Middlesex County and Its People. A History, Vol. 1* (New York, NY: Lewis Historical Publishing Company, Inc.), 1927, 50.

⁴ "SVT acquires historic Post Road property", *The Sudbury Town Crier* (Sudbury, MA), March 22, 1984, 3.

⁵ "The Cosmopolitan", *Boston Evening Transcript* (Boston, MA), June 6, 1906, 22.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10 GARRISON HOUSE LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.309
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While buildings are depicted on William Wood's 1830 *Map of Sudbury* in the vicinity of 10 Garrison House Lane, it is not in the exact location of the property, and may represent the original garrison house's location.⁶ Henry Walling's 1856 *Town of Sudbury*, a building that appears to be located at the same location as the property is labeled "A. Parmenter", although this predates the construction of the house as described in the *Sudbury Town Crier* history⁷ On F. W. Beers' 1875 *County Atlas of Middlesex, Massachusetts*, a building that appears to be the property is labeled "A & L Parmenter".⁸ This would correlate with the documented demolition of the original garrison house and the construction of 10 Garrison House Lane by 1870. The 1880 tax valuation of Sudbury includes several Parmenters, including "L. & A.N. Parmenter", who owned a house valued at \$1,500 and a barn valued at \$800, along with a shed, henhouse, and livestock.⁹ By the 1908 Walker & Co. *Atlas of Middlesex County* map, what appears to be the property is labeled "L. Parmenter".¹⁰ It is unclear which specific Parmenters these initials may relate to, but Hudson's *History of Sudbury* lists Addison (1827-1887) as having lived at this location.¹¹

The property remained in the extended Parmenter family before it was transferred from Charles O. Parmenter to Henry Ford in the 1920s as part of the latter's attempt to create a historical village.¹² The property was transferred from Henry and Clara Ford to the Wayside Inn in the fall of 1945, as Ford began to divest himself from his historical recreation venture.¹³ In 1951, The Wayside Inn conveyed to property to John F. Murphy in 1951.¹⁴ Murphy sold the property to Arden MacNeill in 1966.¹⁵ In 1988, the property was subdivided into its present shape according to plans entitled "Carding Mill, a Cluster Development Site Plan (Middlesex County)" on which the property is shown as Parcel 31.¹⁶ In 1990, Richard and Sara Mayo purchased the property.¹⁷

The form and detail of the central volume of the house are consistent with the estimated date of construction as a two-bay vernacular house with some Greek Revival elements and references. While the historic record and local municipal permitting record has not yet yielded information regarding dates for alterations to the building, it appears as though at least two major modifications in the form of enclosed porches extending from the façade were completed in the late twentieth century.

BIBLIOGRAPHY and/or REFERENCES

Assessor's records.

Boston Evening Transcript.

Conklin, Edwin P. *Middlesex County and Its People. A History*. 4 vols. New York, NY: Lewis Historical Publishing Company, Inc., 1927.

Beers, F. W. *County Atlas of Middlesex, Massachusetts*. New York, NY: J. B. Beers & Co., 1875.

Hudson, Alfred Sereno. *The Annals of Sudbury, Wayland, and Maynard, Middlesex County, Massachusetts*. Alfred S. Hudson, 1891.

⁶ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁷ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁸ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁹ *Report of the Assessors* (Sudbury, MA: Town of Sudbury), 1880, 19.

¹⁰ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

¹¹ Hudson, 506.

¹² Middlesex County Deed Book 4991:166 (July 9, 1926).

¹³ Middlesex County Deed Book 6916:361 (November 13, 1945).

¹⁴ Middlesex County Deed Book 7746:391 (April 30, 1951).

¹⁵ Middlesex County Deed Book 11021: 244 (January 6, 1966).

¹⁶ Middlesex County Deed Book 19875:56 (August 17 1988).

¹⁷ Middlesex County Deed Book 20442:330 (March 22, 1990).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10 GARRISON HOUSE LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.309
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Middlesex South Registry of Deeds.

The Sudbury Town Crier.

FORM B – BUILDING

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

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

K04-0300 Framingham SUD.F SUD.454

LHD 03/21/1967

Town/City: Sudbury

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

Photograph



Address: 12 Garrison House Lane (Barn)

Historic Name: Abel Parmenter Barn

Uses: Present: Out Building

Original: Agricultural

Date of Construction: ca. 1860

Source: Historic maps, Deed Records, Architectural analysis

Style/Form: Other

Architect/Builder: Not known

Exterior Material:

Foundation: Granite

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures: None

Major Alterations (*with dates*): Not known

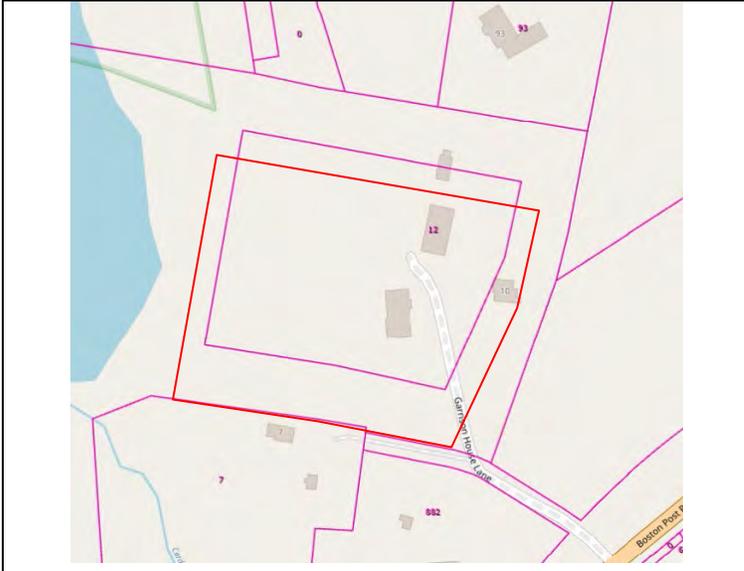
Condition: Good

Moved: no yes **Date:**

Acreage: 7.2

Setting: Located at the end of Garrison House Lane in a lot surrounded by forested areas and with a pond to the west.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): February 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10-2 GARRISON HOUSE LANE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.F

SUD.454

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 Abel Parmenter Barn located at 12 Garrison House Lane is a two-story New England Gable-Front Bank Barn sitting atop a granite foundation. The exterior walls of the barn are clad in board-and-batten siding. There is a smaller additional volume attached to the north of the building. The barn is located on the same parcel with **10 Garrison House Lane (ca. 1870, SUD.309)**, set beside a newly constructed (1967) Colonial Revival-style house at **12 Garrison house Lane (SUD.310)**.

The south elevation (façade) of the barn is divided into three bays, which includes a centered double-door. West of the door are two white six-over-six double-hung windows, one placed on the first-floor level and another on the second story level of the building. On the eastern side of the door is a single six-over-six double-hung window located on the second floor. The western elevation of the barn includes pairs of small eight-pane windows that are aligned horizontally and vertically in symmetrical rows. There are five pairs of windows on the first story level and an additional two pairs at the second story level, which are placed in line with the second and fourth pairs of windows below. The low-roof extension towards the north of the barn also includes a pair of identical white eight-pane windows that are centrally placed on the western elevation of this volume.

The barn also has a basement, which when seen on the western elevation, has several small white eight-pane and six-pane windows. It also has two chimneys, one placed close to the north end of the roof, the other closer to the front, southern end. The ventilators, which are identical to one another, each have a circular cap, sitting atop a thick cylindrical flu pipe, and a sloped crown.

The barn has a gable roof covered in asphalt shingles, and the smaller additional volume attached to the north of the barn has a lower shed roof.

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.

The Abel Parmenter Barn is located within the **Wayside Inn Local Historic District (SUD.F)**, just outside of the NR-listed **Wayside Inn Historic District (SUD.E)**. Situated on a landlocked parcel at the end of Garrison House Lane (formerly known as Parmenter Garrison Road), the property was the original location of the Parmenter Garrison, a stone "garrison house" built in 1669 by Benjamin Parmenter.¹ Garrison houses were chosen for their strategic and defensible locations in times of danger. According to Hudson's *The Annals of Sudbury, Wayland and Maynard, Middlesex County, Massachusetts*, workmen employed in the construction of the Wayside Inn would stay at the Parmenter Garrison during the nights for safety.² Sudbury had five such houses during King Philip's War (1675-1676).³ The garrison house and accompanying farm was owned by Abel Parmenter, a Revolutionary War veteran, and remained in the Parmenter family for over 200 years.

¹ Middlesex County, Massachusetts, Deed Book 21257:415 (June 28, 1991).

² Hudson, Alfred Sereno, *The Annals of Sudbury, Wayland, and Maynard, Middlesex County, Massachusetts* (Alfred S. Hudson), 1891, 13.

³ Conklin, Edwin P., *Middlesex County and Its People. A History, Vol. 1* (New York, NY: Lewis Historical Publishing Company, Inc.), 1927, 50.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

10-2 GARRISON HOUSE LANE

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.F

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In the early nineteenth century, barns in Eastern Massachusetts were essential structures for the region's agricultural communities. The barn located at 12 Garrison House Lane combines elements of the New England barn and the bank barn. The New England barn was typically rectangular, with a gable roof and side doors. These barns were multi-functional, used for storing hay, housing livestock, and storing farming equipment. Built into a hillside, bank barns provided easy access to both the upper and lower levels. The hillside allowed for ground-level entry on one side, usually for hay storage, while the lower level housed livestock.

By 1830, agriculture in New England had expanded in scale and transitioned to a more commercial than subsistence enterprise. As a consequence, the New England barn, with lengthwise aisles and a wagon entry in the gable end, began to replace the English barn plan, which featured large wagon doors on the long sides.⁴ Most New England barns featured a central aisle, with stalls for livestock on either side and storage for hay and grain overhead. Good ventilation was crucial for preserving hay and ensuring the health of livestock. Barns often had ventilation openings or cupolas to allow for airflow. The design of these barns was versatile, allowing them to be adapted for different uses as the needs of the farm changed over time. Barns were the hub of agricultural activity, essential for storing crops and housing animals. They reflected the agricultural economy of the region, where farming was a primary occupation. Early nineteenth-century barns were often constructed using heavy timber framing, a method brought by European settlers. This technique involved large wooden beams connected with mortise and tenon joints, secured by wooden pegs. The exterior was typically clad in wooden planks, often left unpainted or painted with a mixture of linseed oil and natural pigments. Many barns were built on stone foundations, providing stability and protection from moisture. Barns built prior to 1830 generally did not feature cellars.⁵

The Abel Parmenter Barn represents an excellent example of a Gable-Front Bank Barn, a sub-type of New England barns that grew in popularity in the first half of the nineteenth century. Westward expansion resulted in an increased cost of farm labor. This led to farmers seeking designs that made farmwork easier, and bank barns were labor-saving, which takes advantage of topography to improve storage and livestock management.⁶ The board-and-batten siding seen on the 12 Garrison House Lane barn became popular in the mid-nineteenth century after the development of the circular saw blade, which facilitated the production of long wooden battens.⁷ The barn at 12 Garrison House Lane features the carriage doors in the gable end, roof ridgeline ventilators, an exposed stone cellar, a center aisle inferred by the rows of windows along each elevation, and two levels of ground access – hallmarks of the New England Gable-Front Bank barn. Further investigation of the interior will reveal additional information regarding its construction.

Buildings are depicted on William Wood's 1830 *Map of Sudbury*⁸ and Henry Walling's 1856 *Town of Sudbury*⁹ maps in the vicinity of the barn at 12 Garrison House Lane, but these maps did not necessarily include all outbuildings associated with a property and merely identified approximate locations and ownership. They are not in the exact location of the property, and may represent the original garrison house's location. The 1880 tax valuation of Sudbury includes several Parmenters, including "L. & A.N. Parmenter", who owned a house valued at \$1,500 and a barn valued at \$800, along with a shed, henhouse, and livestock.¹⁰ On the 1908 Walker & Co. *Atlas of Middlesex County* map, the property is labeled "Mrs. L. Parmenter".¹¹ It is unclear to which specific Parmenters these initials may refer, but Hudson's *History of Sudbury* lists Addison (1827-1887) as having lived at the house nearby at 10 Garrison House Lane.¹²

⁴ Hubka, Thomas, *Big house, little house, back house, barn : the connected farm buildings of New England* (Hanover, NH: University Press of New England), 1984, 52.

⁵ Hubka, 55-58.

⁶ Visser, 80-81.

⁷ Visser, Thomas Durant, *Field Guide to New England Barns and Farm Buildings* (Lebanon, NH: University Press of New England), 1997, 31.

⁸ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁹ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

¹⁰ *Report of the Assessors* (Sudbury, MA: Town of Sudbury), 1880, 19.

¹¹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

¹² Hudson, 506.

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SUDBURY

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The property remained in the extended Parmenter family before it was transferred from Charles O. Parmenter to Henry Ford in the 1920s as part of the latter's attempt to create a historical village.¹³ The property was transferred from Henry and Clara Ford to the Wayside Inn in the fall of 1945, as Ford began to divest himself from his historical recreation venture.¹⁴ In 1951, The Wayside Inn conveyed to property to John F. Murphy in 1951.¹⁵ Murphy sold the property to Arden MacNeill in 1966.¹⁶ In 1988, the property was subdivided into its present shape according to plans entitled "Carding Mill, a Cluster Development Site Plan (Middlesex County)" on which the property is shown as Parcel 31.¹⁷ In 1990, Richard and Sara Mayo purchased the property.¹⁸

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¹³ Middlesex County Deed Book 4991:166 (July 9, 1926).

¹⁴ Middlesex County Deed Book 6916:361 (November 13, 1945).

¹⁵ Middlesex County Deed Book 7746:391 (April 30, 1951).

¹⁶ Middlesex County Deed Book 11021: 244 (January 6, 1966).

¹⁷ Middlesex County Deed Book 19875:56 (August 17 1988).

¹⁸ Middlesex County Deed Book 20442:330 (March 22, 1990).

SUD.F	SUD.454
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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 Andrew Roblee, Roblee Historic Preservation, LLC

The criteria that are checked in the above sections must be justified here.

The Abel Parmenter Barn at 12 Garrison House Lane meets Criterion A for its association with the agricultural history of Sudbury and the broader development of New England farming practices in the nineteenth century. The barn reflects the transition from subsistence to commercial agriculture in Massachusetts, incorporating key architectural features of the New England Gable-Front Bank Barn, which facilitated more efficient farm operations. Additionally, its location on a historic parcel associated with the Parmenter Garrison site and its inclusion in Henry Ford's historic preservation efforts in the early twentieth century further enhance its significance.

The barn also meets Criterion C as a well-preserved example of a mid- nineteenth-century New England Gable-Front Bank Barn. Character-defining features include its granite foundation, board-and-batten siding, sliding carriage doors in the gable end, roof ridge ventilators, exposed stone cellar, and a center-aisle layout. These elements demonstrate the functional evolution of barn architecture in response to technological advancements.

While the exact date of construction is undetermined, historical maps suggest a structure was present in this vicinity circa 1860, and its form aligns with barns built in that period. The barn remains in good condition and retains its integrity of location, design, materials, and workmanship, contributing to its eligibility for the National Register of Historic Places.

FORM B – BUILDING

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

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

H09-0057 Maynard SUD.A,
SUD.J SUD.71

NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Address: 250 Old Sudbury Road

Historic Name: Rev. Jacob Bigelow Parsonage

Uses: Present: Single Family Dwelling
Original: Parsonage

Date of Construction: ca. 1773

Source: Historical records, architectural analysis

Style/Form: Georgian

Architect/Builder: J. Thompson

Exterior Material:

Foundation: Granite (front), uncut stone (other elevations)

Wall/Trim: Wood clapboard

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Two-story, former carriage house is now the next door residence

Major Alterations (*with dates*):

Addition (1998 & 2000).

Condition: Excellent

Moved: no yes **Date:**

Acreage: 14.4

Setting: Located on a rise in topography on the northeast side of Old Sudbury Road along a highway, behind a fieldstone wall and just east of the main hub of Sudbury Center.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): September 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.71

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.

Exterior

The Rev. Jacob Bigelow Parsonage is a Georgian-style house composed of three distinct volumes: the two-story main block, a one-and-a-half-story eastern ell, and a two-story northwest ell set at a diagonal. The building rests on a granite foundation on the primary façade, while uncut stone is visible at other elevations. The exterior is clad in wood clapboard siding, with corner boards that provide vertical emphasis. The fenestration pattern across the house remains consistent with the Georgian style, characterized by symmetrical, multi-pane double-hung windows with simple white surrounds. The roof is a side-gable form, covered in asphalt shingles, with two brick chimneys symmetrically placed at the ridge. The eastern ell features three dormers, while the northwest ell maintains a clean roofline.

The main block façade faces south and is organized in a three-bay composition, featuring a centrally placed entrance. The front door, made of wood, is accentuated by pilasters, an entablature, and a slightly projecting pediment with a cornice. Above the door is a five-pane transom light, allowing natural illumination into the entry hall. Directly above, on the second floor, is an eight-over-twelve double-hung window, flanked by a pair of twelve-over-twelve windows. The first-floor windows are also twelve-over-twelve, with simple white trim and subtle overhangs. A historical marker hangs west of the door denoting the date of construction and a brief biography of Jacob Bigelow.

The eastern ell, extending from the main block, has a five-bay façade with a centrally placed door, similarly topped with a five-pane transom light. Flanking the entrance are six-over-six double-hung windows, evenly spaced. Above, the ell features three pedimented dormer windows, each fitted with four-over-four sash, symmetrically aligned with the lower fenestration.

The northwest ell, positioned diagonally from the main block, has an asymmetrical yet intentional arrangement of openings. The façade is divided into four bays, with a door positioned at the easternmost end, framed by pilasters and a decorative overhang. To the west of the door, there are three six-over-nine double-hung windows, with the middle window placed slightly off-center. On the second floor, two six-over-six windows align with the outermost first-floor windows.

Accompanying the house is a barn structure, painted in a darker tone, which complements the historic aesthetic of the site. The barn features a symmetrical façade with two large doors, a central loft opening, and small multi-pane windows on both levels. A cupola crowns the roof, reinforcing its traditional form.

Interior

Entrance to the house is through the northwest ell. Upon entering, one steps into a modern kitchen featuring wood cabinetry, a central island, and a tile floor. Despite these modern updates, the space retains its historic character through the exposed ceiling structure. The ceiling reveals the hand-hewn timber framing, showcasing the craftsmanship of the original construction. Heavy timbers and the underside of the floor deck above are visible, providing a clear view of traditional joinery techniques.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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To the west of the kitchen is a dining room that retains historic wood detailing. A Georgian-style mantel and fireplace serve as the focal point of the room, featuring symmetrical molding and a paneled overmantel. The fireplace surround is framed by a wooden mantel shelf supported by molded pilasters. Below, the firebox is lined with brick, and a decorative metal screen is positioned in front. The room also features wood wainscoting composed of vertical boards, with a delicate chair rail running along the perimeter. The walls above are finished in smooth plaster. The floor is composed of wide wood planks with a polished finish.

A front sitting room features an original hardwood floor and a Georgian mantelpiece framing the fireplace. The mantel is characterized by symmetrical molding and a paneled overmantel, consistent with the Georgian style. The wall containing the fireplace, likely on the west, also includes a built-in scalloped-top display niche with wood shelving, as well as a lower wood cabinet with paneled doors. The room is encircled by a delicately decorated crown molding, featuring a repeating pattern of cutouts and linear detailing. A central structural beam is clad in drywall.

The front door retains its original heavy mortise lock and is framed by a simple but well-proportioned wooden surround, topped by a multi-pane transom window. The central hall features wide wood floor planks running the length of the space. A staircase with a wooden handrail and simple balusters rises along the right side, providing access to the second story. The hall is defined by its long, linear layout, connecting the front and rear of the house while providing access to adjacent rooms.

To the east of the central hall is an office featuring built-in wood bookshelves, a fireplace with a wooden mantel, and three-layer crown molding. The fireplace surround is simple and proportioned, with a traditional mantel shelf supported by pilasters. The ceiling in this room is finished with drywall and contains recessed lighting, distinguishing it from other spaces with exposed timber ceilings. The floor is composed of hardwood planks, consistent with the flooring throughout the house.

North of the office, an additional sitting room to the east of the hallway features an exposed heavy timber ceiling with visible beams and floor decking above. The construction showcases traditional joinery techniques, with large corner posts and horizontal girts integrated into the walls. A multi-pane window allows natural light into the space, highlighting the contrast between the structural wood elements and the finished plaster walls.

The one-and-a-half-story eastern ell, constructed in 2000, features hardwood plank flooring and trim details that mimic those found in the main house. However, this space differs in its open, vaulted ceiling, which allows natural light in through the upper-level dormer windows. The ceiling is finished in tongue-and-groove wood paneling and features a centrally mounted, ceiling fan. Along the gable end is a built-in wood entertainment center and bookshelf unit.

The second-story hallway is finished in a simpler manner compared to the more decorative spaces below. The baseboards and crown molding are flat and square, while the ceiling and walls are finished in smooth plaster. A wooden balustrade with square balusters and a rounded handrail runs along the staircase opening. The bedrooms feature wood-paneled mantels, drywall ceilings, and exposed boxed-in timbers, reflecting a balance between original construction and later updates. Carpeted flooring is found throughout most of the bedrooms, while the main bedroom retains its original wide wood plank flooring. Multi-pane windows provide natural light, and the rooms are arranged off the central hallway. An additional set of stairs in the northwest ell leads to a loft living space that was completely remodeled in 1998. The space features sloped ceilings, recessed lighting, and hardwood flooring.

In the attic, the exposed timber framing reveals the original construction methods. Hand-hewn beams, unfinished lumber, and logs are visible, some retaining their original bark. The roof structure consists of rough-sawn rafters and purlins, with wooden pegs and traditional joinery securing the connections. The wide, unpainted board sheathing is laid directly beneath the roofing material, showing signs of age and early construction techniques. A small multi-pane window provides light to the space, emphasizing the texture and irregular shaping of the historic framing elements.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

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The basement features exposed heavy timber framing, with hand-hewn beams supporting the floor structure above. Some timbers show evidence of early joinery techniques, including mortise and tenon connections. The walls are constructed of uncut and roughly mortared stone, typical of early foundation construction. A built-in dumbwaiter is present, enclosed within a wooden cabinet with shelving, indicating its original function for transporting items between floors. However, changes to the upper floors have cut off its functionality.

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.

The Bigelow Parsonage at 250 Old Sudbury Road, in the Georgian style, constructed most likely in 1773, has played a significant role in Sudbury's history. Attributed to James Thompson, the house originally served as the residence of Reverend Jacob Bigelow and his wife Elizabeth.¹ Reverend Bigelow, a native of Waltham, was ordained on November 11, 1772, and hired by the town of Sudbury to serve as its minister.² He was deeply involved in the home effort to support the Revolutionary War, and served as a delegate to the Provincial Congress in 1775.³ During the Revolutionary War, part of the Sudbury militia met and organized at the Parsonage when news arrived that British troops were nearing Concord on April 19, 1775. Reverend Bigelow blessed the troops before they marched to Concord, arriving in time to engage the retreating British forces.⁴ Rev. Jacob Bigelow married Lucy Dudley Flag, daughter of Boston merchant Benjamin F. Flag, whose Hanover Street mansion was well known in Boston society; Lucy's sister was the wife of patriot Samuel Adams. The Bigelows had several children, including Elizabeth, who married Amiel Wheeler of Sudbury, and Sophia Field Bigelow, who married the distinguished physician Dr. Jacob Bigelow of Boston. Through these family connections, the parsonage became linked with both local and regional figures of note, tying Sudbury's religious leadership to prominent Boston mercantile and intellectual circles.⁵

Throughout the 19th century, the property changed hands multiple times. The earliest recorded map depiction of the house appears on the 1830 William Wood *Map of Sudbury, Massachusetts*, labeling it under M. Warren.⁶ By 1856, the property was owned by George Goodnow (1789–1855) and continued to be labeled under his name in the 1875 Beers *Map of Middlesex County, Massachusetts* and the 1889 Walker *Atlas of Middlesex County, Massachusetts*, where it was designated as belonging to "G. Goodnow Heirs".⁷ Goodnow's daughter Georgeanna later inherited the house. Having moved to Santa Barbara, CA, Georgeanna sold the property to Reverend Alan J. Hall in 1898.⁸ Rev. A.J. Hall is shown to occupy the property in the 1908 edition of the Walker *Atlas of Middlesex County, Massachusetts*. In the late nineteenth and early twentieth centuries, a large cross-gable addition was built onto the front of the house, featuring a multi-story porch with Shingle-style detailing. This porch was removed in the mid-1920s.⁹ It is believed that the porch was added to the property by this time, due to the change of ownership and the contemporary Stick-influenced design elements. The house was later owned by William Davison (1914),¹⁰ Robert Desjardin (1957),¹¹ and Thomas and Deborah Crowell (1992).¹²

¹ Sudbury Historical Society, Inc., *Sudbury* (Charleston, SC: Arcadia Publishing), 2012, 104.

² Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 355.

³ Drake, Samuel, *History of Middlesex County, Massachusetts* (Boston, MA: Estes and Lauriat), 1880, 416.

⁴ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 47.

⁵ Desjardin, Robert, *250 Old Sudbury Road – MHT Form B* (Boston, MA: Massachusetts Historical Commission), 1976, 2.

⁶ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁷ Hardenbergh, Jan, *Historical Maps of Sudbury, Massachusetts* (Sudbury, MA: Jan Hardenbergh), 2020, 11, 13, 20, 21.

⁸ Middlesex County, Massachusetts, Deed Book 2690:449 (September 7, 1898).

⁹ Sudbury Historical Society, Inc., 104. Also, by the current owner's account.

¹⁰ Middlesex County, Massachusetts, Deed Book 3880: 401 (May 8, 1914).

¹¹ Middlesex County, Massachusetts, Deed Book 9077:8 (December 17, 1957).

¹² Middlesex County, Massachusetts, Deed Book 22518:59 (October 20, 1992).

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SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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When the house was purchased by architect and interior designer Robert Desjardin in 1957 the house was in a state of neglect.¹³ Desjardin removed several Victorian additions, restored the original floor plan, and uncovered six of the home's eight fireplaces which had all been boarded or walled over. He also designed the carriage house and had plans to connect it to the main house via a breezeway featuring six arches - a plan that never materialized.¹⁴

Desjardin was an architect and interior decorator who had a significant impact on Sudbury's historic preservation efforts. Several MHC Building Forms currently on record were completed by Desjardin. A graduate of Worcester Museum School and Clark University, he worked as a chief designer at Gothic Craft in Northborough before establishing Galerie Desjardin in Sudbury. His work extended beyond the Bigelow Parsonage; he played a key role in the development of Sudbury's historic district, designing numerous colonial-style homes in the Boucher Land Grant and creating the Village Green commercial development.¹⁵ His restoration of the Bigelow Parsonage was extensive. He identified architectural influences in the house that reflected Reverend Bigelow's background in Cambridge rather than the rural Middlesex style. He restored missing floorboards, removed alterations, and exposed original structural elements. He also preserved evidence of past modifications, such as a rectangular opening in the dining room floor that had once housed an elevator from the summer kitchen below, used for storing preserves.¹⁶ Mr. Desjardin also renovated the carriage house, now located at 254 Old Sudbury Road.¹⁷ A variance granted by the Town of Sudbury Board of Appeals on January 21, 1965, formally subdivided the property, separating the historic carriage house from the Parsonage.¹⁸ Historic aerial photography confirms that the house retained its main volume (renovated in 1998) and northwest extension until 2001 when the east extension was added.¹⁹

While there are past references to the original construction of the house in 1773 by James Thompson, this information still requires corroboration, and so far has largely relied on inferences drawn from historic primary sources. For example, the Town of Sudbury hired Rev. Bigelow and installed him in late 1772, and passed laws providing for his compensation. It would logically follow that he would construct his residence in early 1773.²⁰ His employment of Thompson is also logical, but there is no definite source that explicitly states Thompson was, in fact the designer and builder. Thompson was, according to his own personal financial record on file in the Sudbury Archives, a woodworker and carpenter who was employed in many projects around Sudbury at the time. The closest thing to a direct source for his involvement with the Bigelow Parsonage is found in these financial records, indicating that James Thompson was paid in 1773 for one day's work framing at "Mr. Biglow's bark house". However, the term "bark house" typically refers to a structure used for storing tree bark for tanning leather, not a residence.²¹ Additional town records indicate payments to Thompson for unspecified work during the house's construction period, which point to his involvement but don't necessarily confirm it. Desjardin claimed that Thompson worked on the Wayside Inn during a contemporaneous renovation, but this information is also not verified.²² Nevertheless, the year 1773 is speculative, but logical and probable for the time of construction. Therefore, a date of circa 1773 is given.

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¹³ "Mr. and Mrs. Desjardin Have Brought to Life the Old House in Sudbury Center", *The Fence Viewer* (Sudbury, MA), January 11, 1962, 1.

¹⁴ *Ibid.*, 4.

¹⁵ "Robert Desjardin", *The Sudbury Town Crier - Obituary* (Sudbury, MA), December 23, 1982, 4.

¹⁶ *The Fence Viewer*, January 11, 1962, 4.

¹⁷ "Old Carriage House Has Become a Beautiful Home", *The Fence Viewer* (Sudbury, MA), May 17, 1962, 2.

¹⁸ Middlesex County, Massachusetts, Deed Book 16012:105 (January 21, 1965).

¹⁹ "Sudbury, 2001 aerial image", *Historicaerials.com*, accessed February 26, 2025, <https://www.historicaerials.com>.

²⁰ Hudson, 207.

²¹ *Account Book of James Thompson* (Sudbury, MA: Sudbury Archives), undated.

²² *The Fence Viewer*, January 11, 1962, 4.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.71

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Supplemental photographs



View of southwest elevation (façade), looking northeast.



View toward southeast addition, looking north-northwest.



View of the northwest elevation, looking south from the driveway.



View of barn, looking west from the rear lawn.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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Rear, or northeast elevation, looking southwest from the rear lawn.



Interior, kitchen in the northeast extension, looking northeast.



Interior, view of the parlor inside the main volume, looking north.



Interior, second-story hallway and landing, looking southwest.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

250 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Interior, view of attic framing, looking south.



Interior, view of basement framing, looking south.



View to the north toward the façade as it appeared in circa 1910 (Collections of the Sudbury Historical Society).

SUD.A, SUD.J	SUD.71
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Bigelow Parsonage at 250 Old Sudbury Road is eligible for listing in the National Register under Criterion A for its association with significant events in Sudbury’s civic and Revolutionary War history, and under Criterion C for its architectural significance as a Georgian-style residence.

Under Criterion A, the house is closely associated with Reverend Jacob Bigelow, who was hired as the town’s minister in 1772 and played a significant civic role during the Revolutionary War. Bigelow served as a delegate to the Provincial Congress in 1775 and is known to have blessed Sudbury militia members at the Parsonage before they marched to Concord in response to the British advance on April 19, 1775. The property retains its integrity of location, setting, and design, reflecting its function as a parsonage and local gathering point during a critical moment in American history.

Under Criterion B, it is associated with an important figure in preservation in the Town of Sudbury, architect Robert Desjardin. Desjardin’s contributions to the preservation of Sudbury’s built environment, including a major restoration in the mid-20th century on the Parsonage and involvement in local historic district development, enhance the property’s local significance.

Under Criterion C, the building’s architectural significance lies in its original Georgian form and subsequent stylistic alterations that reflect changing tastes over time. It was constructed most likely in 1773. A large cross-gable porch with Shingle-style detailing was added in the late 19th or early 20th century and removed in the mid-1920s. While some aspects of the house’s original construction remain uncertain documentary and architectural evidence support the house’s 18th-century origins and continuous evolution. The Bigelow Parsonage remains a significant and tangible link to Sudbury’s colonial, Revolutionary, and preservation history.

FORM B – BUILDING

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

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

H11-0004	Maynard		SUD.123
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Town/City: Sudbury

Place: (*neighborhood or village*):
Water Row

Address: 25 Plympton Road

Historic Name: Joseph Chandler House, "Man Alone"

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling

Date of Construction: 1889

Source: Historic maps

Style/Form: Italianate Villa with Spanish influences

Architect/Builder: Joseph Chandler

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Stucco, fieldstone

Roof: Slate tile

Outbuildings/Secondary Structures: Garage, Stable, stone grottos, bridges, and garden balustrades

Major Alterations (*with dates*):

Two-story addition (1920)

Condition: Fair

Moved: no yes **Date:**

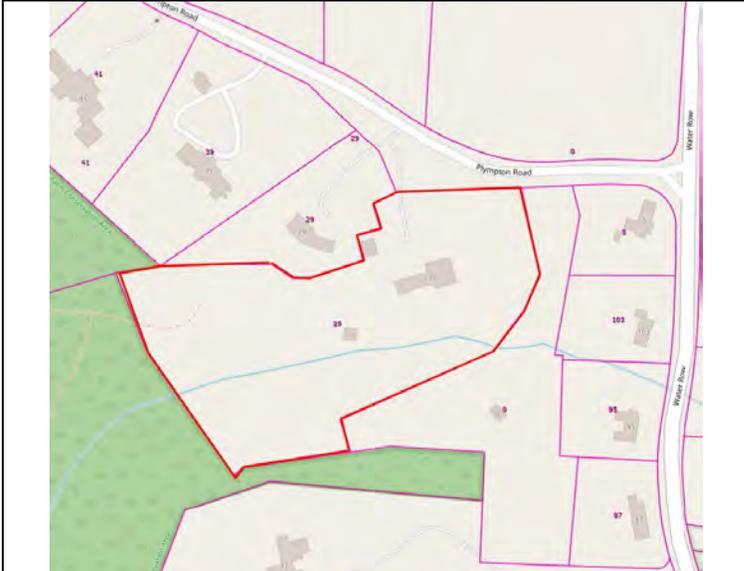
Acreage: 6.3

Setting: The property features extensively landscaped grounds in a picturesque rural setting near the Sudbury River, on the south side of Plympton Road, set back from the road approximately 250 feet at the end of a driveway.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): September 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.123

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 is situated at the end of a long paved driveway in a forested area, on a hill overlooking Plympton Road. The gateway to the house's circular driveway is flanked by Awake and Asleep Lion statues.

The house exhibits a blend of Italianate and Mediterranean Revival influences, characterized by a stuccoed masonry exterior with sections of heavy cut stone. The structure's asymmetrical form consists of a central two-story volume with attached one-story wings. The architectural character is defined by arched openings, curved elements, and European-imported materials, including wood panels, trims, and roof tiles.

The main volume rises two stories and is three bays wide on the west-northwest (Façade) elevation, with a gabled roof covered in slate tiles. A terraced stone retaining wall extends from the base of the villa, incorporating arched openings and balustrades, reinforcing the Mediterranean aesthetic. A set of stone steps provides access to the upper levels of the site, where additional architectural elements, including low stone walls and garden structures, contribute to the villa's overall estate-like presence. A basement level grotto is accessed by a sloping walkway lined by fieldstone walls. The central bay of the main volume projects slightly and rises to a cross gabled dormer peak. The first story features a double-door entrance, and a metal balcony accessed via a set of French doors in on the second story. The cornice is pronounced and supported by decorative brackets, reinforcing the Italianate character. A balcony with a wood balustrade and sheltered by a shed roof projects from the second level, supported by brackets and providing an elevated outdoor space. Fenestration consists of multi-pane French doors and windows, framed in simple trim.

To the south, an attached one-story stone wing features a low-pitched roof with exposed rafter tails and a large, centrally-located arched doorway on the west elevation. Opposite this on the east elevation is a large arched multi-pane window with transoms. A set of stone steps leading to the window indicates it was once a doorway. Also on the east elevation is a greenhouse enclosure with a sloping glass roof.

The front lawn slopes downhill toward Plympton Road. There are a number of landscape features on the rear grounds, including a field stone arched bridge over a babbling brook, a board-and-batten wood shed, a terraced bowling green, and a ruin-style folly with rustic stone columns and a partial overhead trellis.

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.

Joseph Everett Chandler (1863–1945) was a noted architect based in Wellesley, Massachusetts, known for his expertise in Colonial Revival architecture and historic preservation. He played a supervisory role in the restoration of the Old State House, the Paul Revere House, and the House of the Seven Gables. He also oversaw the construction of the Colonial Village in Springfield.¹ Chandler's authored two early and influential works in the field of historic preservation, *The Colonial Architecture of*

¹ "Joseph E. Chandler", *The Boston Globe* (Boston, MA), August 20, 1945, 11.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.123
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Maryland, Pennsylvania, and Virginia (1892) and *The Colonial House* (1916). While best known for his Colonial Revival work, Chandler also engaged in more vernacular and archaeological restoration projects throughout Massachusetts. His personal diaries, made available through Historic New England in 2005, provide deeper insight into his architectural philosophy and his reputation as an authority on Colonial architecture. It is of particular interest that he may have been designing his own residence during the period when he was drafting *The Colonial House*.²

The Town of Sudbury Assessor's Record list 1901 as the official construction date.³ However, the 1889 Walker & Co. *atlas of Middlesex County* depicts a building in this location labeled "J.E. Chandler (Bungalow)", indicating the building was constructed by then.⁴ Therefore, this form uses the building date of circa 1889. The property was developed over a 20-year period, with Chandler personally involved in much of the construction, assisted by a handyman who also served as his gardener. Initially, the first structure on the site was a long, low fieldstone building (now constituting the rear "ell"), which included a greenhouse, study, and guest room.

During the 1920s, Chandler expanded the estate with a large two-story stucco addition, incorporating six bedrooms and four bathrooms. The house's exterior and interior reflect Spanish influences, likely inspired by Chandler's extensive travels abroad, where he collected imported Italian tile, wood paneling, and stonework for his home. Notably, a significant portion of the house's design and furnishings were sourced from Europe.⁵

Chandler was an active member of the Massachusetts Horticultural Society and may have been drawn to Sudbury due to its prominent greenhouse and flower industry. In 1932, he served as a judge at the first Sudbury Garden Show.⁶ His estate became renowned for its formal gardens, fountains, statuary, and massive stone terraces, all inspired by his European travels. The landscaping continued over the entire 40-year period Chandler lived on the property, incorporating hedge-enclosed garden areas, stone terraces, and extensive pathways lined with twelve-foot hemlock and cedar hedges.⁷ Various shade trees, including oak, pine, maple, apple, plum, and elm, were planted throughout the grounds. Chandler was known for his idiosyncratic lifestyle, famously building a stone bathtub and shower behind the house, where he bathed outdoors year-round, taking in the view of the landscape.

Chandler was also closely associated with Isabella Stewart Gardner, founder of the Isabella Gardner Museum in Boston. During his travels, he made purchases for her collection, further demonstrating his artistic and architectural sensibilities. Additionally, anecdotes suggest that Chandler incorporated architectural salvage into his home, allegedly repurposing Statehouse doors and other elements from Boston renovations.⁸ Joseph Everett Chandler died in 1945, after which the estate changed hands. It remained a landmark in Sudbury, known locally as "Man Alone", due to Chandler's reputed refusal to allow women on the property.⁹

In 1956, the property was subdivided, marking the first major alteration to its original landscape design and sold by Lee and Florence Russell to the Leon family on April 17, 1956.¹⁰ Gonzalo (1929-2022) and Holly Leon (1929-2019) lived in the house for over 60 years. Holly became a social worker later in life.¹¹ Her husband Gonzalo, who was born in Spain, worked in the MIT

² Orwig, Timothy T., *Joseph Everett Chandler, Colonial Revival Architecture, and the Origins of Historic Preservation in New England*, Boston University, 2010, 2.

³ 25 Plympton Road, Town of Sudbury Assessing Department (Sudbury, MA: Town of Sudbury), online database. Available at <https://sudbury.patriotproperties.com/default.asp>. Accessed march 2025.

⁴ Walker, George, *Atlas of Middlesex County, Massachusetts*, Vol. 3. (Boston, MA: George H. Walker & Company), 1908.

⁵ Kelly, Frank, *25 Plympton Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1990, 2.

⁶ "Sudbury Garden Club holds First Flower Show", *Sudbury Enterprise* (Sudbury, MA), June 22, 1932, 8.

⁷ Reed, S. L., *25 Plympton Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1967, 2.

⁸ Kelly, 2.

⁹ "Old Chandler House Destroyed by Fire", *Sudbury Citizen* (Sudbury, MA), May 21, 1959, 1.

¹⁰ Middlesex County, Deed Book: Document No. 305255, Certificate of Title No. 100569 (April 17, 1956).

¹¹ Holly Leon, *Find A Grave*, accessed September 2025. Available at <https://www.findagrave.com/memorial/278339117/holly-leon>.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Department of Mechanical Engineering from 1960-1964, before moving into the private sector.¹² In 1959, a fire heavily damaged the house.¹³

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¹² Gonzalo Leon, *Find A Grave*, accessed September 2025. Available at https://www.findagrave.com/memorial/278339221/gonzalo_saenz-leon.

¹³ *Ibid.*

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.123
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Supplemental photographs



View of the promenade balcony and the west-northwest elevation (façade) from the front lawn, looking east-southeast.



Oblique view showing solarium (left of main volume) and lawn fountain, looking northwest.



View of greenhouse, looking northeast.



View of greenhouse (right) and rear volume, looking northwest.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Stone bridge, looking southeast.



View of shed, looking southwest.



Stone grotto, looking north-northwest.



Terraced bowling green, looking northeast toward the house.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 PLYMPTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.123
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One of two stone lions (left side - sleeping) guarding the entrance to the main drive, looking southeast. Northwest elevation of house beyond.



One of two stone lions (right side - awake) guarding the entrance to the main drive, looking south.

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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Joseph Chandler House, aka "Man-Alone", in Sudbury, Massachusetts, is eligible for listing in the National Register of Historic Places under Criteria A, B, and C for its association with significant historical trends in early 20th-century architecture, landscape design, and the Colonial Revival movement, its connection to Joseph Everett Chandler, a key figure in historic preservation, and as a well-preserved example of an architect-designed estate blending Spanish, Mediterranean, and Colonial Revival influences.

Joseph Everett Chandler (1863-1945), a prominent architect and preservationist, was instrumental in the restoration of the Old State House, the Paul Revere House, and the House of the Seven Gables. His publications, *The Colonial Architecture of Maryland, Pennsylvania, and Virginia* (1892) and *The Colonial House* (1916), helped define early American architectural traditions and contributed to the emergence of the historic preservation movement. His personal residence reflects his architectural philosophy and extensive travels, incorporating imported Italian tile, salvaged architectural elements from Boston landmarks, and a unique mix of European influences. A member of the Massachusetts Horticultural Society, Chandler was drawn to Sudbury for its greenhouse industry and served as a judge at the town's first garden show in 1932. Locally, the estate was known as "Man Alone" due to his reputed refusal to allow women on the property.

As an architect, author, and preservationist, Chandler played a significant role in shaping the Colonial Revival movement in New England. His estate in Sudbury stands as a testament to his professional influence, personal design aesthetic, and commitment to historic preservation. His connections to Isabella Stewart Gardner, for whom he procured art and architectural pieces, further emphasize his impact on Boston's cultural and architectural history.

FORM B – BUILDING

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

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

K09-0038 Framingham SUD.B, SUD.I SUD.36

LHD 4/10/1972

Town/City: Sudbury

Place: (neighborhood or village):
South Sudbury

Photograph



Address: 38 King Philip Road

Historic Name: Gideon Richardson House

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling

Date of Construction: ca. 1800

Source: Architectural analysis

Style/Form: Federal

Architect/Builder: Not known

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood clapboard

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Shed and carport

Major Alterations (with dates): Second story added (ca. 1920)

Condition: Good

Moved: no yes Date:

Acreage: 1.9

Setting: Located on the north side of King Philip Road in a semi-forested residential neighborhood one block north of US Route 20.

Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (month / year): March 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

38 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.36

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 house is a two-story Federal-style building set on a fieldstone foundation, clad in wood clapboard. The house is situated on a slight elevation in topography in the curve of King Philip Road. The structure consists of a main, centrally placed volume with attached, one-story wings. The main volume is symmetrical, divided into five bays, with the central entrance door as a focal point. The wood panel door features two top lights and is set in a wide and delicate trabeated surround. Fenestration consists of 6-over-6 double-hung windows set in trabeated surrounds. Flanking the entrance on the first floor are two windows, while five windows appear on the second story, aligned directly above the first-floor openings.

The eastern recessed volume features an asymmetrical yet balanced composition, with an off-center entrance in a flat surround flanked by windows. The second story of this section has two smaller six-pane windows aligned above the openings below. The western recessed volume is a sunroom, characterized by five evenly spaced Tuscan columns supporting the structure along three sides. Above these, a wide but simple architrave further defines the space. The porch is enclosed with screens.

The house features a side-gabled roof covered in asphalt shingles, with a simple cornice running along the edges. Two brick chimneys punctuate the roofline: one centrally located along the ridge of the main volume, and another taller chimney positioned at the eastern end rising from the east wing's roof and up the east elevation of the main block.

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.

The history of this property traces back to Major Josiah Richardson, Jr. (1701-1770), who owned a large expanse of land north of the Boston Post Road. Josiah Richardson was a veteran of the French and Indian War, while his son, Josiah Jr., served in both the French and Indian War and the Revolutionary War (Hudson). The construction to the house is attributed to Josiah, Jr.'s son, Gideon Richardson (1761-1833) on land originally owned by Major Josiah Richardson, Jr.¹

There is no primary source confirming the full history of the house's construction and modifications. An entry dated April 27, 1767 by Experience Wight Richardson (wife of Josiah Sr.) mentions that on that day "we raised a house over on the Great Road (now King Philip Road) for our son to live in..."² The entry doesn't specify which son Experience is referring to and therefore it could be one of the several Richardson family homes built nearby during this period. However, maps, deeds, and historical records provide a reasonable chronology of ownership and changes to the property. Based on the analysis of the architectural form and massing consistent with a Federal-style house, a tentative date of circa 1800 is used for this form, which would be logical in terms of Gideon Richardson's life. According to the original (undated) Massachusetts Historical Commission (MHC) form, this house was originally a one-and-one-half-story Cape Cod-type dwelling, similar to **48 King Philip Road (SUD.35)**.³

¹ Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 449.

² Richardson, Experience W., *Diary of Experience Wight Richardson* (Sudbury, MA: Sudbury Archives), transcribed 1978.

³ Eaton, R. H., *Gideon Richardson place – MHC Form B* (Boston, MA: Massachusetts Historical Commission), undated, 1-2.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

38 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.36

The 1830 William Wood *Map of Sudbury* indicates that the property was owned by "B. H. Richardson".⁴ This was Benjamin Hemenway Richardson (1789-1841), son of Gideon and Lucy Hemenway. Benjamin married Emily Cutter on November 11, 1819, and later became the first station master in Sudbury for the Framingham and Lowell Railroad.⁵

By the 1856 Walling *Map of Middlesex County*, the property had changed ownership and was listed under "H. Goudnough".⁶ Hiram Goodnough acquired the land from the heirs of the Richardson family. Goodnough retained ownership through at least 1875, as depicted on the Beers *County Atlas of Middlesex, Massachusetts*.⁷ The 1889 Walker *Atlas of Middlesex County, Massachusetts* also shows the property under Goodnough's ownership.⁸

By 1908, the Walker map shows the property under the ownership of "F. S. Stright".⁹ The deed record indicates that Henrietta H. Stright owned the land at some point prior to 1919. A map from that year, titled "Land of Henrietta H. Stright, So. Sudbury, Mass.," was created by A. Schuyler Clapp. The specific transaction in which Henrietta acquired the property remains unclear. For example, in January of 1920, William M. Ambler transferred the property to Edith M. Starratt (4334,129). This deed references the purchase of the property from Henrietta Stright by Ambler, but does not include a book and page reference.

A major milestone in the history of the property came with the 1920 purchase of the property by the Winship family (4394, 305). Laurence and Ruth Winship bought the house along with 2.5 acres, 35 apple trees, and a barn. It was a farmhouse with cows pastured in the front yard. Because the home was not big enough for his family, Laurence "raised the roof," adding a second story and an attic, and likely adding the classicist door surround. At this time the sunroom was also added, as well as the tennis courts (now overgrown). The original barn, located behind the house, was largely destroyed in the 1938 hurricane. The hurricane winds lifted one end of the barn and set it down in another part of the property. Much of the barn frame was re-purposed and used to construct **33 King Philip Road (SUD.263)**.¹⁰ Today, what remains of the barn are the lower bays, which the current owners use as a garage.¹¹

By the early twentieth century, Sudbury was transitioning from an agricultural community to a bedroom suburb of Boston. While limited residential infill construction occurred in the town center and Mill Village in South Sudbury between the World Wars, planned developments in more rural areas—often speculative—were more common. This period saw the creation of King Philip Heights (ca. 1924) in South Sudbury, extending from Pokonoket Avenue to Massasoit Avenue on land owned by real estate broker Albert Wilbert Starratt (represented in the deed record by Edith) and subdivided for development by his brother-in-law, Lawrence B. Tighe. Deed restrictions shaped the character of these developments before Sudbury's first zoning bylaw in the late 1930s. At King Philip Heights, regulations required that each lot contain a single dwelling house costing no less than \$5,000, with a private garage, no buildings within 25 feet of a road, and prohibitions against commercial use.¹² In 1979, Ruth S. Winship sold the property to Richard and Sara Mayo (13855, 609).

Architecturally, the house exemplifies the restrained elegance of the Federal style while incorporating later additions that enhance its functionality without disrupting its historic integrity. The sunroom is distinctly Classical Revival, as exhibited by the Tuscan Columns and entablature which are indicative of the style. This would indicate that it was added sometime in the early twentieth century. While this represents a change in the building footprint, it has accrued its own significance as historic and contributes to the overall history of the building.

⁴ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁵ Hudson, 532.

⁶ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁷ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁸ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁹ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1908.

¹⁰ Information provided by Sudbury Historical Commission member William Andreas.

¹¹ Sudbury historical Society, Inc. *Homes and Hearth Tour* (Sudbury, MA: Sudbury Historical Society), 2016, 17.

¹² Frontiero, Wendy and Kathleen Kelly Broomer, *Historic Property Survey Final Report* (Sudbury, MA: Town of Sudbury), 2021, 14-15.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

38 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.36

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INVENTORY FORM B CONTINUATION SHEET

SUDBURY

38 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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View to the northwest toward the house.



View showing west screened porch addition, looking northeast.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

38 KING PHILIP ROAD

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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The property at 38 King Philip Road, known as the Gideon Richardson House, meets the criteria for listing in the State Register of Historic Places under Criterion A and Criterion C for its significance in local history and architecture.

Under Criterion A, the house is historically significant for its association with the Richardson family, who were among the early landowners in Sudbury. Major Josiah Richardson, Jr. (1701-1770) owned a large tract of land north of the Boston Post Road and served in the French and Indian War. His son, Josiah Richardson, Jr., also served in both the French and Indian War and the Revolutionary War. The construction of the house is attributed to Gideon Richardson (1761-1833), son of Josiah, Jr.

Under Criterion C, the house is a well-preserved example of Federal-style architecture, exhibiting the characteristic symmetry, restrained ornamentation, and refined proportions associated with the style. While the house has undergone modifications over time, including the addition of a sunroom and possible alterations to its original Cape Cod form, these changes have been executed in a manner that respects the building's historic character. Based on its historical associations and architectural integrity, the property qualifies for recognition under the Massachusetts Historical Commission's criteria for listing in the State Register of Historic Places.

FORM B – BUILDING

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

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

F13-0019	Framingham		SUD.119
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Town/City: Sudbury

Place: (*neighborhood or village*):
136 Lincoln Road

Address: 136 Lincoln Road

Historic Name: S. Jones - Elisha Wheeler House

Uses: Present: Single-family Residential

Original: Single-family Residential

Date of Construction: circa 1749

Source: Architectural Assessment

Style/Form: Georgian

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone, brick, concrete

Wall/Trim: Wood clapboard

Roof: Asphalt shingle, wood shingle on garage

Outbuildings/Secondary Structures: A small shed and a screened banquet pavilion

Major Alterations (*with dates*):

Addition (1995), shed (2006), addition (2007), window replacement (2019).

Condition: Good

Moved: no yes **Date:**

Acreage: 1.09

Setting: Located in a small hollow on the corner of Weir Hill Road surrounded by fields, mature trees, and stone walls characterize the landscape. Nearby are the Lincoln Meadows and the Great Meadows National Wildlife Refuge.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): February 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

136 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.119
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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.

This two-and-a-half-story, gable-roofed house features wood clapboard siding and rests on a fieldstone foundation with brick facing. The main block of the house follows a three-bay configuration but deviates from typical Georgian symmetry. The front façade, facing southwest toward Lincoln Road, has an asymmetrical arrangement of windows and doors, with the main entrance positioned on the east gable end. The house's large central chimney is slightly off-center. Fenestration primarily consists of six-over-six, double-hung windows, with some one-over-one and four-over-four sashes present. The gable end is four bays deep with irregularly placed windows. A large two-story ell extends from the rear façade, connecting to additional wings and outbuildings. A one-story volume extends from the main block to a distinctive two-car garage with an arched double-bay façade, featuring black doors with white trim and a small circular window at the gable peak. The rear of the main block features a sunroom addition with multi-pane windows and a second-story balcony above. A one-and-one-half-story addition extends from the rear of the garage.

A one-story screened post-and-beam-style barn is located behind the main block of the house featuring rustic vertical wood plank siding. A small shed is located behind the house, featuring six-light awning-style windows and vertical wood siding. The landscape surrounding the home is well-maintained, with mature trees, shrubs, and a gravel driveway leading up to the residence.

According to the 1990 MHC Form for the property, The home's core follows a classic center-chimney plan, with two rooms flanking a substantial central fireplace. The west front study's ground-floor fireplace is angled rather than parallel to the front façade, while the other three fireplaces align with the rear and gable-end walls. The wood paneling surrounding the study's fireplace consists of notably wide boards, including one measuring twenty-three inches across. Similarly, the east front room features wide-board wainscoting, supporting the theory that portions of the house were constructed at different times. The kitchen floor consists of exceptionally wide boards, measuring between sixteen and eighteen inches, which align with the historic nature of the house. Interior details such as two-panel wooden doors with Suffolk latches, HL hinges, and six-over-six sash windows further reflect the home's early origins.¹

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.

The earliest documented owner of the property appears to be Samuel Jones, whose family arrived in Sudbury from Holliston. Samuel Jones married Rachel Haynes on February 12, 1778. The Haynes family were among Sudbury's original settlers in 1638. A Samuel Jones is recorded as having served in the Canada Expedition and Ticonderoga Campaigns of the Revolutionary War.² Capt. Samuel Jones, possibly the same individual or his son, was the first person buried in Mount Pleasant Cemetery around 1840.³

¹ Plonko, Muriel, *Jones-Elisha Wheeler Place – Form B* (Boston, MA: Massachusetts Historical Commission), 1990, 3.

² Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 393.

³ Hudson, 582.

INVENTORY FORM B CONTINUATION SHEET

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The building first appears on the 1830 William Wood *Map of Sudbury*, labeled "S. Jones", while "John Jones" is shown on the 1856 Walling *Map of Middlesex County*. John C. Jones, aged thirty-one in 1863, was listed as subject to military duty in the Civil War and may have been the property owner in 1856.⁴ By the 1875 Beers *County Atlas of Middlesex*, the property was owned by Edward Doyle. The next recorded owner was P. Pinkerton according to the 1908 Walker & Co. *Atlas of Middlesex County*.⁵

The deed record is not entirely clear on the successive owners of the house. However, the periodical record indicates that among the later owners was Dr. Justin Balbaky (1932-2009), Instructor of Psychiatry at Harvard, in 1990.⁶ Dr. Balbaky, affectionately known as "Dr. B.," was born in Damascus, Syria, and immigrated to the United States in 1952 to fulfill his dream of becoming a doctor. He earned his M.D. from the University of California Medical School in San Francisco, completed his psychiatric residency at Stanford University, and pursued further studies at the Harvard School of Public Health, specializing in Social and Cross-Cultural Psychiatry.⁷

The estimated construction date of the main original volume of the house is 1749, a date that, while not confirmed by documentary evidence, appears reasonably accurate based on architectural analysis and comparative properties in Sudbury. A similar house, the **Samuel Willis House (SUD.131)** at 333 Maynard Road, is nearly a mirror image, with historical records confirming its construction in 1704. It is likely that, as was common in early New England, the house was built in phases—first the chimney side, followed by the cellar side. Supporting this theory, the structure features a cement-floored cellar beneath only the eastern half of the building. When the current owners purchased the property in 1987, a plaque on the home read: "Elisha Wheeler, 1749." This plaque was placed by the previous owner, contractor Paul Revell, though the source of the information is unknown.⁸ This form, therefore, adds the conditional "circa" in front of the year 1749.

Historical records indicate that the Wheeler family of Sudbury likely descended from the Wheeler family of Concord, one of the town's original proprietors.⁹ Elisha Wheeler married Mary Loring (1716–1801), daughter of Reverend Israel Loring, a prominent local minister called to Sudbury in 1723.¹⁰ Both Elisha Wheeler and his son, Elisha Jr., reportedly served in the Revolutionary War, and one of them is documented as having gone to Concord on April 19, 1775, where his horse was shot out from under him.¹¹ While no definitive link has been established between Elisha Wheeler and this property, the presence of the plaque suggests a possible early association.

Over time, the house underwent several modifications. The primary structure maintains its historic integrity but has been expanded with various additions. In 1985–86, Paul Revell remodeled the kitchen and added additional structures to the east.¹² Changes to the property included the construction of a large two-story ell extending from the rear façade, as well as a one-story ell with a smaller connecting ell extending north from the kitchen ell to a reconstructed barn/garage, which itself was altered with a one-and-one-half-story addition on the east. These changes are visible in historic aerial photography.¹³ In 1993, the current owners reconstructed a post-and-beam-style barn using salvaged materials from historic New Hampshire structures. The barn's framework originated from an 1829 blacksmith shop, while its irregularly cut, wide-plank flooring came from another historic barn, and its siding was sourced from a third. An oxen hoist, originally part of the blacksmith shop, was donated to the Wayside Inn collection.¹⁴

⁴ Hudson, 546.

⁵ Hardenbergh, Jan, *Historical Maps of Sudbury, Massachusetts* (Sudbury, MA: Jan Hardenbergh), 2020, 9-15.

⁶ "[Five] Residents Given Harvard Appointments", *The Fence Viewer* (Sudbury, MA), November 28, 1968, 7.

⁷ "Dr. Yasin Balbaky", *Wickedlocal.com* (Randolph, MA: Gannett Co., Inc.), July 20, 2009. Available at <https://www.wickedlocal.com/story/newton-tab/2009/07/20/dr-yasin-balbaky/37255268007/>. Accessed March 2025.

⁸ Plonko, 3.

⁹ Hudson, 452-453.

¹⁰ *Ibid.*, 354.

¹¹ *Ibid.*, 381.

¹² Plonko, 3.

¹³ "Sudbury, 1985, 1995 aerial image", *Historicaerials.com*, accessed September 2025, <https://www.historicaerials.com>.

¹⁴ Plonko, 4.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

136 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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MASSACHUSETTS HISTORICAL COMMISSION
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Supplemental photographs



View of the two-bay garage, looking north.



View of house, yard, and screened barn, looking east.



View to the rear of the house, looking southwest.



View of yard and shed, looking northeast.

FORM E – BURIAL GROUND

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

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

G09-0016 Maynard SUD.A, SUD.J SUD.805

NRDIS 07/14/1976 LHD 02/18/1963

Town: Sudbury

Place (*neighborhood or village*):
Sudbury Centre

Address or Location: 334 Concord Road

Name: Revolutionary War Cemetery

Ownership: Public Private

Approximate Number of Stones: est. 456 observable

Earliest Death Date: ca. 1727

Latest Death Date: 1895

Landscape Architect: Not known

Condition: Excellent

Photograph



Locus Map



Acreage: 1.39

Setting: Situated on the south side of Old Concord Road, east of its intersection with Old Sudbury Road, and north of the main intersection of Sudbury Center.

Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): September 2025

INVENTORY FORM E CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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SUD.A, SUD.J

SUD.805

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.

VISUAL/DESIGN ASSESSMENT

Describe landscape features, gravestone materials, designs, motifs, and symbols that are either common. Note any known carvers.

The **Revolutionary War Cemetery (SUD.805)** is located on the south side of Old Concord Road, just east of its intersection with Old Sudbury Road. It occupies approximately one-and-one-half acres and is roughly rectangular in shape. 456 - headstones and a number of footstones dating from the eighteenth and nineteenth centuries. It is enclosed by a low stone wall composed of dry-laid fieldstone with dressed stone coping. To the east-northeast, the cemetery shares a wall with the Sudbury Town Pound. Numerous gravestones within the site are inscribed with the names of multiple interred individuals, indicating shared or familiar burial practices. The cemetery sits below the grade of the surrounding road and adjacent properties.

The gravestones are arranged in rows with a northeast-southwest orientation. Most are slate markers with flat, pointed or rounded tops and incised carvings, including examples of eighteenth -century funerary motifs such as soul effigies, pinwheels, urns, willows and spirals. Some of the soul effigies are winged, symbolizing the spirit of the deceased, potentially on their journey to heaven. Multiple individuals are interred under a few of the headstones.

Lichen is present on many of the stones. A number of markers show signs of wear, weathering, or displacement, but inscriptions remain legible on several stones. Lichen is present on many of the stones. A number of markers show signs of wear, weathering, or displacement, but inscriptions remain legible on – many of the stones.

One example is the headstone of Jonathan Bent:

JONATHAN BENT
BORN
APR. 22, 1758
DIED
1826 At 68 YRS
Served At Concord Apr. 19, 1775
In Capt. Joseph Smith's Co.
At Ticonderoga in 1776
Under Capt. Asahel Wheeler
Was Afterward - Capt. Of Militia

HISTORICAL NARRATIVE

Explain religious affiliations, major period of use, and evaluate historical association of this burial ground with the community.

Located on the south side of Old Concord Road just east of its intersection with Old Sudbury Road, the **Revolutionary War Cemetery (SUD.805)** is the oldest documented burial ground within the present limits of Sudbury, Massachusetts. According to the *Town of Sudbury Proprietors' Records*, the burial ground was first laid out in 1716 in an area then known as Rocky Plain, situated centrally for West Side residents who had separated ecclesiastically from East Sudbury in 1708. The separation was

INVENTORY FORM E CONTINUATION SHEET

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SUD.A, SUD.J

SUD.805

formalized by the Massachusetts General Court, allowing the construction of a meetinghouse on the west side of the Sudbury River. The burying ground preceded the construction of the First Parish Church by six years.¹

According to Alfred Hudson's *History of Sudbury*, an early reference to the "Burying Place" appears in the *Proprietors' Book* dated February 26, 1716-17.² It served as the final resting place for many of the early inhabitants of western Sudbury, and continued in active use through the 19th century. Names associated with the cemetery include Balcom, Bent, Brigham, Brintnal, Brown, Carter, Dutton, Goodnow, Hayden, Haynes, How, Hunt, Jones, Maynard, Moore, Noyes, Parmenter, Plympton, Puffer, Rice, Richardson, Smith, Wheeler and Willis.

By the time of the American Revolution, Sudbury was the largest town in Middlesex County.³ The cemetery holds the remains of numerous patriots, including Deacon Josiah Haynes, who died on April 19, 1775, at the age of 79 during the march to Concord.⁴ Other known Revolutionary War veterans interred here include Capt. Asahel Wheeler, Col. Ezekiel How, Capt. Jabez Puffer, Capt. David Haynes, and William Rice, Esq.⁵ The cemetery also contains the remains of three of Sudbury's ministers: Rev. Israel Loring (1745–1772), Rev. Jacob Bigelow (1742–1818), and Rev. Rufus Hurlbut (1787–1839). Rev. Loring was ordained in 1706 and invited to serve as Sudbury's minister, a position he held for sixty-six years. Rev. Bigelow, ordained in 1772, succeeded Rev. Loring in the west precinct and served until his death in 1816. Rev. Hurlbut was ordained in 1817 and preached until 1839. One tomb, marked with a slate stone that reads "HOPESTILL BROWN, ESQ., TOMBE. 1731," contains the remains of descendants of Deacon William Brown. It is the only underground tomb within the cemetery and lies west of the Plympton monument.⁶

Over the years, many of the graves have become unmarked due to erosion or loss of headstones. In the *History of Sudbury*, Hudson noted that while the cemetery includes a significant number of gravestones, they do not account for all burials, describing it as "that thickly peopled ground".⁷ The earliest burials are concentrated near the center of the yard, with some of the oldest inscriptions dating to ca. 1727. In July 2012, Robert W. Perry, TopoGraphix, LLC, conducted a Ground Penetrating Radar (GPR) survey of the cemetery to locate possible unmarked human graves. There were a total of 976 "anomalies" discovered and identified with a high probability of being human graves. In addition, the ground area around each anomaly was probed with a metal rod for possible buried headstones. A total of 249 headstones or rock-like substance were struck, possibly denoting the presence of a burial.⁸

The cemetery is depicted on a number of historic maps, beginning with the 1830 William Wood *Map of Sudbury* map⁹ and the 1856 Walling *Map of Middlesex County* map.¹⁰ By 1939, Charles Way's *Sudbury Then and Now* map labeled it the "Old Burying Ground,"¹¹ and by 1956, Robert Dodds's *Town of Sudbury* map officially designated it the "Revolutionary Cemetery."¹² It has subsequently gone by several unofficial names over the years, including the "Burying Ground", "Old Burying Ground", "Old Cemetery", "Old Town Cemetery", "Revolutionary War Cemetery", and "Revolutionary Cemetery", among others. However, recent scholarship by the Town of Sudbury Historical Commission and Sudbury Historical Society determined that the cemetery was originally referred to simply as "Burying Place", beginning with a reference to fencing in a handwritten Town Proprietor

¹ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 34-35.

² Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 572.

³ Sudbury Historical Society, Inc., *Sudbury* (Charleston, SC: Arcadia Publishing), 2012, 74.

⁴ Hudson, 574.

⁵ *Ibid.*, 574-575.

⁶ *Ibid.* 573.

⁷ Hudson, 572; Scott, 34.

⁸ Perry, Robert W., TopoGraphix, LLC, *A Report of the Ground Penetrating Radar Survey of the Revolutionary Cemetery, Sudbury, MA* (Hudson, NH: Topographix, LLC), 2012, 6.

⁹ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

¹⁰ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

¹¹ Way, Charles, *Sudbury Then and Now* (Sudbury, MA: Town of Sudbury), 1932.

¹² Dodd, Robert, *Town of Sudbury* (Sudbury, MA: Town of Sudbury), 1956.

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SUDBURY

334 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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SUD.A, SUD.J

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Meeting document from February 26, 1716-17 (also noted by Hudson).¹³ Therefore, this MHC form will use the oldest recorded name, as well as the current name.

In the 1850s, Henry Plympton of Boston established a fund for the care and maintenance of the cemetery.¹⁴ The cemetery wall, originally built of fieldstone, was completely rebuilt in 1972 by Sam Reed and Dick Gustafson, including the passageway between the cemetery and the Town Hall parking lot.¹⁵

Today, the Burying Place remains an important site of local history and memory, with connections to the town's founding, its role in the American Revolution, and the lives of early residents on the west side of Sudbury. The property was designated as part of the local Old Sudbury Center Historic District in 1963,¹⁶ and was listed on the State and National Register of Historic Places in 1976 as a contributing property in the Sudbury Center Historic District.¹⁷

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¹³ *Sudbury Plantation Proprietor Records, February 26, 1716-17* (Sudbury, MA), collection of the Sudbury Historical Society.

¹⁴ Town Report (Sudbury, MA: Town of Sudbury), April 3, 1854.

¹⁵ Scott, 159.

¹⁶ Schuler, Gretchen, *Old Sudbury Center Historic District – MHC Form A* (Boston, MA: Massachusetts Historical Commission), 1995, 5.

¹⁷ Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1976, 3.

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334 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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SUD.A, SUD.J

SUD.805

Supplemental Photographs



View to the east toward the cemetery.



View to the southwest toward fieldstone wall and gravestone.



View to the east-northeast to an example of funerary art on a gravestone.



View to the west toward the cemetery from near the shared Town Pound wall.

INVENTORY FORM E CONTINUATION SHEET

SUDBURY

334 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.A, SUD.J

SUD.805



View to the east-northeast to an example of funerary art on a gravestone.



View to the east-northeast to an example of funerary art on a gravestone.

SUD.A, SUD.J SUD.805

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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Revolutionary Cemetery, established in 1716, is located on the south side of Old Concord Road just east of its intersection with Old Sudbury Road in Sudbury, Massachusetts. The cemetery occupies approximately half an acre and is enclosed by a low stone wall composed of dry-laid fieldstone with dressed stone coping. The site contains around 456 gravestones dating from the eighteenth and nineteenth centuries, primarily slate markers displaying funerary motifs typical of the period, such as soul effigies, pinwheels, and spirals.

The Revolutionary Cemetery meets the criteria for listing in the State and National Registers of Historic Places (NR) under Criteria A, B, and C, with Criterion Consideration D applied for cemeteries. Under Criterion A, it is significant for its association with the early settlement and ecclesiastical development of Sudbury's west side, established in 1716 following the division of the town's precincts. The cemetery also holds strong associations with the American Revolutionary War, containing the graves of several patriots and veterans.

Under Criterion B, the cemetery includes burials of notable individuals significant to the town's history, including Revolutionary War participants like Deacon Josiah Haynes, as well as influential local ministers and early settlers. Under Criterion C, the site is notable for its collection of eighteenth-century gravestones and funerary art featuring intricate carvings and for its original stone wall construction, which was rebuilt in 1972.

The cemetery retains integrity of location, design, materials, workmanship, and association. While some stones show signs of wear and weathering, the overall historic character remains intact. The property remains a contributing feature of the Sudbury Center Historic District and warrants individual listing on the NR.

FORM B – BUILDING

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

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

F11-0005	Maynard		SUD.120
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Town/City: Sudbury

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

Address: 306 Lincoln Road

Historic Name: Edmund Parmenter House

Uses: Present: Single-family Dwelling

Original: Single-family Dwelling

Date of Construction: ca. 1750

Source: Historic documentation

Style/Form: Georgian

Architect/Builder: Not known

Exterior Material:

Foundation: Concrete

Wall/Trim: Wood clapboard

Roof: Wood shingle

Outbuildings/Secondary Structures:

None

Major Alterations (*with dates*): Garage, before 1957, ell and breezeway circa 1995.

Condition: Good

Moved: no yes **Date:**

Acreage: 1.2

Setting: Located near the road on the north side on Lincoln Road, enveloped by agricultural fields and open spaces, contributing to its rural pastoral setting.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): September 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

306 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.120

 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 **Edmund Parmenter House (SUD.120)** is a two-story structure set on a concrete foundation and clad in wood clapboard. The house consists of a main block, a two-story side ell added in the twentieth century, and a one-story, two-car garage with a shed connected to the ell via an open breezeway. Additionally, a two-story rear ell, not visible from the street, and a screened porch at the rear contribute to its overall form. While the house retains its eighteenth-century origins, Colonial Revival updates are evident, including a rebuilt center chimney, replacement sash in the gable peaks, and the expansion of the side ell.

The main block has an asymmetrical four-bay façade, with an off-center entrance topped by a Greek Revival-style door surround featuring a wide entablature supported by slender, square pilasters. Above the entrance is a single six-over-nine, double-hung sash window, flanked by similar windows on either side of the entrance on the first floor, and corresponding windows above them on the second. The roof is side-gabled and covered in wood shingles, while the prominent center chimney is topped with decorative brickwork.

The two-story side ell, attached to the east of the main block, is a later addition with a two-bay façade. Its first floor features eight-over-twelve sash windows, while the second floor has six-over-nine sash windows, all framed with simple, trabeated surrounds. A one-story, two-car garage extends from this ell, featuring large segmental arch doors and a small centrally placed four-sash gable peak window. The breezeway connecting the ell and garage features three-quarter arches open to the front and rear. The west side of the house reveals the steep lean-to roofline, characteristic of early New England domestic architecture.

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.

The house is attributed to the Parmenter family, one of significance to the establishment and development of Sudbury. According to the previous 1968 MHC form for the property, the date of construction of the house, attributed to Edward Parmenter, is either 1742 or 1759, based on unspecified "old letters".¹ However, it is likely that this 1968 record misinterpreted the name of Edmund Parmenter (1716-1792).² Edmund is the only likely name living in Sudbury in the eighteenth century old enough to have built a house in noted time period. Edmund Parmenter was married to Millicent Rise on Jan 11, 1747 or 1748.³ His sons Joel, Ebenezer (1762-1851), and Asa inherited his land upon his death.⁴

¹ Fay, Willis, *Parmenter House – Form B* (Boston, MA: Massachusetts Historical Commission), 1968, 1-2.

² Ancestry.com. *Edmund Parmenter, U.S., Find a Grave® Index, 1600s-Current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2012. Available at <https://www.ancestry.com/search/collections/60525/records/87642291?tid=&pid=&queryId=fa9a9f56-add1-472d-aa2e-292532b8fb82&usePUBJs=true>. Accessed March 2025.

³ *Vital Records of Marlborough, Massachusetts* (Worcester, MA: Franklin P. Rice), 1908, 303.

⁴ *Will of Edmund Parmenter, 1793*, Probate Records 1648-1924 (Middlesex County, Massachusetts); Author: Massachusetts. Probate Court (Middlesex County). Available at <https://www.ancestry.com/search/collections/9069/records/1266877>. Accessed March 2025.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

306 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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SUD.120

A review of available historic maps provides some confirmation, as the 1830 William Wood *Map of Sudbury* indicates a house at the approximate location of the property, labeled "E. Parmenter",⁵ while the 1856 Walling *Map of Middlesex County* shows "A. Parmenter".⁶ By 1875, the property appears to be under the ownership of "W.H. Burnett".⁷ William H Burnett was born in 1847, and is included with his family living on Lincoln Road in the 1880, 1900, and 1910 US Censuses.⁸ By 1920, he is no longer listed and the property seems to have passed to his son-in-law, Clarence Neal (1891 to 1949).⁹ The next owner identified in the historic record is Edith Buckingham, who sold the property to the pianist Willis Ward Fay (1894-1975) in 1947.¹⁰ Fay studied piano in England under Tobias Matthay and was an instructor at the New England Conservatory of Music.¹¹ He became community organizer in opposition to a nearby gravel pit in 1959.¹² He also drafted the first MHC form for the property in 1968. The Fays owned the property until 1983, when it was sold to the present owners.¹³

A photograph dated 1898 purportedly shows the Parmenter family standing in front of the property on the south side of Lincoln Road. Given that map and census data demonstrates the home was at the time under the ownership of William H. Burnett's family, the people in the photo are likely the Burnetts - not the Parmenters. The original building depicted in the photograph has a somewhat different appearance, although the main block appears relatively unchanged. The east ell is a single-story gable roofed structure in the photograph. It shows two narrow chimneys rising from the south slope of the roof. A smaller ell extends to the east from this one. In addition, the main volume has no central chimney, indicating it was a later addition.¹⁴ In addition, the foundation is listed on the Sudbury town Assessor's database as having a concrete foundation, although the foundation is not visible from the exterior to verify. If it is concrete, it would imply a later reconstruction as well. Based on available historic aerial photography, the garage was in place by 1957.¹⁵ The eastern ell and breezeway connecting to the garage, however, do not appear until 1995. Therefore, a tentative date for these additions is given as circa 1995.¹⁶ Despite the changes that occurred in the twentieth century, the building still exhibits the architectural detailing of a Georgian-style residence from the mid-eighteenth century.

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⁵ Wood, William, *Map of Sudbury, Mass.* (Boston, MA: Pendleton's Lithography), 1830.

⁶ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁷ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁸ 1910; Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: T624_606; Page: 7b; Enumeration District: 1026; FHL microfilm: 1374619.

⁹ 1920; Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: T625_719; Page: 9A; Enumeration District: 467.

¹⁰ Middlesex County, Massachusetts, Deed Book 7135:302 (May 22, 1947).

¹¹ "Willis W. Fay, Sudbury pianist, 81", *The Boston Globe* (Boston, MA: Boston Globe), July 21, 1975, 28.

¹² Garfield, Curtis, *Sudbury 1890-1989: 100 years in the Life of a Town* (Sudbury, MA: Porcupine Enterprises), 1999, 161.

¹³ Middlesex County, Massachusetts, Deed Book 14931:408 (March 15, 1983).

¹⁴ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 85.

¹⁵ "Sudbury, 1957 aerial image", *Historicaerials.com*, accessed September 2025, <https://www.historicaerials.com>.

¹⁶ "Sudbury, 1985, 1995 aerial image", *Historicaerials.com*, accessed September 2025, <https://www.historicaerials.com>.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

306 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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HistoricaAerials.com

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--. 1920; Census Place: *Sudbury, Middlesex, Massachusetts*; Roll: T625_719; Page: 9A; Enumeration District: 467. Middlesex County, Massachusetts, Deed Book 7135:302 (May 22, 1947).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

306 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Supplemental photographs



View showing two-bay garage, looking north.



View to the northwest toward the house, 1898 (Collections of the Sudbury Historical Society).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

306 LINCOLN ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	SUD.120
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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 Andrew Roblee, Roblee Historic Preservation, LLC
The criteria that are checked in the above sections must be justified here.

The Edmund Parmenter House, located at 306 Lincoln Road in Sudbury, meets the criteria for listing in the National Register of Historic Places under Criterion A for its association with the early settlement and development of Sudbury, and under Criterion C as a well-preserved example of mid-eighteenth-century Georgian domestic architecture with later Colonial Revival modifications.

Under Criterion A, the Edmund Parmenter House is attributed to the Parmenter family, an early and significant family in the establishment and development of Sudbury. Historic research suggests that the house was built by Edmund Parmenter (1716–1792), who was active in Sudbury during the mid-eighteenth century. The house remained in the Parmenter family for several generations. Another significant owner of the property was the twentieth-century pianist Willis Ward Fay (1894–1975). Fay, a New England Conservatory of Music instructor and a community advocate. Throughout its history, the Edmund Parmenter House has maintained a strong connection to Sudbury’s evolving community, reflecting the patterns of ownership and development from the eighteenth through the twentieth centuries.

Under Criterion C, the Edmund Parmenter House remains architecturally significant as a well-preserved example of an eighteenth-century Georgian residence with later Colonial Revival influences. Its continued presence along Lincoln Road contributes to the historical and architectural character of Sudbury. It retains a high degree of integrity in its location, setting, design, materials, and association. While some modifications have been made, they do not significantly detract from the building’s historic character or architectural significance. The structure continues to convey its mid-eighteenth-century origins and reflects its long-standing association with the Parmenter family and later significant residents.

Given its historical associations with the early settlement of Sudbury and its architectural significance as a Georgian-style residence, the Edmund Parmenter House is eligible for listing in the National Register of Historic Places under Criteria A and C.

FORM B – BUILDING

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

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

H09-0062 Maynard SUD.A, SUD.J SUD.67

NRDIS 07/14/1976 LHD 02/18/1963

Town/City: Sudbury

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

Address: 288 Old Sudbury Road

Historic Name: Rev. Israel Loring Parsonage

Uses: Present: Museum

Original: Parsonage

Date of Construction: circa 1710

Source: Assessor's records

Style/Form: Greek Revival

Architect/Builder: Not Known

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood clapboard

Roof: Wood shingle

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):

Demolition of west volume (early 20th cent), demolition of the east volume (ca. 1960), interior renovation (1968), addition (2018), conversion to museum (2020)

Condition: Good

Moved: no yes **Date:**

Acreage: 27.16

Setting: Located near the main intersection of Concord Road and Old Sudbury Road, a busy intersection at the heart of Sudbury, in the midst of municipal and educational building on a sloping lot. County Parcel address is 280 Old Sudbury Road.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): March 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.67

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.

Exterior

The two-and-a-half-story Greek Revival-style building that houses the Sudbury History Center and Museum, historically known as the **Rev. Israel Loring Parsonage (SUD.67)**, is comprised of a main block with an attached two-story eastern ell. The foundation is constructed of irregularly shaped fieldstones. The exterior walls are clad in wood clapboards. The building sits within a well-maintained landscape, with a brick walkway leading to the main entrance (at the rear) and traditional-style black lamp posts positioned along the path.

The side-gable main block's south elevation, which serves as the primary façade, is organized into five bays, with a centrally positioned entrance. The entrance consists of a twelve-pane glass door framed in white, topped with a full-length five-pane transom. It is set in a wood surround with pilasters supporting a decorative entablature with a slightly projecting pediment. Fenestration consists of twelve-over-twelve, double-hung windows in flat wood surrounds. Some windows have exterior storms. Directly above the entrance, a window is set within a white frame with simple trim. Flanking the entrance are four additional windows, two on the first floor and two aligned directly above on the second floor. Four bays of similar windows are on the west elevation, with an additional two in the side gable. A secondary entrance is located between the northern two bays of the first story. The north elevation features asymmetrical fenestration, with four bays on the first story and five on the second. A denticulated cornice with returns and a simple frieze board line the eaves, reinforcing the Federal-style detailing. A brick chimney is positioned at the center of the north slope of the roof, which is clad in asphalt shingles.

The attached eastern ell extends from the main block and is divided into two sections, as indicated by a vertical trim where the two parts meet. The ell has a saltbox roof, with a brick chimney positioned closer to the western end of the ridge. The easternmost section of the ell features a single-pane three-centered arch window. Above this, slightly offset to the west, is a small three-over-six sash window. The western section of the ell's façade is divided into three bays, with a door positioned at the eastern end. This section contains two twelve-over-twelve sash windows on the first floor and two three-over-six sash windows on the second floor. The north elevation of the ell features a one-and-a-half-story configuration in which the shed roof extends over a single-story covered porch. The north slope of the roof above the porch features four, six-pane awning-style windows. Below these windows, there is a single entrance door. The porch area is supported by square wooden posts and is open on two sides, with a brick walkway leading to it.

Interior

First story

Upon entering the building at the rear entrance there is a gift shop. The ceiling is relatively low and features linear recessed lighting fixtures. The walls in the newer, eastern portion are finished in with gypsum wallboard, while those on the western side are finished with smooth plaster, with some areas incorporating built-in display shelving. The west wall features wide flat door trim and horizontal trim on the lower half of the wall. A partition wall with a built-in shelving unit divides the space while maintaining an open flow. One heavy hand-hewn timber is exposed in the ceiling.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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SUD.A, SUD.J

SUD.67

Through a doorway to the east is a square room with a low ceiling that includes a structural beam running across the space, likely supporting the floor above. The surfaces of the ceiling and walls are smooth. An illustrated presentation of the history of Sudbury wraps the room's walls. A horizontal trim runs along the lower portion of the walls. The flooring is composed of wide wooden planks, consistent with traditional construction methods. A transition in flooring material is visible near the doorway.

To the east of this room is a foyer space, just inside the front door, featuring a staircase of wooden treads and risers, with a squared newel post and slender, evenly spaced balusters supporting a smooth handrail. The underside of the staircase is enclosed with wood paneling. The flooring consists of wide wooden planks. The surrounding walls are smooth plaster with simple wooden trim outlining doorways. The ceiling is relatively low and features a recessed beam, likely serving a structural function.

Continuing to the east is a large interpretive space, occupying the entire width of the west elevation and half the length of the façade. The room features similar building materials as the previous room, with wide wood floor planks and flat trim around doors and windows. The walls are smooth plaster and two heavy structural beams cross the ceiling.

Through a doorway at the north end of this room, a room to its west features another small interpretive space situated along the north wall of the house, with the same finishes and materials found in the other rooms of the first story.

Second story

The front staircase leads to a landing with an interpretive space to the west, and the archival research rooms to the east. A small door near the landing leads to the attic space. The research room features a low ceiling with a visible structural beam that spans the space. A gunstock post is located at each corner of the room. The flooring consists of wide wooden planks. There is a storage room to the north and a work room for the archivist to the west. Materials and finishes are consistent with the first story.

The workroom is a long, narrow attic space above the eastern ell with a steeply pitched ceiling that follows the roofline. The walls appear to be finished in GWB, as this is part of a recent addition.

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.

Reverend Israel Loring began preaching in Sudbury on September 16, 1705, and was ordained as a pastor in 1706, serving in what is now Wayland. In 1722, he moved to the west side of the Sudbury River and initially resided in a house about one mile north of Sudbury Center. According to the previous 1976 MHC form for the house, during renovations it appeared that a smaller two-room structure was later expanded into a more typical mid-eighteenth century house, based on architectural details exposed and observed during the work.¹ The parsonage was apparently the third house built in the area near the meetinghouse where Reverend Loring preached. Based on Hudson's *History of Sudbury*, Loring did not move to Sudbury Centre until at least 1723.² The 1976 MHC form gives circa 1710 as a date of construction – an arbitrary date given to be prior to Loring's relocation there. While the exact date of the original two-room structure is not known, circa 1710 is maintained as an approximate date. He remained in residence there until his death in 1772.³

Following Loring's death, the property was purchased by the Haynes family, one of Sudbury's prominent early families. Walter Haynes converted the house into a tavern, which became a frequent stop for stagecoaches traveling between Boston and Lancaster. Both Walter and his son Elisha served as sextons of Sudbury, and Elisha was also a tax collector. During the American Revolution, on April 19, 1775, the tavern briefly functioned as an arsenal, with young boys like John Goodnow molding

¹ Desjardin, Robert, *Loring Parsonage – MHC Form B* (Boston, MA: Massachusetts Historical Commission), 1976, 2.

² Hudson, Alfred S. *The History of Sudbury, Massachusetts, 1638-1889* (Boston, MA: R.H. Blodgett), 1889, 290.

³ Hall, Les, "Chat about Yesteryears", *Sudbury Citizen* (Sudbury, MA), February 26, 1959, 1.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.67

lead into bullets for the local militia. Over time, the tavern also served as a meeting space for town officials where political discussions and policy decisions were made. It was well known for its food, hospitality, and a second-floor ballroom. Following its time as a tavern, the property became a dwelling associated with the Haynes family's extensive dairy farming operations. The property is identified as belonging to "E.W. Haynes" on the 1830 William Wood *Map of Sudbury*.⁴ The 1856 Walling *Map of Middlesex County* and the 1875 F.W. Beers & Co., *County Atlas of Middlesex* map both depict the building without labels, though insets from the latter confirm that "E.W. Haynes" owned the property, along with the adjacent lot.⁵ By 1889, George Walker's *Atlas of Middlesex County* lists ownership under "J. Haynes,"⁶ and in 1908, it is recorded under "G.A. Haynes."⁷ In 1930, after the Old Town Hall burned down, the Haynes property was selected as the site for Sudbury's new town offices. The town purchased the building in 1931, and it remained in use for municipal functions.⁸

The building has undergone some change over time. The house was clearly updated to express Greek Revival form and detail, likely during the mid-nineteenth century during the height of the style's popularity. A historic photograph (undated) of the property depicts two separate ell extensions, with the first matching the length of the present extension and the second being a smaller, one-story side-gable structure.⁹ In addition, the 1908 map shows two ell extensions at the rear of the building, though earlier maps from 1875 indicate the presence of a westward extension that no longer exists.¹⁰ Historic aerial photography from 1957 and 1963 documents the removal of half of the eastern extension.¹¹ The demolition of the western volume of the house predates available aerial photography, and so must have occurred between 1908 and 1957. In 1963, excavation work took place to install water infrastructure beneath the property.¹² The parsonage underwent further restoration of the interior, mostly painting and cosmetic items, in 1968¹³, as documented in *How Sudbury Began* by Betsy Powers (Sudbury Citizen, June 13, 1968).

The eastern ell was extended to its historic width to accommodate the gift shop and new rear entrance in 2018.¹⁴ In the 2020, the building was repurposed to house the Sudbury Historical Society, preserving its role as a significant historic and civic landmark.¹⁵ It is a contributing property in the locally-designated **Old Sudbury Historic District (SUD.J)** and the State and National Register of Historic Places-listed **Sudbury Center Historic District (SUD.A)**.¹⁶

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⁶ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁷ Hardenbergh, Jan, *Historical Maps of Sudbury, Massachusetts* (Sudbury, MA: Jan Hardenbergh), 2020, 9-15

⁸ Ibid.

⁹ Scott, Laura, *Sudbury: A Pictorial History* (Norfolk, VA: The Donning Co.), 1989, 99.

¹⁰ Hardenbergh, 9-15.

¹¹ "Sudbury, 1957 and 1963 aerial image", *Historicaerials.com*, accessed March, 2025, <https://www.historicaerials.com>.

¹² "Selectmen's Minutes", *Fence Viewer* (Sudbury, MA), July 11, 1963, 5.

¹³ Powers, Betsy, "How Sudbury Began", *Sudbury Citizen* (Sudbury, MA), June 13, 1968, 4.

¹⁴ Sudbury Assessor's Office, Permits 18-615 and 18-616.

¹⁵ Desjardin, 1976.

¹⁶ Dobbs, Judy, *Sudbury Center Historic District* (Washington, DC: Department of the Interior), 1975, 4.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.67

Sudbury Assessor's Office Records.

Fence Viewer, July 11, 1963.

Sudbury Citizen, February 26, 1959; June 13, 1968.

Walker, George. *Atlas of Middlesex County, Massachusetts*. Boston, MA: George H. Walker & Co., 1889.

Wood, William. *Map of Sudbury, Mass.* Boston, MA: Pendleton's Lithography, 1830.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.67



View to the northeast toward the Loring Parsonage.



View to the south-southwest toward the rear entrance.



View to the west inside the gift shop. First story.



View to the north-northeast inside the center interpretive room. First story.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.A, SUD.J

SUD.67



View to the east inside the foyer space. First story.



View to the north-north-east inside the western room. First story.



View to the west inside northern interpretive room. First story.



View to the northeast inside the archival research room. Second story.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

280 OLD SUDBURY ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.A, SUD.J	SUD.67
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View to the east inside the archival workroom. Second story.



Undated photo showing original eastern ells. Courtesy of the Sudbury Historical Society.

FORM B – BUILDING

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

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

K09-0036 Framingham SUD.B, SUD.I SUD.35

LHD 4/10/1972

Town/City: Sudbury

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

Address: 48 King Philip Road

Historic Name: Bogle Sisters' House

Uses: Present: Single-family Dwelling
Original: Single-family Dwelling

Date of Construction: 2021

Source: Assessor's records, architectural analysis

Style/Form: Greek Revival/Cape Cod

Architect/Builder: Not Known

Exterior Material:

Foundation: Dirt

Wall/Trim: Wood clapboard

Roof: Wood shingle

Outbuildings/Secondary Structures:
None

Major Alterations (*with dates*):
Reconstruction (2021)

Condition: Good

Moved: no yes **Date:**

Acreage: 0.17

Setting: Located at the corner of Massasoit Avenue on a small rise behind a fieldstone wall.

Photograph



Locus Map



Recorded by: Andrew Roblee

Organization: Roblee Historic Preservation, LLC

Date (*month / year*): March 2025

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

48 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.35

 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.

A one-and-a-half story Greek Revival-style house atop a dirt foundation and has an exterior clad in wood clapboard. A single-story western extension, with similar architectural features, is attached to the main volume of the house. The house is set on a slight rise in topography looking over the street below.

The south elevation (façade) of the main volume of the house is divided into five bays. Fenestration consists of six-over-six, double-hung wood windows in flat surrounds. The main door is centrally located within this volume and flanked by two windows on each side. The door is set in a Greek Revival surround with flat pilasters and a pediment. The western extension of the house is a smaller single-story volume with a lower height. At the western end of this volume is a door, followed by windows placed far apart. The east and west side elevations are one bay wide each with a window. The north, or rear, elevation features a flat roof dormer with two small three-pane awning style windows. The roof is clad in asphalt shingles.

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.

The Bogle Sisters' House is deeply rooted in the early history of Sudbury, Massachusetts. The property's ownership can be traced back to Patty Bogle, who acquired it from Ruben Moore on January 31, 1846.¹ The Bogle family lineage in Sudbury dates to the early 18th century when Thomas Bogle, a Scottish immigrant, settled in the area. His son, Francis Bogle, married Patty Hemenway, and they had two daughters, Lucy and Nancy Bogle, who would later be known as "The Bogle Sisters".² The house first appears on the 1856 Walling *Map of Middlesex County* map, labeled under the ownership of "Mrs. P. Bogle", confirming its association with the Bogle matriarch, Patty.³ By the 1875 Beers *County Atlas of Middlesex, Massachusetts*, ownership had passed to Mrs. Nancy Bogle,⁴ and by the 1889 Walker *Atlas of Middlesex County, Massachusetts*, both Nancy and her sister Lucy Bogle were listed as owners.⁵ The sisters resided in the home from at least 1832. According to town assessment records, in 1890 the house was valued at \$360 and the land at \$200.⁶ Neither sister ever married; Nancy passed away in 1895 at the age of 78⁷, followed by Lucy in 1896 at the age of 83.⁸

Following the deaths of Lucy and Nancy Bogle, the property transferred through several owners. Francis F. Walker, who inherited the property from Nancy and Lucy Bogle's estate, conveyed it to Roxanna Robinson in 1898.⁹ Roxanna died soon thereafter and her estate transferred the property to Daniel Noyes in 1899.¹⁰ The property remained within the Noyes family until

¹ Middlesex County Deed Book 537:374 (January 31, 1846).

² Hudson, Alfred Sereno, *History of Sudbury, Massachusetts* (Sudbury, MA: Alfred S. Hudson), 1889, 436.

³ Walling, Henry, *Map of Middlesex County* (Boston, MA: Smith & Bumstead), 1856.

⁴ Beers, F. W., *County Atlas of Middlesex, Massachusetts* (New York, NY: J. B. Beers & Co.), 1875.

⁵ Walker, George, *Atlas of Middlesex County, Massachusetts* (Boston, MA: George H. Walker & Co.), 1889.

⁶ Town of Sudbury, *Report of the Board of Assessors of the Town of Sudbury for the Year 1890* (Sudbury, MA: Town of Sudbury), 1890, 7.

⁷ "Deaths Registered in Sudbury", *1895 Annual Report* (Sudbury, MA: Town of Sudbury), 1896, 25.

⁸ "Deaths Registered in Sudbury", *1896 Annual Report* (Sudbury, MA: Town of Sudbury), 1897, 31.

⁹ Middlesex County Deed Book 2629:533 (January 11, 1898).

¹⁰ Middlesex County Deed Book 2754:287 (April 17, 1899).

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

48 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.35

1910 when Charles and George Noyes sold it to Lizzie Seymour in 1910.¹¹ In 1925, Ownership then passed from Lizzie Seymour to her son Irving Seymour.¹²

Through the 20th century, the property continued to change hands:

- 1945, Irving Seymour sold the house to Russell Plass.¹³
- 1945, Russell Plass transferred it to Dorothy Warren.¹⁴
- 1947, Percy and Dorothy Warren later sold the home to Elise Simonds.¹⁵
- 1977, The estate of Elise Simonds conveyed the property to Elizabeth Cane.¹⁶

The architectural history of the Bogle Sisters' House remains an important part of its legacy. While the original Massachusetts Historical Commission (MHC) form records the home's construction date as 1800,¹⁷ town records suggest a date of 1830.¹⁸ However, structural inspections of the window sills and fieldstone foundation indicate that the house may have been built even earlier. The home originally featured up to four fireplaces and two chimneys, though only one remains functional today. During recent home repairs, remnants of a second chimney were uncovered by the current homeowner. This form will therefore use the tentative date of circa 1800.

By the early twentieth century, Sudbury was transitioning from an agricultural community to a bedroom suburb of Boston. While limited residential infill construction occurred in the town center and Mill Village in South Sudbury between the World Wars, planned developments in more rural areas—often speculative—were more common. This period saw the creation of King Philip Heights (ca. 1924) in South Sudbury, extending from Pokonoket Avenue to Massasoit Avenue on land owned by real estate broker Albert Wilbert Starratt (represented in the deed record by Edith) and subdivided for development by his brother-in-law, Lawrence B. Tighe. Deed restrictions shaped the character of these developments before Sudbury's first zoning bylaw in the late 1930s. At King Philip Heights, regulations required that each lot contain a single dwelling house costing no less than \$5,000, with a private garage, no buildings within 25 feet of a road, and prohibitions against commercial use.¹⁹

In 2020, of the property initiated a controversial project to raise the roofline by approximately two feet, which required review by the Historic District Commission (HDC). After several contentious hearings, the project was approved, but shortly after construction began the main portion of the house collapsed, leaving only the kitchen ell standing. Without notifying the building inspector or obtaining an emergency demolition permit, the contractor proceeded to demolish the remaining structure (excluding the ell) and began reconstructing the house based on memory and the previously approved roof-raising plans. Work continued without the required permits for structural, electrical, or plumbing systems until the building inspector intervened. At that point, the owners were compelled to return to the HDC with revised plans. Further hearings followed, and construction was halted and later resumed, reportedly without the necessary approvals. Ultimately, a certificate from the HDC was issued after construction was largely complete, though it required modifications that may not have been implemented.²⁰ Questions remain as to whether a certificate of occupancy was ever granted. The owners occupied the rebuilt structure briefly before selling the property and relocating out of state. The current owners acquired the house soon thereafter and have undertaken incremental repair and rehabilitation efforts.²¹

¹¹ Middlesex County, Deed Book 3515:176 (April 2, 1910).

¹² Middlesex County, Deed Book 4819:579 (March 6, 1925).

¹³ Middlesex County, Deed Book 6842:363 (March 1, 1945).

¹⁴ Middlesex County, Deed Book 6912: 32 (November 16, 1945).

¹⁵ Middlesex County, Deed Book 7183:580 (September 9, 1947).

¹⁶ Middlesex County, Deed Book 13138:498 (February 8, 1977).

¹⁷ Eaton, R. H., *48 King Philip Road – MHC Form B* (Boston, MA: Massachusetts Historical Commission), undated.

¹⁸ Sudbury Assessor's Office, *Property Card for 48 King Philip Road* (Sudbury, MA: Town of Sudbury), 2025.

¹⁹ Frontiero, Wendy and Kathleen Kelly Broome, *Historic Property Survey Final Report* (Sudbury, MA: Town of Sudbury), 2021, 14-15.

²⁰ *Town of Sudbury, Historic Districts Commission, "Minutes, May 6, 2021,"* (Sudbury, MA: Town of Sudbury), 2021, 4-5.

²¹ William Andreas, email to Jan Costa, September 15, 2025.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

48 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUD.B, SUD.I

SUD.35

BIBLIOGRAPHY and/or REFERENCES

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Town of Sudbury. *Historic Districts Commission. Minutes, May 6, 2021*. Sudbury, MA..

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Walling, Henry. *Map of Middlesex County*. Boston, MA: Smith & Bumstead, 1856.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

48 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.B, SUD.I	SUD.35
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Supplementary photographs



View to the northwest toward the house from the intersection with Massasoit Avenue.

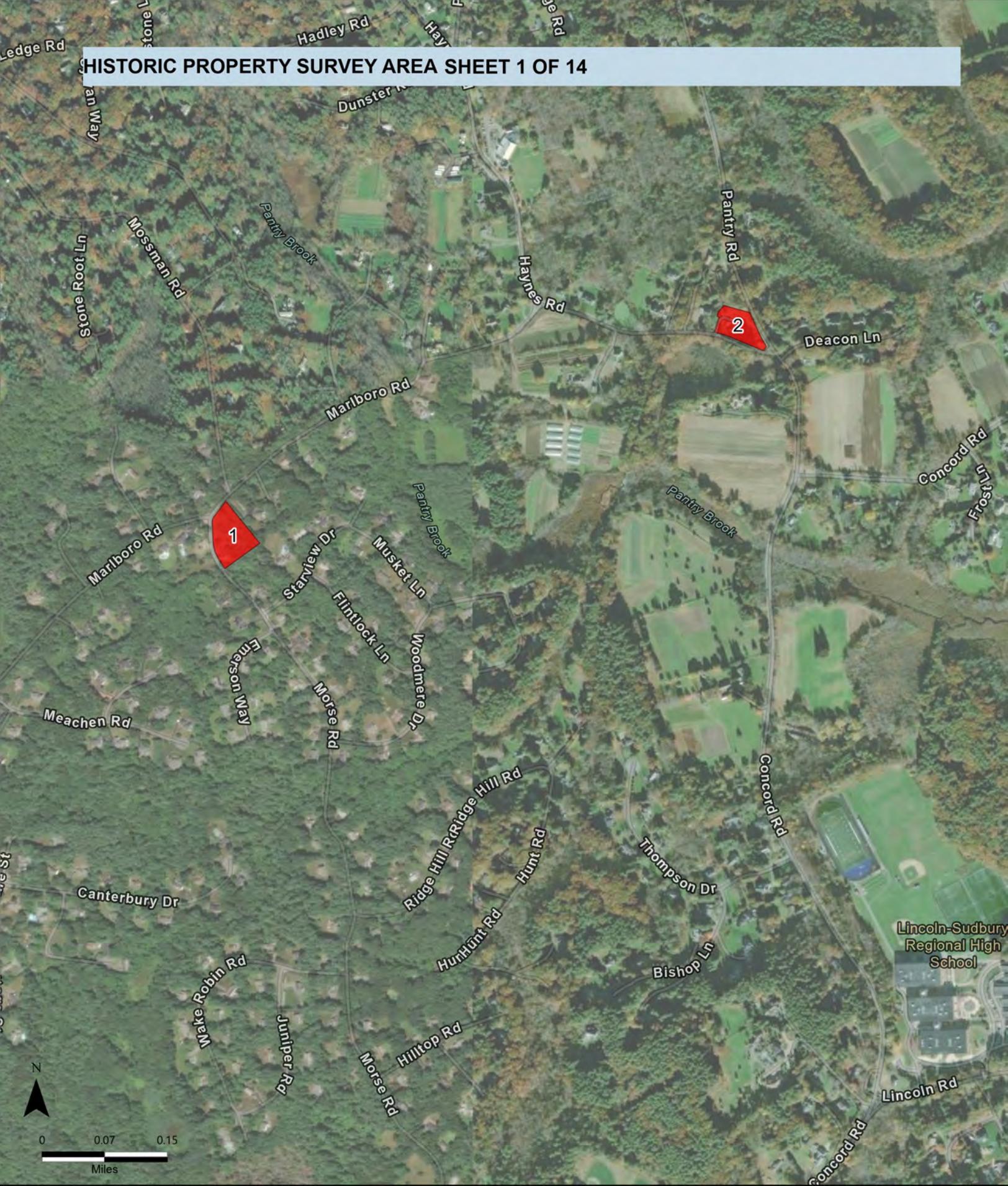


View of the east elevation and rear yard, looking southwest.

Appendix B

Maps

HISTORIC PROPERTY SURVEY AREA SHEET 1 OF 14

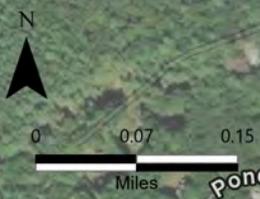
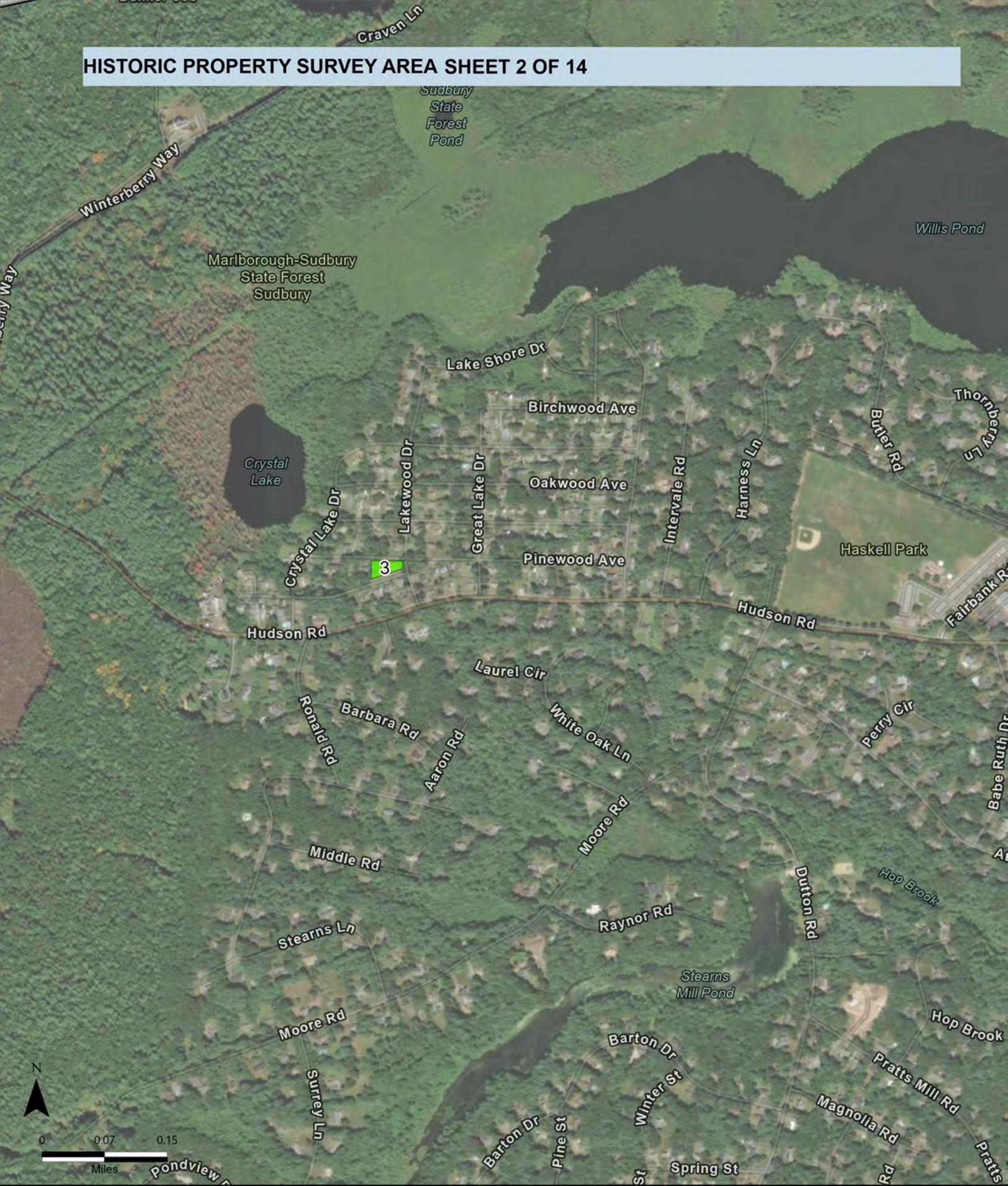


Historic Properties Survey
Town of Sudbury
Middlesex County, Massachusetts

- | | |
|---------------------------------------|--------------------------|
| RHP Recommended NR Eligibility Status | Not NR Eligible |
| S/NR-Listed Property | Town of Sudbury Boundary |
| NR Eligible Property | |
| Locally Designated Property | |



HISTORIC PROPERTY SURVEY AREA SHEET 2 OF 14



Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

- | | |
|---|---|
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| NR Eligible Property | |
| Locally Designated Property | |

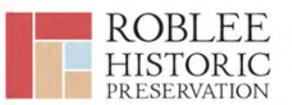


HISTORIC PROPERTY SURVEY AREA SHEET 3 OF 14

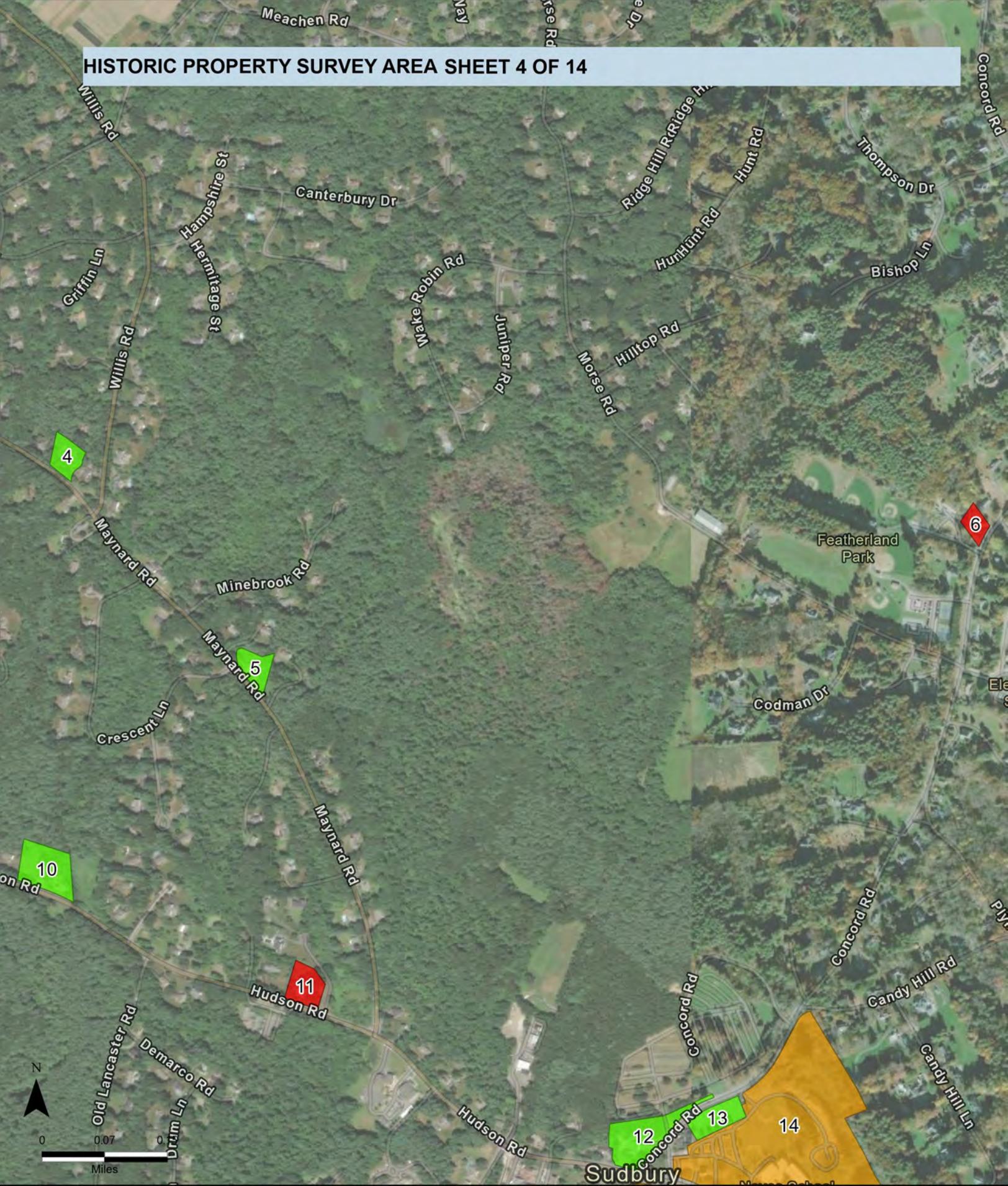


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

- RHP Recommended NR Eligibility Status
- S/NR-Listed Property
 - NR Eligible Property
 - Locally Designated Property
 - Not NR Eligible
 - Town of Sudbury Boundary



HISTORIC PROPERTY SURVEY AREA SHEET 4 OF 14

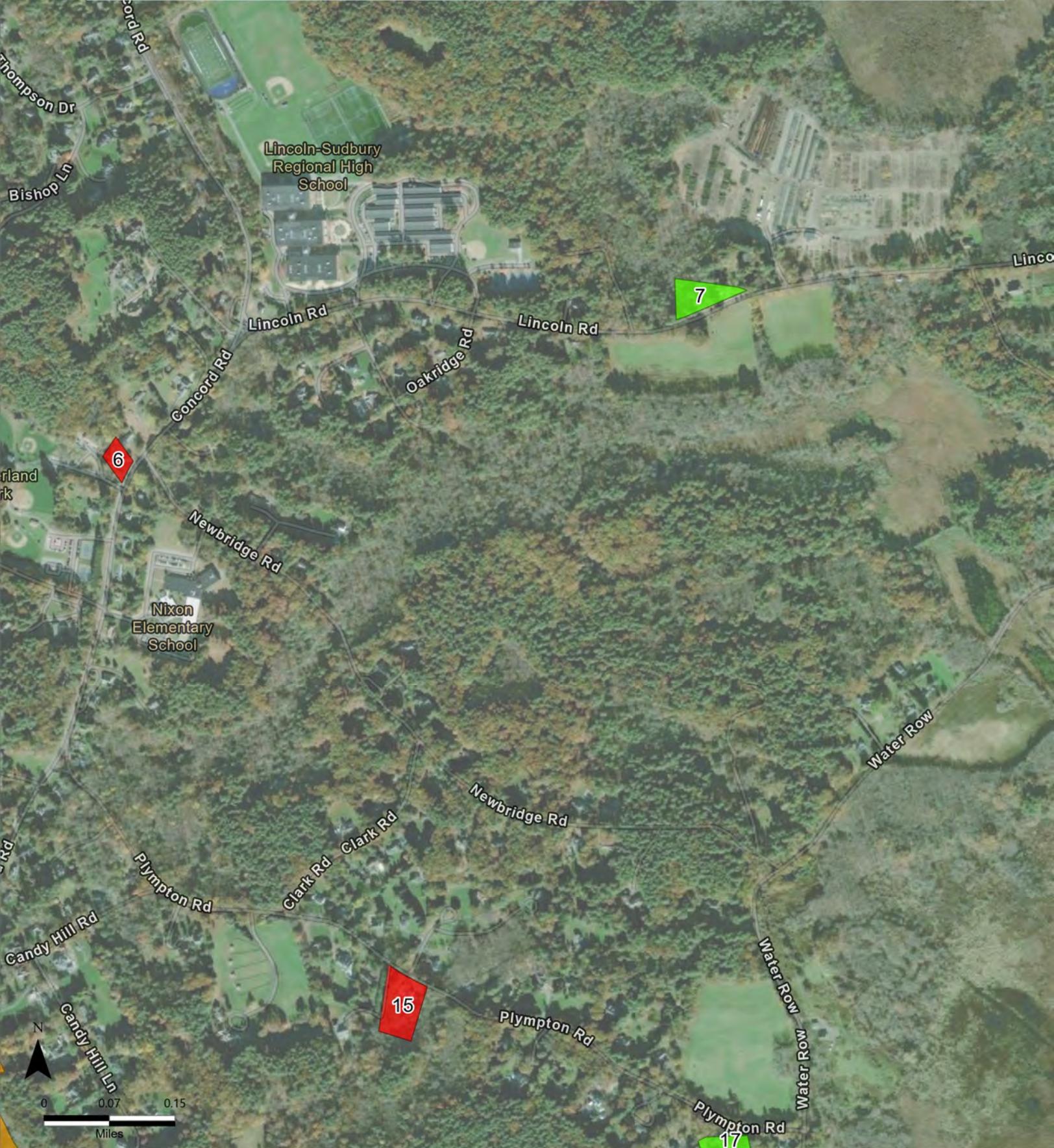


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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| RHP Recommended NR Eligibility Status | Not NR Eligible |
| S/NR-Listed Property | Not NR Eligible |
| NR Eligible Property | Town of Sudbury Boundary |
| Locally Designated Property | |



HISTORIC PROPERTY SURVEY AREA SHEET 5 OF 14

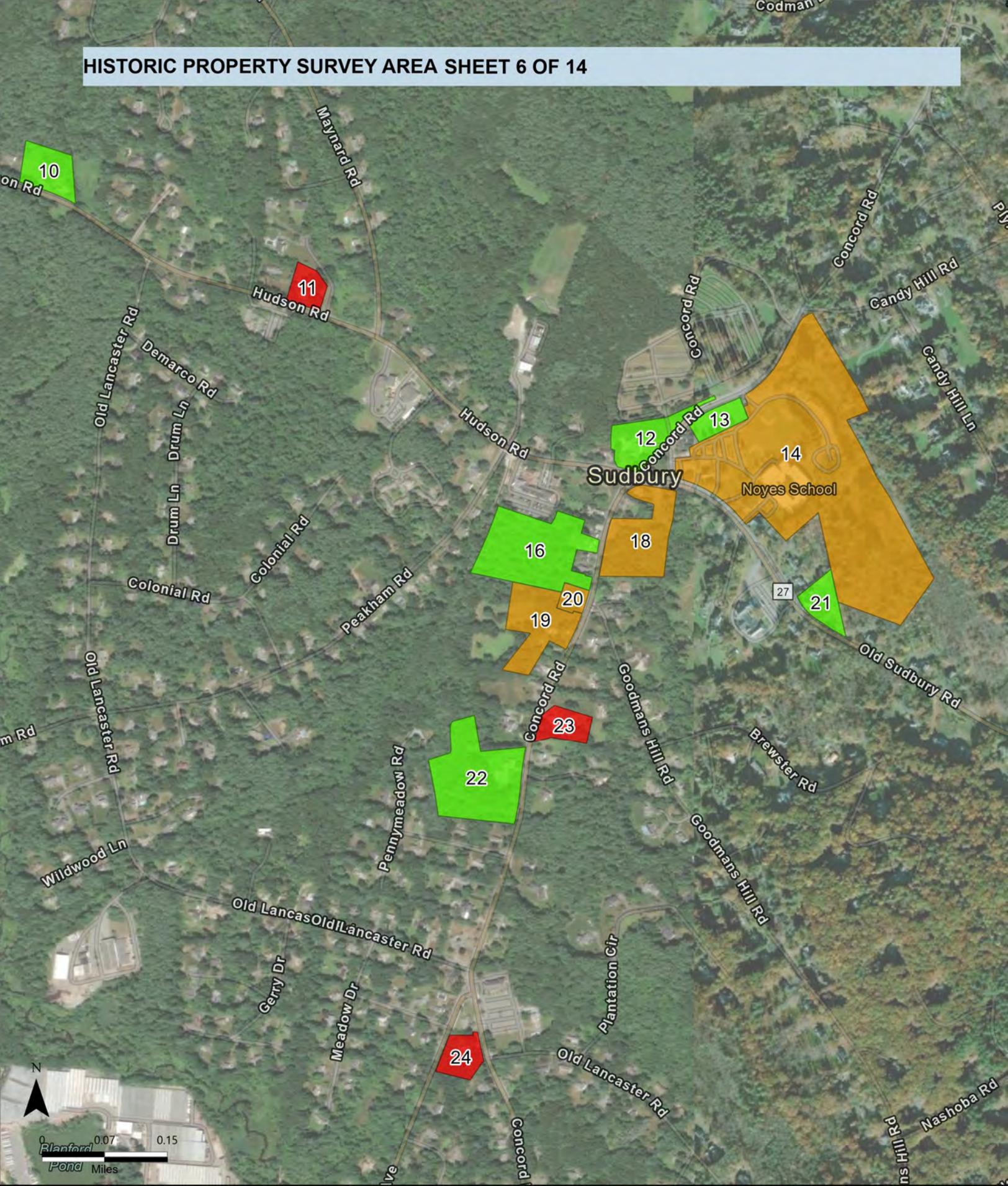


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

- RHP Recommended NR Eligibility Status
- S/NR-Listed Property
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 - Locally Designated Property
 - Not NR Eligible
 - Town of Sudbury Boundary



HISTORIC PROPERTY SURVEY AREA SHEET 6 OF 14

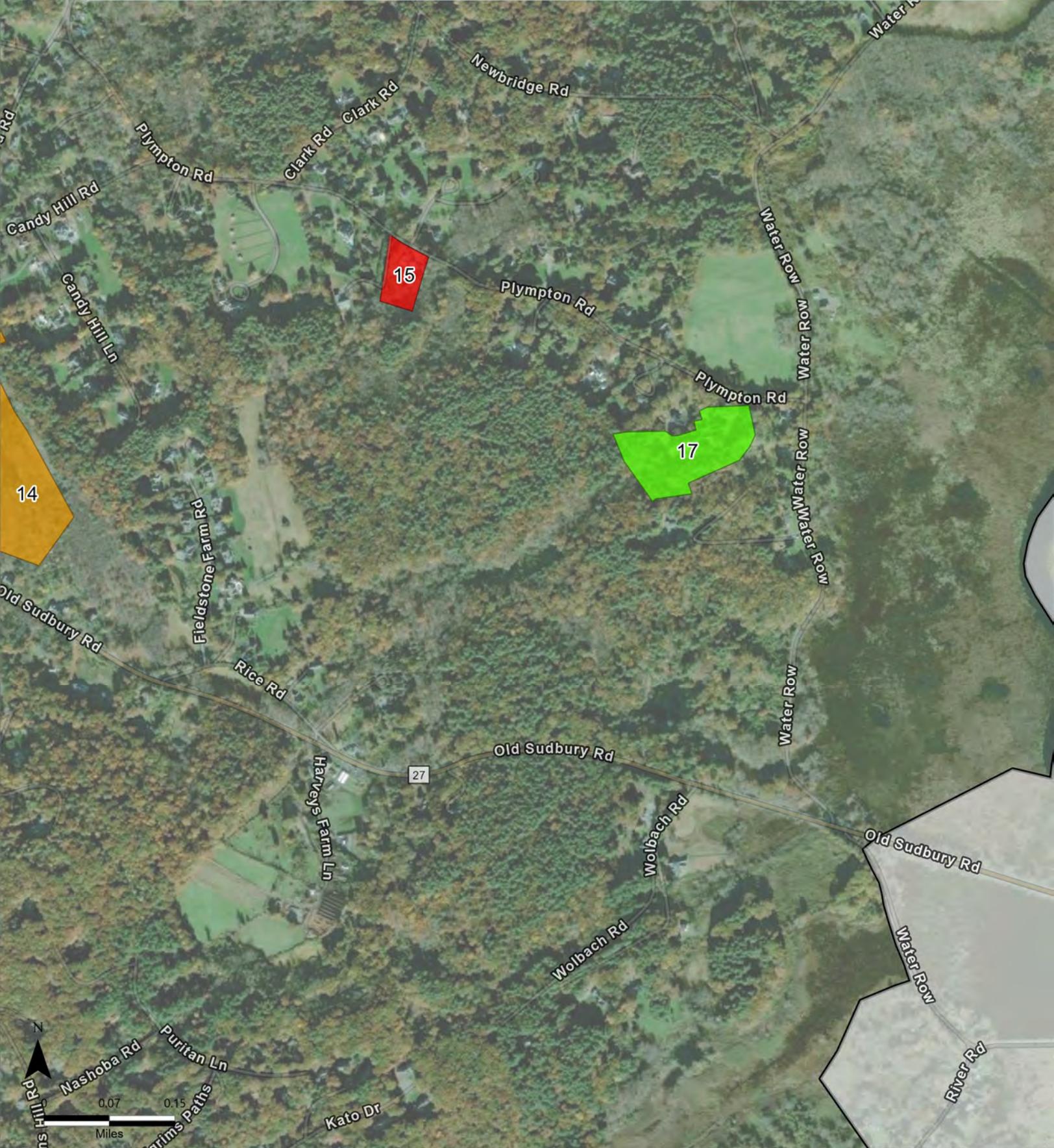


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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| S/NR-Listed Property | Town of Sudbury Boundary |
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| Locally Designated Property | |



HISTORIC PROPERTY SURVEY AREA SHEET 7 OF 14



Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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- S/NR-Listed Property
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 - Locally Designated Property
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 - Town of Sudbury Boundary

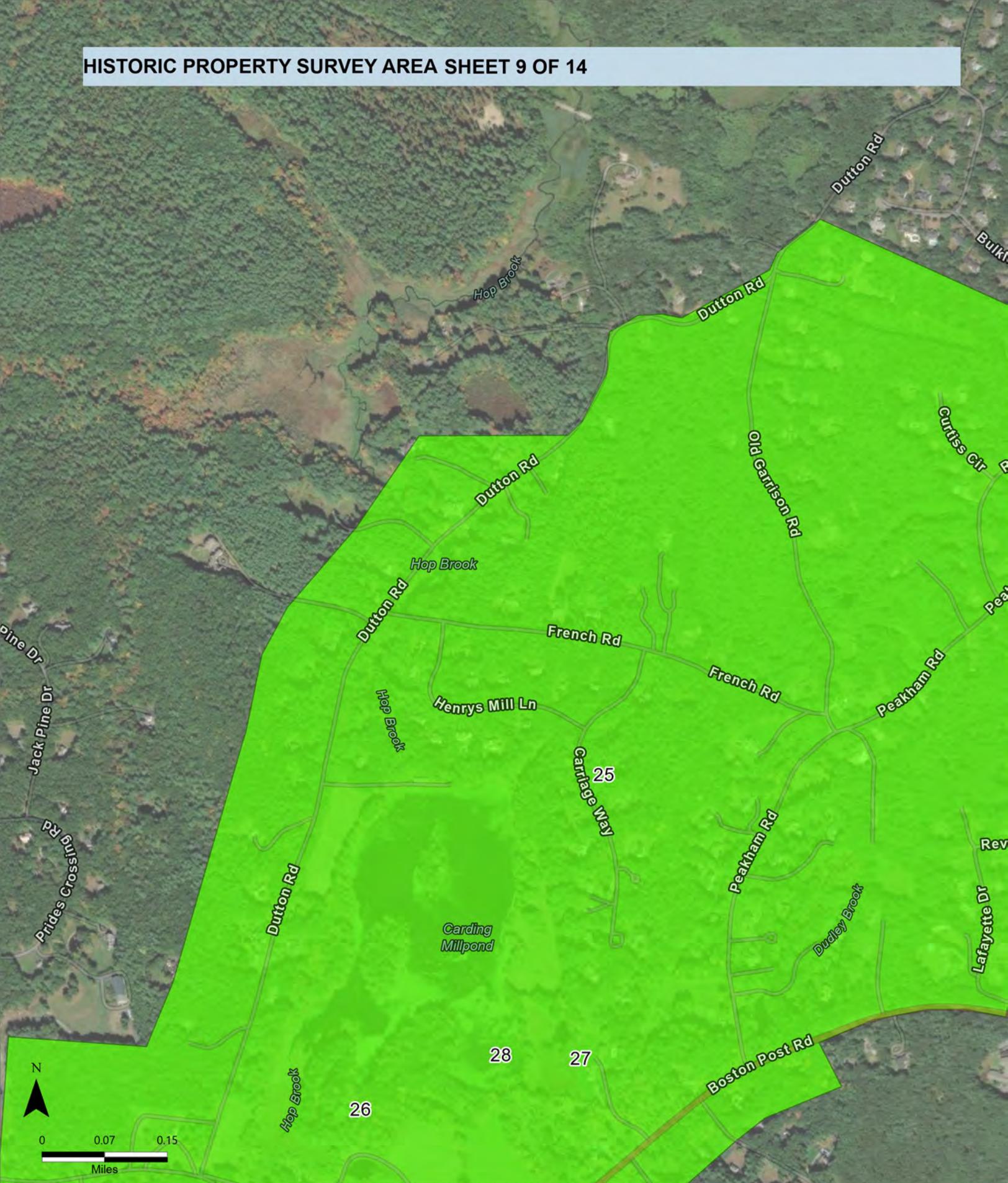




Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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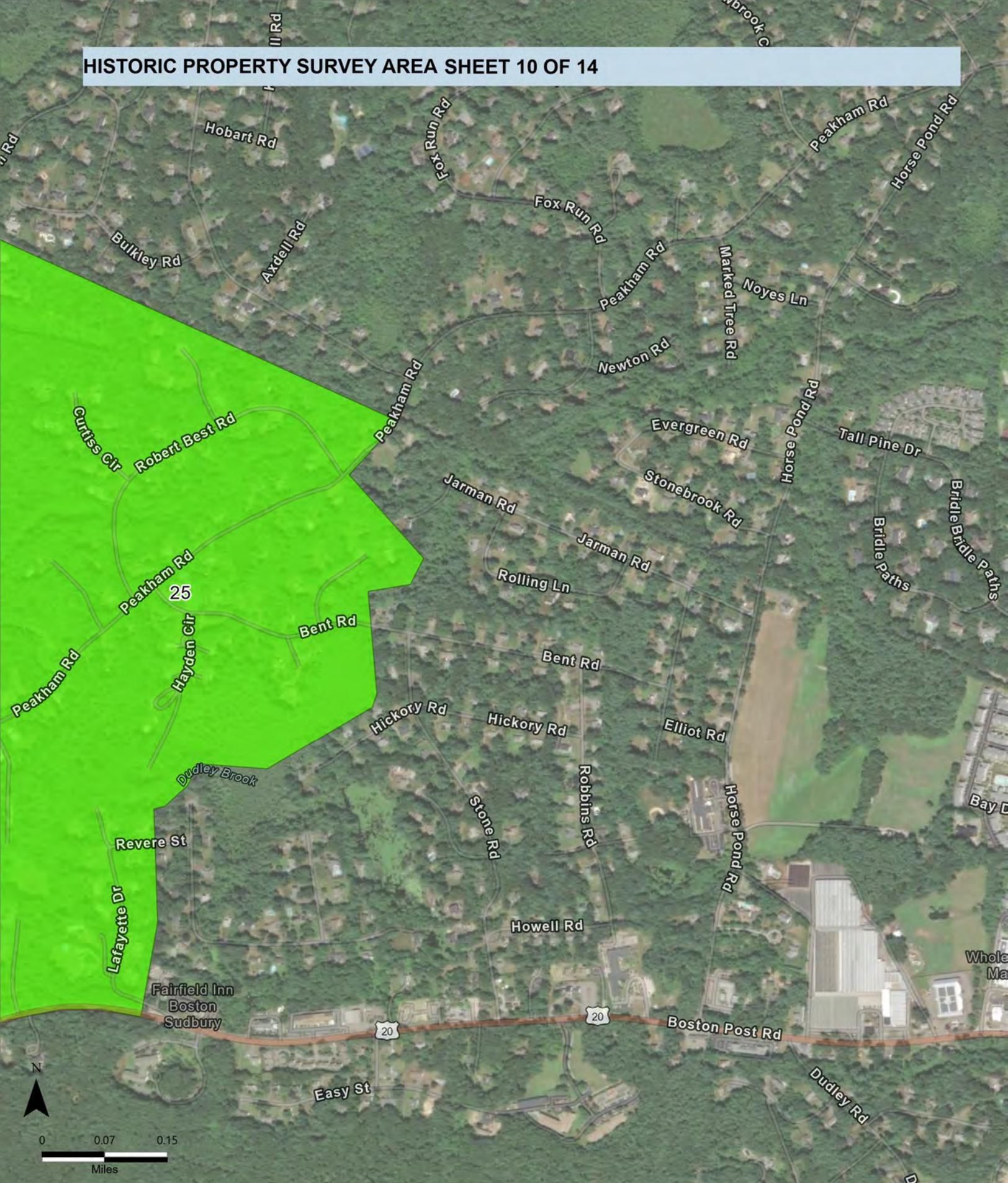


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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| RHP Recommended NR Eligibility Status | Not NR Eligible |
| S/NR-Listed Property | Not NR Eligible |
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HISTORIC PROPERTY SURVEY AREA SHEET 10 OF 14

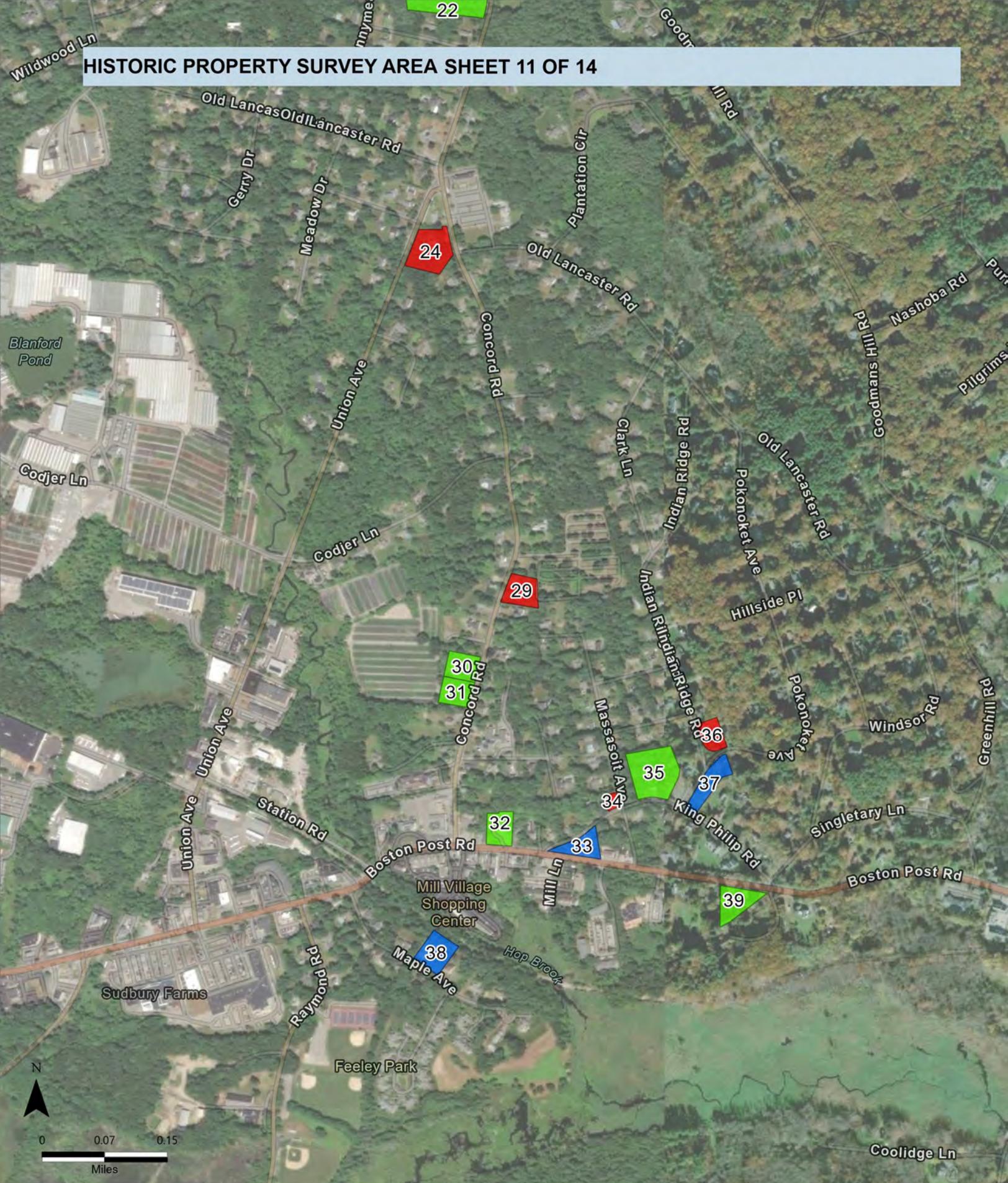


Historic Properties Survey
Town of Sudbury
Middlesex County, Massachusetts

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HISTORIC PROPERTY SURVEY AREA SHEET 11 OF 14

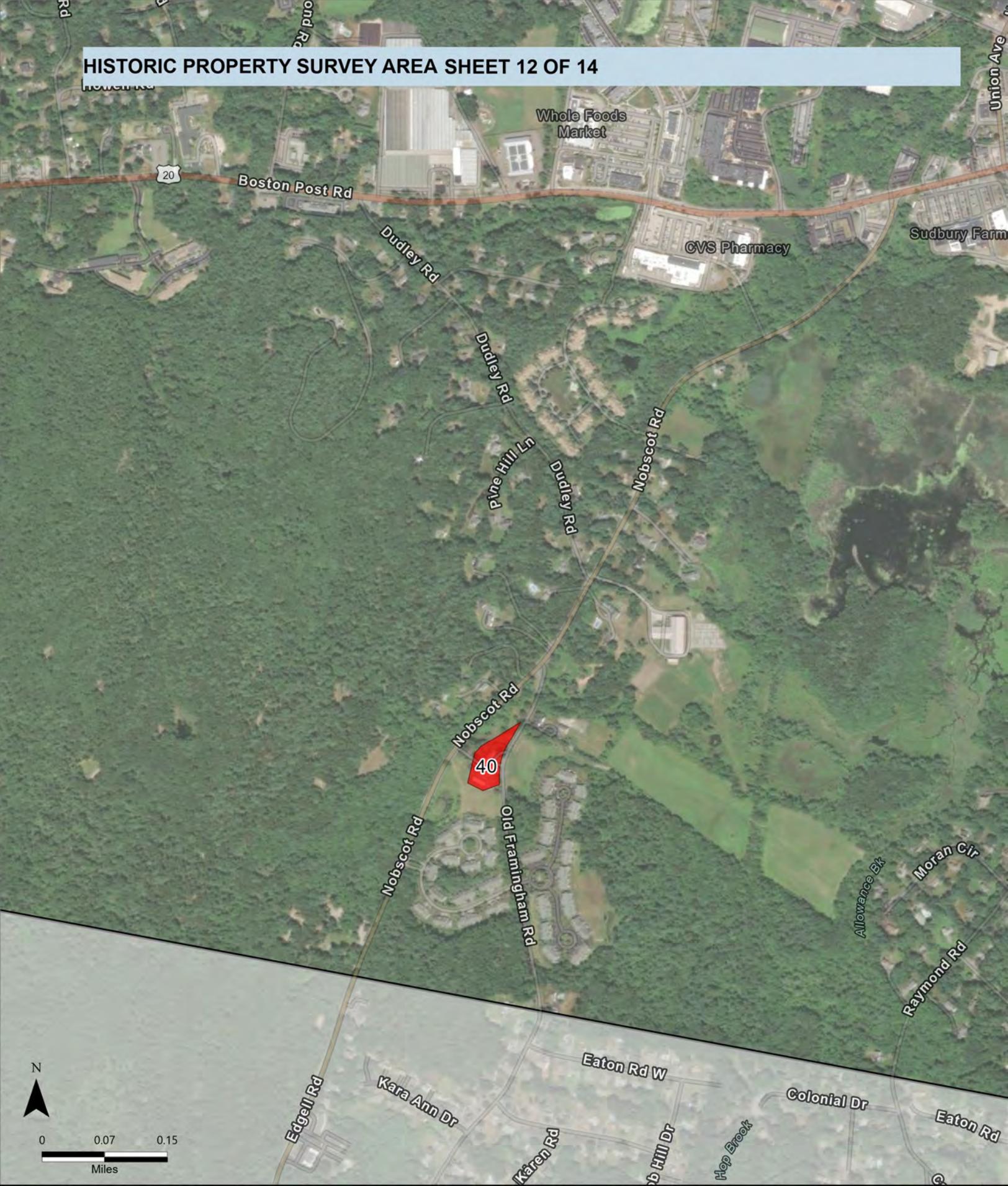


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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HISTORIC PROPERTY SURVEY AREA SHEET 12 OF 14



Historic Properties Survey
Town of Sudbury
Middlesex County, Massachusetts

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 - Locally Designated Property
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 - Town of Sudbury Boundary



HISTORIC PROPERTY SURVEY AREA SHEET 13 OF 14

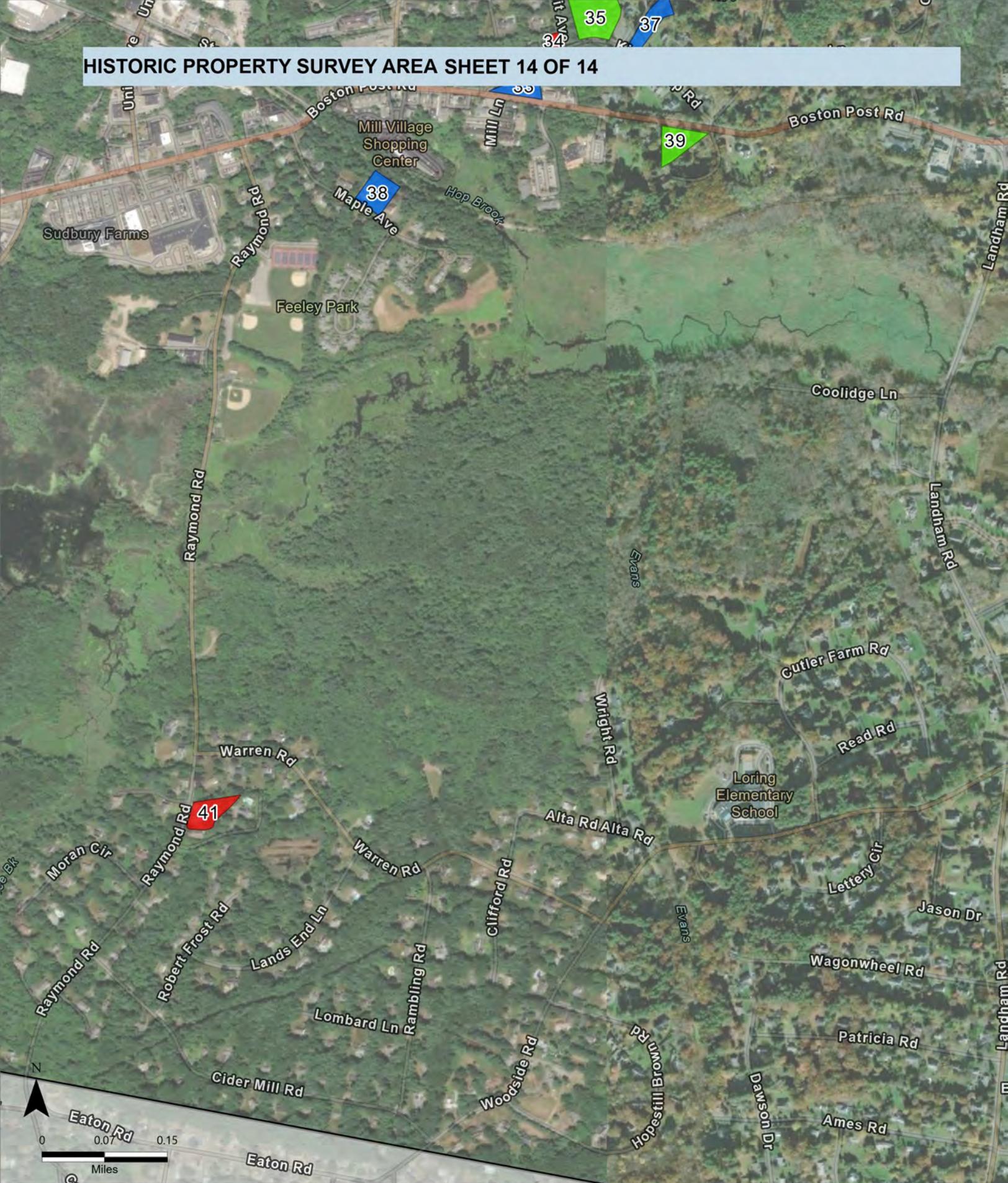


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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HISTORIC PROPERTY SURVEY AREA SHEET 14 OF 14

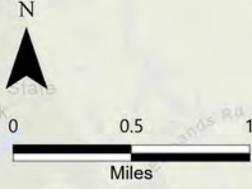
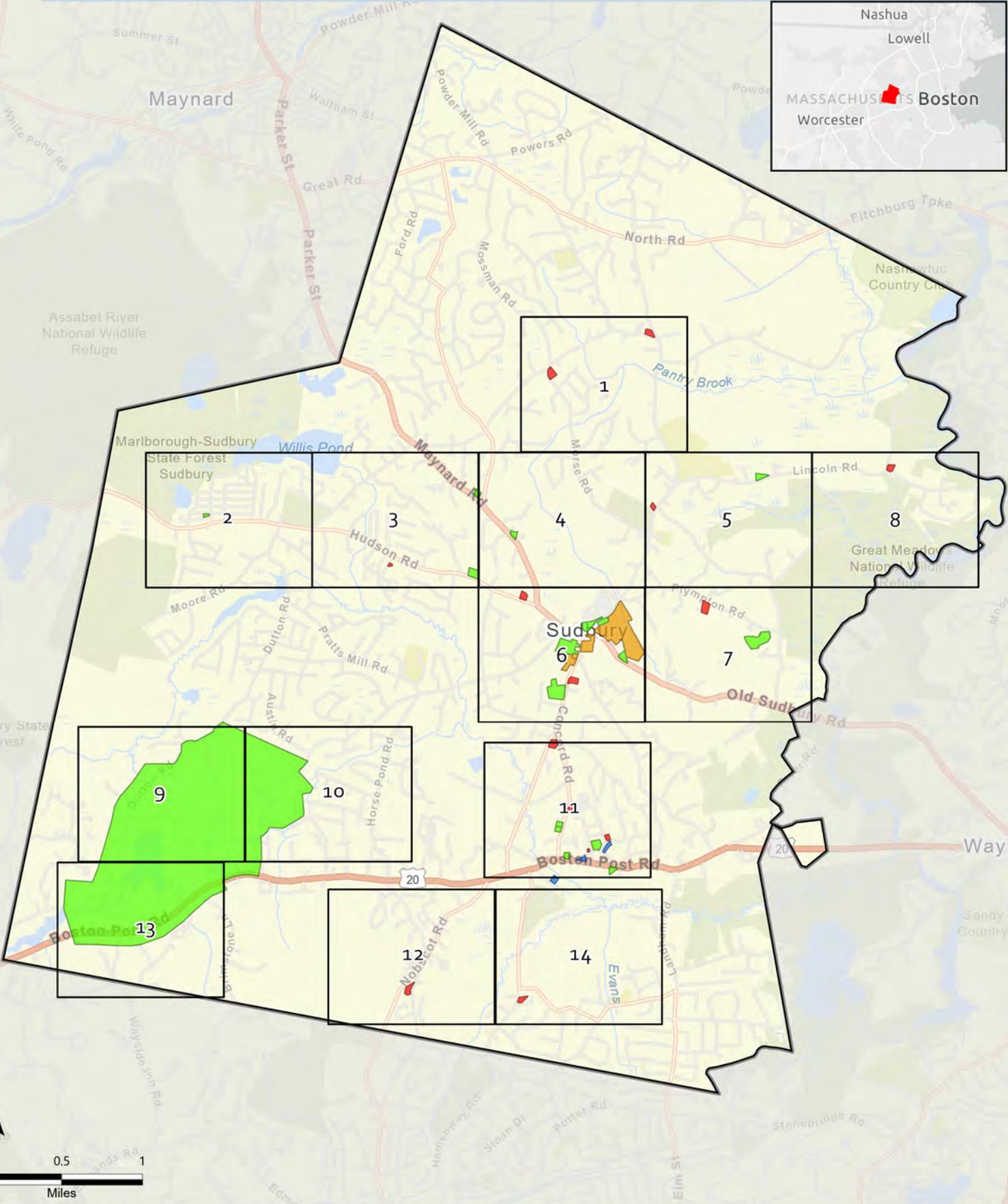


Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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| RHP Recommended NR Eligibility Status | Not NR Eligible |
| S/NR-Listed Property | Town of Sudbury Boundary |
| NR Eligible Property | |
| Locally Designated Property | |



HISTORIC PROPERTY SURVEY AREA INDEX



Historic Properties Survey
 Town of Sudbury
 Middlesex County, Massachusetts

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|--|--------------------------|
| RHP Recommended NR Eligibility Status | Not NR Eligible |
| S/NR-Listed Property | Town of Sudbury Boundary |
| NR Eligible Property | Sheets |
| Locally Designated Property | |

