

Sudbury Historic Resource Inventory - 2010 Project Street Index

MHC #INV	PARCEL #	STREET #	STREET NAME	HISTORIC NAME	YEAR	STYLE	DESIGNATIONS
SUD.251	K09-0048	306	Boston Post Rd	Richardson, Clifford W. House	1875-1889	Greek Revival/Italianate	KPHD (LHD)
SUD.254	K09-0032	344	Boston Post Rd	Hunt, George W. House	ca. 1897	Queen Anne	KPHD (LHD)
SUD.255	K09-0031	346	Boston Post Rd	Hunt, Emory House	ca. 1850s	Italianate	KPHD (LHD)
SUD.107	K09-0300	452	Concord Rd	Wheeler, Elisha House/Twin Ash Farm	late 18th C.	Colonial	SCHD (LHD & NRHD)
SUD.197	K09-0300	452	Concord Rd	Warren Barn	mid to late 19th c	New England	SCHD (LHD & NRHD)
SUD.356	K07-0011	524	Concord Rd	Bent Barn	late 19th C.	Colonial	
SUD.111	F10-0007	531	Concord Rd	Bent, Thomas House	1815	Federal	
SUD.355	D13-0002	1073	Concord Rd	Rice, Israel - Bent, T. Jr. House	late 18th C.	No style	
SUD.284	K03-0013	28	Dutton Rd	Gott, George & Fannie House - Wayside Cottage	ca.1916	Dutch Colonial Revival	WIHD (LHD)
SUD.302	J03-0005	181	Dutton Rd	Dutton Lodge	ca. 1931/ca. 1953	Colonial Revival	WIHD (LHD)
SUD.304	J03-0002	199	Dutton Rd	Wing of Dutton Lodge	ca. 1931/ca. 1953	Greek Revival/Colonial Revival	WIHD (LHD)
SUD.169	H09-0046	332	Goodman Hill Rd	Garfield, John W. House	1825	Greek Revival	SCHD (LHD and NRHD)
SUD.359	K07-0003	55	Highland Ave	Rogers, Harland Homer House	ca. 1886	Queen Anne	
SUD.256	K09-0041	0	King Philip Rd	Smith-Hall Barn	mid to late 19th C	barn	KPHD (LHD)
SUD.259	K09-0044	17	King Philip Rd	Hall, John C. & Elsa E. House	ca. 1926	Colonial Revival	KPHD (LHD)
SUD.261	K09-0045	25	King Philip Rd	Woodbury, Miriam House	1916	Arts & Crafts	KPHD (LHD)
SUD.260	K09-0042	20	King Philip Rd	Morse, R. D. Milk House	ca. 1870s	No style	KPHD (LHD)
SUD.264	K09-0035	54	King Philip Rd	Goulding, Henry House	ca. 1870	Italianate	KPHD (LHD)
SUD.265	K09-0049	61	King Philip Rd	Cutter-Dakin-Hunt House	ca. 1850s	Greek Revival/Italianate	KPHD (LHD)
SUD.266	K09-0033	68	King Philip Rd	Richardson, Josiah House	ca. 1830	Italianate	KPHD (LHD)
SUD.362	M10-0217	37	Landham Rd	Ames, Harry L. & Julia A House	ca. 1900	Queen Anne	
SUD.361	M10-0301	63	Landham Rd	Ames, Addison House	ca. 1848	No style	
SUD.360	M10-0700	87	Landham Rd	Lettery, George House	ca. 1928	Colonial Revival	
SUD.269	K09-0037	23	Massasoit Rd	South School Annex	1921	Colonial Revival	KPHD (LHD)
SUD.357	F09-0009	157	Maynard Rd	Maynard, George - Hawes, Jennie House	ca. 1889	No style	
SUD.312	K04-0405	118	Peakham Rd	Noyes-Warren House	1875-1889	No Style	WIHD (LHD)
SUD.168	H10-0302	30	Rice Rd	Piper House	1935	Colonial Revival	SCHD

FORM B – BUILDING

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

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

K09-0048	Framingham	B & I	SUD.251
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Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 306 Boston Post Road

Historic Name: Clifford W. Richardson House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1875-1889

Source: maps

Style/Form: Greek Revival/Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: Late 19th C. board and batten barn (on 1908 map) with sliding door in gable front, 6/6 windows, haydoor centered in gable front.

Major Alterations (*with dates*): enclosed screen entrance porch on side hall entry and enclosed entrance porch on side ell entry – mid 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

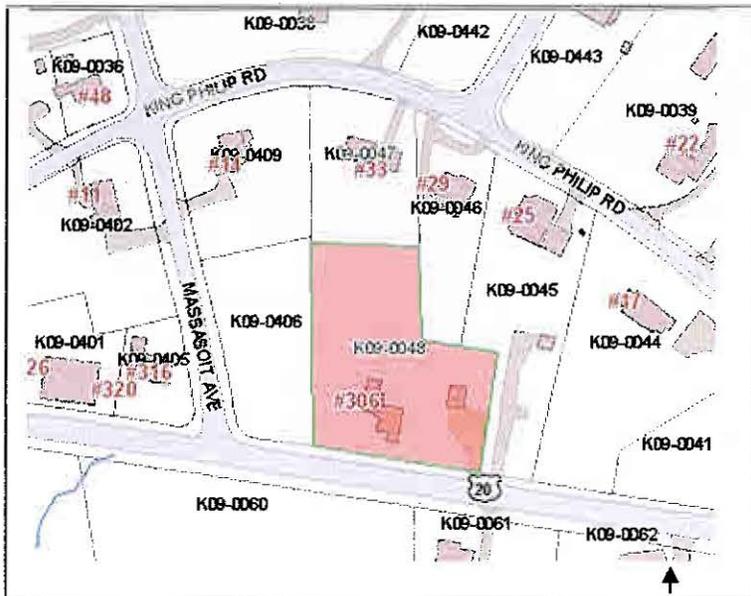
Acreage: .75 acre

Setting: On the north side of Boston Post Road about half way between each end of arc shaped King Philip Road on L-shaped lot. Knee-high stone retaining wall in front of house and tall arborvitae hedge. Gravel driveway on east side of house and in front of barn.

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November, 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

306 BOSTON POST

ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I CAR.251

 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.*

Situated on the north side of the Boston Post Road the house is separated from the road only by a low stone retaining wall and a few steps that lead to the house. A tall arborvitae hedge and other large overgrown shrubs shield the house from the busy Route 20. A narrow trickle of a stream flows through the back of the property to Massasoit Avenue on the west side. The one and one-half story, gable-front dwelling is two bays deep and has a single-story side ell extending from the rear of the house on the west side and a one-story ell behind the side ell. A deep screened entrance porch extends in front of the side-hall entry on the main façade. The paneled main entry has two rectangular lights. Next to the side hall entry there is one-story projecting bay with a long 2/2 sash with wood louvered shutters on the front and single 1/1 windows on the sides, all over a paneled base. Above the projecting bay and side hall entry there are two single windows in the gable peak each with 2/2 sash set in plain flat frames with slightly pointed arched lintels. The one and one-half story side ell extending westerly from the rear of the house has a projecting enclosed entrance porch with a door of square light over panels and two windows at the first story and two windows each with 2/2 sash and two second-story windows. One chimney rises below the ridge on the west roof slope 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 Boston Post Road was the main southern route through Sudbury connecting the village of South Sudbury with Wayland, Waltham and Boston to the east. It was the main stage route. The Central Massachusetts Railroad of 1881 was laid nearly parallel to the Post Road with stops at East Sudbury and South Sudbury (this property lying nearly half way between the two). Farmland lined the Boston Post Road where there were market garden farms and by the late 19th century greenhouses for growing carnations in particular lay to the east of this property.

This dwelling was in the Richardson family for over 100 years. In 1889 Myra E. Jones of Maynard sold the house on a one-half acre parcel to **Clifford W. Richardson**, son of Benjamin and descendant of Major Josiah Richardson (b. 1701-02), who was the first Richardson to come to Sudbury in the early 18th century. Clifford worked as a carpenter and turner and later as a machinist. His assessments were consistent in 1890 and 1900 with his modest house and shed. Between 1900 and 1908 (map) he built the board and batten barn. The house lot was made larger in 1913 when Clifford purchased the back section of this property. This was reflected in his 1921 assessment when his house was valued at \$1,200 and his barn at \$300 and he had three-quarters of an acre house lot. Richardson also was assessed for a windmill and a shed. Following his death the house passed to Clifford's heirs Llewellyn C. Richardson and Charles E. Richardson of Sudbury and Edith Richardson Ellms who lived in Connecticut. Llewellyn and Edith sold their shares in the property to **Charles E. Richardson** in 1927. Charles was a carpenter and lived here with his wife Florence until 1957 when the property passed to **Lillian F. Richardson**. Following her death in 1985 the property was sold out of the family.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1889 Walker (C.W. Richardson), 1908 Walker (C. W. Richardson).
Assessors Report: Polls, Valuation and Taxes, 1890, 1900, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

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

Community Property Address
SUDBURY 306 BOSTON POST ROAD

Area(s) Form No.

B & I	SUD.251
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The Clifford W. Richardson House is eligible for listing in the National Register of Historic Places only as part of the King Philip's Historic District. The property is associated with a family that has a long history in Sudbury and the house is an example of a modest dwelling with Italianate details and early 20th century board and batten barn.

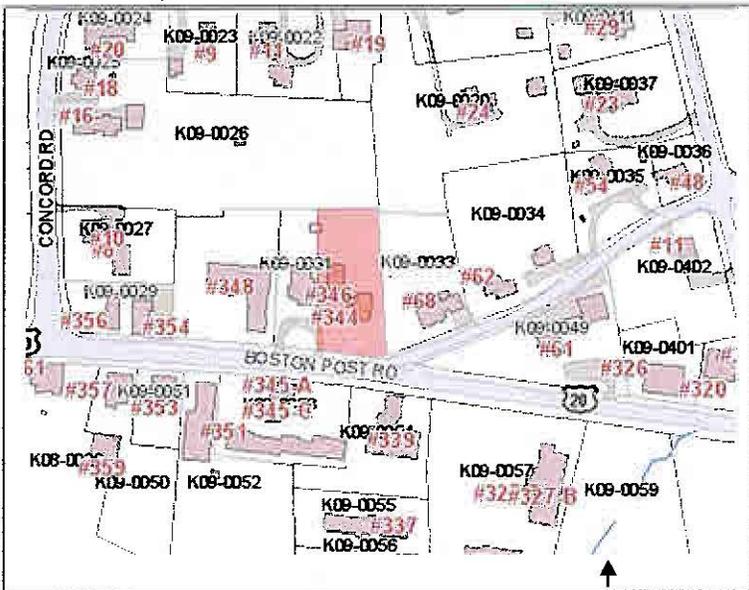
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler
Organization: for Sudbury Historical Commission
Date (month/year): November 2010

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

K09-0032

Framingham

B & I

SUD.254

Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 344 Boston Post Road

Historic Name: George W. and Georgetta Hunt House

Uses: Present: commercial - office

Original: single-family residential / post office

Date of Construction: ca. 1897

Source: Assessors Records

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: rubblestone

Wall/Trim: wood clapboard, some shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: former barn converted to office and studio space for publishing firm.

Major Alterations (with dates): rehabilitation – late 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: .75 acre

Setting: On north side of Boston Post Road at western end of King Philip Road. Set high above road with stone retaining wall in front and shrubbery shielding from road. Narrow lot with driveway on eastern side leading to parking area behind. Converted barn/office building along west side lot line.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

344 BOSTON POST

ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I CAR.254

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 in South Sudbury Village within the King Philip Historic District (LHD), this property is at the edge of the district and was part of the 19th century Hunt farm holdings on King Philip Road. Built as a commodious dwelling in the Queen Anne style the house rests on a high rubblestone foundation, is sheathed in wood clapboards and has an asphalt-shingled roof. The gable front building has two broad bays across the façade and is four bays deep and has a two-story shed roof rear ell also on rubblestone. The two and one-half storey, two-bay façade has wave shingles in the clipped gabled peak. The façade consists of a side-hall entry and a broad projecting bay at the first story, two second-story windows and a pair of 2/1 sash in plain slightly projecting frames in the gable peak. The side-hall entry, which leads to a broad stair hall, has a wide oak door with a square light over molded panels. The projecting bay has a large single light on its front and 1/1 double-hung sash on the sides. Above this bay is a wide 2/1 window and a standard sized 2/1 is aligned over the entry. Windows are set in flat surrounds with splayed lintels topped by a narrow flat board. A shed roof porch, with a wood deck and carried by turned bracketed posts, spans the gable-front façade. Between the posts are sections of porch railing with attenuated balusters. On the west (left) side of the building there is a broad rectangular two-story projecting bay with a flared apron over the first story. Two single windows up and down are in front of this projecting bay. On the east (right) side facing the driveway the four bays consist of a single 2/1 aligned one above the other in the front bay, a broad rectangular first-story oriel carried by carved paneled brackets under a hipped roof with a horizontal multi-light frosted-glass window above, and a pair of 2/1 sash behind the oriel centered between two single 2/1 windows above. The oriel has two windows on the front and single narrow sash on the two sides. Each window has multi-light stained glass around a single light in the top of the sash over a single light below. A single chimney rises from the ridge near the rear of the main building. A low rubble wall leads from the driveway to a rear entry in the narrow side elevation of the the two-story shed roof ell.

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 Boston Post Road was the main southern route through Sudbury connecting Mill Village as South Sudbury was known in the mid to late 19th century, with Wayland, Waltham and Boston to the east. It was the main stage route in the early 19th century. The Central Massachusetts Railroad of 1881 was laid nearly parallel to the Post Road with stops at East Sudbury and South Sudbury. Farmland lined the Boston Post Road to the east where there were market garden farms and by the late 19th century greenhouses for growing carnations in particular. The more densely populated area of this village was to the west along the Boston Post Road and north on Concord Road and included the Hunts store at the intersection of the two roads.

Land for this house was carved out of the lot of 346 Boston Post Road which was the home of Emory Hunt (1818-1888) until his death when the old house was owned by Emory's daughter, Jennie P. Hunt, a school teacher in Framingham. This house was built for **George Washington Hunt** (1850-1928), Emory's and Alice (Howe) Hunt's son and brother of Jennie P. Hunt, at the end of the 19th century. George took over the post

INVENTORY FORM B CONTINUATION SHEET
ROAD

SUDBURY

344 BOSTON POST

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	CAR.254
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office and store from his father and for a short time (1908 map) moved the post office to this house (from the building west of here on the corner of Boston Post Road and Concord Road). He was the postmaster, a notary, and was listed in directories as working in his residence which confirms the 1908 map. In 1900 his wife **Georgetta (Thompson) Hunt** (married in 1872) was assessed for the house valued at \$2,250 and a barn on the one-quarter acre house lot. At the same time George was assessed for the store building and land. By 1921 the house was valued at \$3,000, and Mrs. George W. Hunt also was assessed for a barn, a shed and the one-quarter house lot while again her husband was assessed for the store valued at \$2,000 and the Post Office valued at \$400, which may indicate that the post office had been moved out of the house, back to the store on the corner of Boston Post Road and Concord Road.

For a short time in the early 1930s this property, including house and barn, was owned by **Edward A. Hunt** and his wife **Frances I. Hunt** both of who lived in Sudbury until moving to Maine. It is likely that Edward was a son of George and Georgetta Hunt, although that has not been confirmed. (George had a brother Edward Browne Hunt and may have named a son after him.) The Hunts sold the family home to **Margaret B. and Frank W. Giles** in 1933. Giles worked as a carpenter and remained here for nearly 20 years.

BIBLIOGRAPHY and/or REFERENCES

- Atlas/Map: 1908 Walker (P.O., G. W. Hunt).
- Assessors Report: Polls, Valuation and Taxes, 1921.
- Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
- Middlesex South Registry of Deeds.
- Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
- Vital Records: Sudbury Annual Reports.

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

Community Property Address
SUDBURY 344 BOSTON POST ROAD

Area(s) Form No.

B & I	SUD.254
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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 Gretchen G. Schuler
The criteria that are checked in the above sections must be justified here.

The George W. Hunt House is individually eligible for listing in the National Register of Historic Places for its architecture and as part of the King Philip's Historic District. The property is significant for its association with South Sudbury's development and as one of only a few examples of Queen Anne architecture.

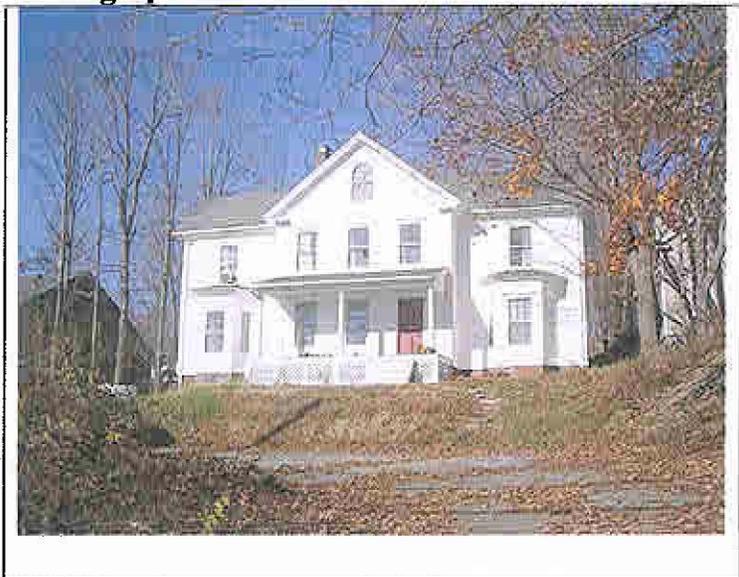
FORM B – BUILDING

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

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

K09-0031	Framingham	B & I	SUD.255
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Photograph



Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 346 Boston Post Road

Historic Name: Emory Hunt House

Uses: Present: residential

Original: single-family residential

Date of Construction: ca. 1850s

Source: 1856 map

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures:

Major Alterations (*with dates*): rehabilitation including removal of aluminum siding – 2010.

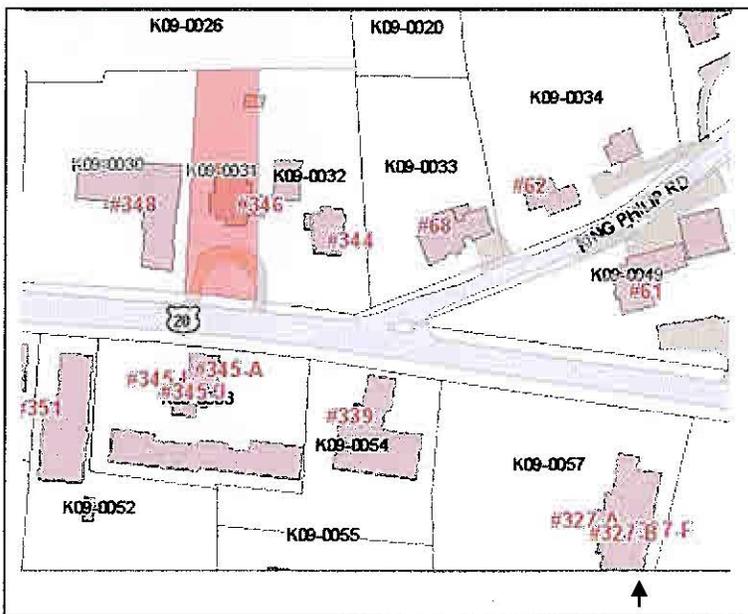
Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: .35 acre

Setting: On north side of Boston Post Road (Rt. 20) west of King Philip Road. Set high above road with stone retaining wall in front. Narrow lot with semi-circular driveway in front of house.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

346 BOSTON POST

ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	CAR.255
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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.*

Located in South Sudbury Village within the King Philip Historic District (LHD), this property was part of a larger 19th century Hunt property on Boston Post Road. Built as a commodious dwelling by 1856 the house rests on a brick foundation, has recently been re-clad in wood clapboards, following the removal of aluminum siding, and has an asphalt-shingled roof. The house consists of a five-bay side-gabled main block, a rear ell and a gable-front, three-bay, central pavilion, projecting in front of the main block. Single-story projecting polygonal bays are located in each end bay on the main façade and on the rear bay of the west end of the house. Windows have 6/6 sash set in plain casings. The central pavilion has a one-story shed-roof open porch across this three-bay façade and lattice foundation screening. Wood steps lead to the entry which is in the end bay (to the right). It is a paneled door with two lights in the upper panels. To the left of the door are two window and second story windows are aligned with the three first-story bays of the pavilion. In the gable peak, which has a boxed cornice and flat returns, there is a four-light round-headed window. This window is repeated in the peak of each gable end of the main house. A single interior chimney extends above the roof behind the ridge between the west gable end and the middle of the house.

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 Boston Post Road was the main southern route through Sudbury connecting Mill Village as South Sudbury was known in the mid to late 19th century, with Wayland, Waltham and Boston to the east. It was the main stage route in the early 19th century. The Central Massachusetts Railroad of 1881 was laid nearly parallel to the Post Road with stops at East Sudbury and South Sudbury. Farmland lined the Boston Post Road to the east where there were market garden farms and by the late 19th century greenhouses for growing carnations in particular. The more densely populated area of this village was to the west along the Boston Post Road and north on Concord Road.

This house was built for **Emory Hunt** (1818-1889) and his wife **Alice How (Brown) Hunt** by 1856 according to the historic map of that date. They had married in 1840 and had six children over the next 20 years. This was Emory's and Alice's residence as is confirmed by the distinction made on the 1875 map. It remained the Hunt family homestead for over 60 years. Emory was proprietor of South Sudbury's only grocery store (located farther west on Boston Post Road) that had been established in the 18th century and taken over by Gardner and Luther Hunt in the early 1800s. Emory, son of Gardner and nephew of Luther, was the next owner and was followed by his son, George W. Hunt. Emory was active in his community serving as a deacon at the Congregational Church and was a share holder in Wadsworth Academy built in 1856. Two children remained in South Sudbury and son, Edward B. Hunt (b. 1855) graduated from Harvard in 1878 and worked at the Boston Public Library in the late 19th century.

In 1876 Emory's son George W. Hunt took ownership of the family homestead and conveyed it to his mother, Alice H. Hunt. In 1889 at the time of Emory's death, his widow Alice conveyed the family homestead on a two-acre lot to their daughter **Jennie P. Hunt** (1859-1916). Ten years later, Jennie conveyed a three-quarter acre parcel with buildings to her sister-in-law, Georgetta, wife of George W. Hunt. George and Georgetta had built their house at 344 Boston Post Road. Jennie remained here in the family homestead until her death in 1916. She was a school teacher in Framingham, and served on Sudbury's School Committee for several years.

After Jennie's death the house was sold to **Frederic William Gardner** in 1916 who in 1921 was assessed for the house then valued at \$2,500, a garage and only a quarter of an acre of land. In 1922 Gardner sold the property to **Lawrence B.**

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

346 BOSTON POST

ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	CAR.255
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and Gladys N. Tighe. In 1942 the Tighes were assessed for the same property by which time the house was valued at \$2,900. They remained here for over thirty years until 1955. Lawrence had several jobs during his working career all in South Sudbury. According to street directories he worked as an agent with the New England Telephone Company in 1926. Ten years later in 1936 he was listed as the proprietor of the Cities Service Filling Station, which was located on State Road East in South Sudbury and in 1950 he was the proprietor of the Red & White Store also located on State Road East. Lawrence served on Sudbury's School Committee in the mid 1900s.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1856 (E. Hunt); 1875 Beers (E. Hunt Res.); 1889 Walker (E. Hunt); 1908 Walker (Hunt).

Assessors Report: Polls, Valuation and Taxes, 1900, 1921, 1942.

Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.

Middlesex South Registry of Deeds.

Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1947), Framingham (1950).

Vital Records: Sudbury Annual Reports.

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

Community Property Address
SUDBURY 346 BOSTON POST ROAD

Area(s) Form No.

B & I	SUD.255
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The Emory Hunt House is individually eligible for listing in the National Register of Historic Places for its architecture and as part of the King Philip's Historic District. The property is significant for its association with South Sudbury's development and as a commodious example of mid 19th century architecture.

FORM B – BUILDING

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

G10-0300	Maynard	A & J	SUD.107, SUD.197
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town: SUDBURY

Place: (*neighborhood or village*)

Photograph



Address: 452 Concord Road
Historic Name: Elisha Wheeler House
aka Twin Ash Farm
Uses: Present: single-family residential
Original: single-family residential

Date of Construction: late 18th century

Source: maps and histories

Style/Form: Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard – wood shingles

Roof: asphalt shingle

Outbuildings/Secondary Structures: large New England barn with attached sheds on the north and south sides.

Major Alterations (*with dates*): early 19th C. addition of west bay (left of main entry); 19th C. kitchen ell; glass walls in south side of barn

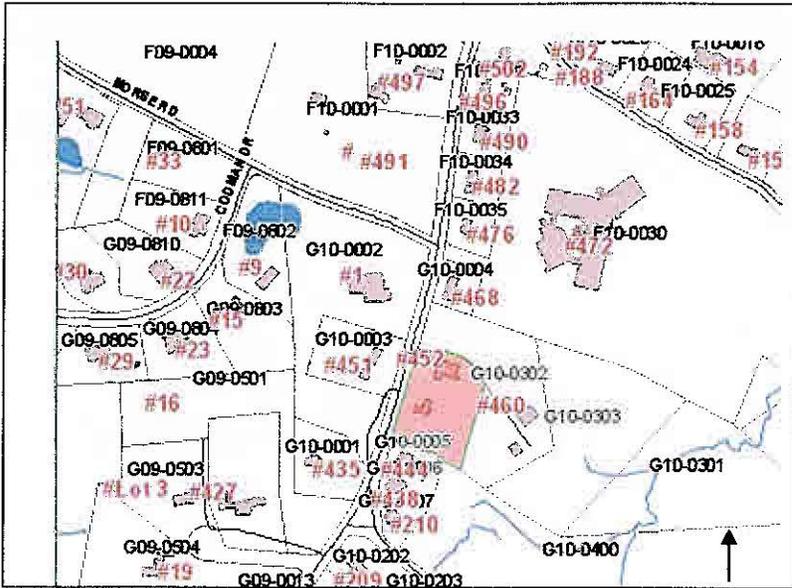
Condition: good

Moved: no | x | yes | | **Date** _____

Acreage: 1.97 acres

Setting: On east side of Concord Road opposite St. Elizabeth's Episcopal Church. Reduced lot with new shared driveway entry at north end of lot near barn. Tall evergreens shield house from road, post and rail fence cordons off area in front of house. Barn is located behind house.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

452 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

A & J	SUD.107, SUD.197
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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.*

Situated close to Concord Road this late 18th century house faces south with its gable end to Concord Road. The four-bay, two-story dwelling has a two-story rear ell and a screened porch side ell (east side). The house rests on a fieldstone foundation, has wood clapboard siding on the main façade and wood shingles on other elevations, and an asphalt-shingled roof. The main façade which faces a post and rail area started as a three-bay dwelling – the eastern end – and the fourth bay, nearest the driveway was added in the early 19th century. The entry in the second bay from the left has a vertical board storm door with two small lights at the top set in a casing with a wide entablature and projecting lintel. Windows have 12/12 sash set in plain flat casings with a slightly projecting sill. The house is two bays deep with two first-story window bays and one second-story window centered over the two below. The two-story rear ell, which is one-bay wide, has an entrance door, 6/9 windows down and 3/6 up, and an enclosed shed-roof ell next to the door in which there is a string of three 6/6 windows and a small four-light window near the side entry. The roof of the shed-roof ell extends across in front of the door and is carried by a single post. Two interior chimneys rise behind the ridge: the chimney that was part of the three-bay structure is low on the rear roof slope possibly indicating that the early house was one and one-half stories high; the second chimney rises through the rear roof slope near the west end of the house and closer to the ridge than the other chimney.

The barn, probably built in the late 19th century, is a gable-front New England barn with sheds extending from each side of the west gable end that are flush with the façade. The barn rests on a fieldstone foundation, has wood clapboard siding and an asphalt-shingled roof. Another shed projects from the east end of the barn. In the west gable end there is an interior track sliding barn door, a walk-through door and a single window in the gable peak. The south side of the barn has been altered to have large glass windows that articulate the structural frame of the building.

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.*

Concord Road was the main north-south route through Sudbury Center and had a scattering of 18th and 19th century farmhouses with adjoining farms on the stretch north of the Center. In the early 19th century Thomas Bent built his farm – on the west side of the road and owned land on both sides.

First known owner of this house was Elisha Wheeler who sold this property including a house, barn and 30 acres to Uriah Wheeler in 1773. The original house is reported to have been a half house (or three-quarter) consisting of the three eastern-most bays around a central chimney. It is reported that a fire partially damaged the house in ca. 1800 and when the repairs were made the house was expanded to a four bay dwelling with twin interior chimneys. At a later date the rear two-story ell was added to the four-bay by two-bay house.

Deed research for an earlier survey form lists the names of successive owners, many of whom were likely related and were members of families that had farms in this part of Sudbury throughout the 18th and 19th centuries. Following Wheeler was Samuel Bent, William Hunt, Jason Bent and James Bent. A late 19th century owner was Theodore W. Morse who lived here with his wife, Ann. In 1890 Morse was assessed for two horses, eleven cows, a house valued at \$275 and a barn worth only \$200 on 50 acres of land. The 1875 and the 1889 maps show no houses on the east side of Concord Road between Plympton and Newbridge Roads. Names on houses across the road are not those found in deed research that was completed by the longtime mid to late 20th century farm owner, Elizabeth Warren, nor did Mrs. Warren account for a house being relocated here.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

452 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

A & J	SUD.107, SUD.197
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In the 1920s and 1930s this was the farm of Charles and Susan (also Susie B.) Baldwin; and Charles was listed as a farmer. The 1921 assessors list showed that Charles had three horses, one bull, 21 cows, 15 fowl, this house then valued at \$1,000, the barn and shed valued at \$1,000, a hen house and 40 acres of home land. Later Clarence Baldwin, who had owned a farm on Plympton Road owned the property – he too was a farmer. For a short time in the 1940s the property was owned by Mildred C. and Austin M. Brues who sold it in 1944 to Elizabeth H. Warren. For the next 50 years the property of about 10 acres was owned by Elizabeth Warren who in 1992 had the property subdivided with some land going to Sudbury Valley Trustees and some for a new house lot behind the barn.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1830 (J. Bent), 1856 (J. Bent), 1875 Beers (no house on map), 1889 Walker (no house on map), 1908 Walker (J. G. Morse).

Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.

Middlesex South Registry of Deeds

Street Directories: Framingham (1926), Acton (1936, 1941).

Vital Records: Sudbury Annual Reports.



Barn at 452 Concord Road Looking north, northeast

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

Community Property Address
SUDBURY 452 CONCORD ROAD

Area(s) Form No.

A & J	SUD.107, SUD.197
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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 Gretchen G. Schuler
The criteria that are checked in the above sections must be justified here.

The Elisha Wheeler House is listed in the National Register of Historic Places in the Sudbury Center Historic District. The property is significant for its association with Sudbury's agricultural history from the late 18th through the early 20th century and for its representation of a Colonial style building that has grown with the times and survives in its early 19th century form.

FORM B – BUILDING

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

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

K07-0011

Maynard

SUD.356

Town: SUDBURY

Place: *(neighborhood or village)*

Address: 524 Concord Road

Historic Name: Bent Barn

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: late 19th century

Source: maps and histories

Style/Form: Colonial (saltbox)

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures: two-car garage on concrete with clapboard siding

Major Alterations *(with dates)*: conversion of wagon shed or barn to house – 1950s

Condition: good

Moved: no | x | yes | | **Date** _____

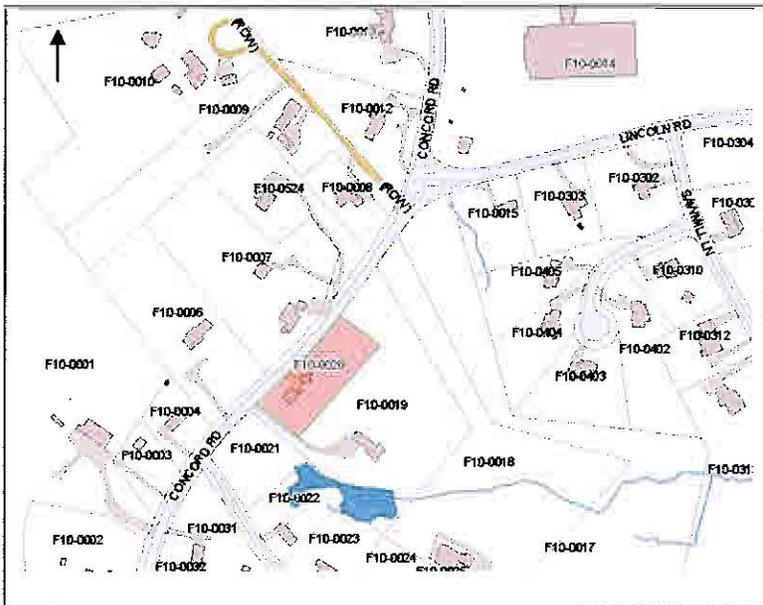
Acreage: 1.12 acres

Setting: Close to the edge of Concord Road with low stone wall in front of house, wide shallow parking area north of house in front of garage. Opposite Bent homestead property where building was first located. Densely forested on three sides of broad shallow building lot.

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date *(month / year)*: May 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

524 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.356

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.*

Situated close to Concord Road and opposite the Thomas Bent House, the building began as a carriage shed or barn and was converted to a dwelling in ca. 1951. A sidewalk passes in front of the house and a stone path leads from the driveway on the north side of the house across the front of the house to the main entry. The five-bay, two-story house is constructed on a concrete foundation, has wood clapboard siding and an asphalt shingled roof. The saltbox roof line incorporates a rear ell into the main house which is only a single bay deep. Windows have 8/8 sash down and aligned above the first story windows are six-light sash. The center entry has a vertical board door hung with strap hinges. Windows and doors have plain flat surrounds. On the south side there is an exterior stepped brick chimney, one 8/8 window in front of the chimney and one behind and a single 8/8 window in the gable peak. The north side has a pair of 8/8 first-story windows, a single 8/8 above the pair, a 4/4 window in the saltbox ell and a nine-light window above. At the rear of this north end elevation there is a multi-light door with a pedimented doorhood accessed from a deck that wraps to the rear. The deck has a lattice (horizontal-vertical pattern) screen in place of a balustrade, providing some privacy.

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.*

Concord Road was the main north-south route through Sudbury Center and had a scattering of 18th and 19th century farmhouses with adjoining farms on the stretch north of the Center. In the early 19th century Thomas Bent built his farm on the west side of the road and owned land on both sides. The property passed down to his son Thomas E. Bent in 1847 with life tenancy in part of the house for the older Bent and his wife. This structure was a barn or carriage shed located on the east side of the road. The plaque on the house dates it to ca. 1790; however it first appeared on maps in 1908. Furthermore it would be unlikely that an 18th century barn would have survived here to pre-date Bent's ca. 1815 farm house at 531 Concord Road. Interior inspection of construction technology particularly in the attic would be necessary to determine a more accurate date. The 29-acre parcel on the east side extended from Lincoln Road on the north to New Bridge Road on the south. In 1951 **Gertrude Holmes**, who then lived in Boston, purchased the 29-acre lot from Temperance O. Guptill who had owned the large Bent farm since 1916. Mrs. Guptill restricted the land retaining the right to the septic which was then located on the east side of Concord Road, and retained approval of plans and location of any buildings to be constructed on this 29-acre lot. Eventually it was agreed to convert the barn/wagon shed into a dwelling. By then Holmes had married **Mr. Burgess** and moved to Sudbury. In 1968 **Gertrude Holmes Burgess** had a plan of her land prepared setting off the house on the 1+ acre lot but did not sell the house and lot until 1977.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1908 (opposite Winkley House).
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

F10-0007

Maynard

SUD.111

Town: SUDBURY

Place: (neighborhood or village)

Photograph



Address: 531 Concord Road

Historic Name: Thomas Bent House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1815

Source: former survey form / historical record

Style/Form: Federal

Architect/Builder: unknown

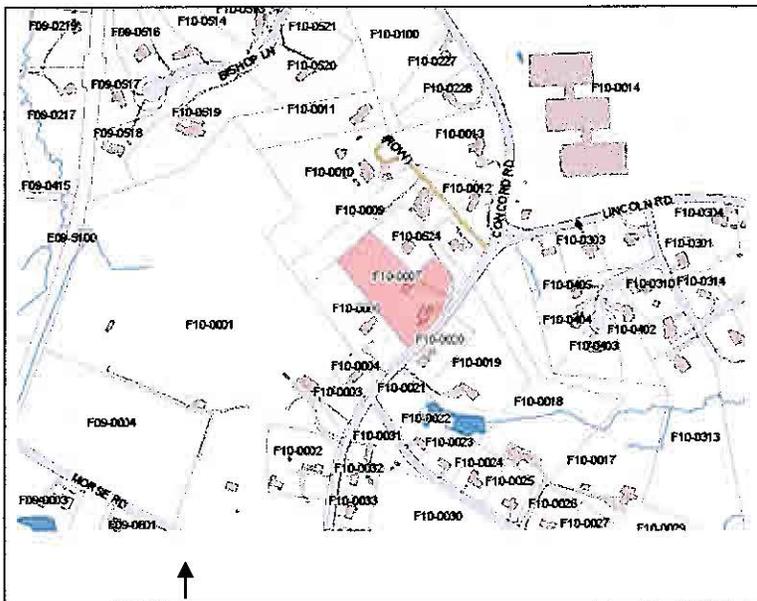
Exterior Material:

Foundation: granite block

Wall/Trim: wood clapboard

Roof: asphalt shingles

Topographic or Assessor's Map



Outbuildings/Secondary Structures: newly constructed attached barn on high poured concrete foundation; ranch style house with ell near back of lot.

Major Alterations (with dates): side ells, fenestration on south side –mid to late 20th C. New attached barn – 2010. Pediment over central bay – 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 3.23 acres

Setting: Set up above the road with stone retaining wall at road edge topped by beginnings of ilex hedge and iron fence behind wall along frontage. Wide concrete aggregate steps and path from road with mini fountain. Low retaining wall in front of house, newly planted shrubbery. Large mature trees behind. Wide driveway entrance on north side in front of and to side of newly constructed barn.

Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): June 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

531 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.111

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.

Only a bit more than three acres of the early farm remain with the property which now consists of the substantially altered farmhouse with additions, a large new attached barn still under construction, and a modest ranch-style house up the hill behind the main structure. As is the case with many old farmhouses, this dwelling is fairly close to the road but is elevated above the road. A stone retaining wall that lines the frontage at the road edge is topped by a tall iron fence and shrubs planted in front of the fence. Low stone steps lead from the road to a concrete aggregate path that is aligned with the center entry. The path fans out in the middle to form a circle and a fountain is placed in the middle, also aligned with the entry door. The driveway is more like a barnyard entrance that lies in front of the barn and wraps around the north side of the new barn where there are multiple garage doors.

The five-bay, two and one-half story house rests on a granite block foundation, is clad in wood clapboards and has an asphalt-shingled roof. The structure consists of the main 19th century house, a two-story side ell, a one-story connecting ell between the house and newly constructed barn, a flat-roofed, one-story, two-part side ell topped by a balustrade, and a two-story rear ell. The main house has a slightly projecting two-story central entry bay topped with a gabled pediment. Windows have 6/6 sash set in plain frames with slightly projecting sills and lintels. The first-story windows have narrow flat awning-like hoods. The central pavilion, which is set off by square Ionic pilasters, is clad in vertical tongue and groove boards. The volutes of the pilasters carry the molded returns of the pediment. The center entry has a modern vertical board storm door and is flanked by three-quarter side lights, each with four lights over two small recessed panels. Above the door is a wide flat doorhood carried by small brackets. The main house is two bays deep with a two-story side ell on the north end 6/6 window and a door at the second-story level of the south end where the one-story side ell covers the first story of the main block. The main house has two chimneys both behind the ridge and near the ends.

On the north side the two-story side ell on molded concrete block is only a single bay wide and two deep. Second-story windows have 1/1 sash. The one-story connecting ell is barely visible due to a high board fence that stretches in front of it. The attached newly constructed barn is on a high poured concrete foundation, double vertical board doors crowned with a console or doorhood similar to those over the first story windows of the main house. On the south side of the main house there is a one-story square projecting bay and a square side ell just behind the bay. The balustrade that lines the edge of the roof of the bay and side ell is plain. Windows of the projecting bay are 6/6 on the sides and a three-part window on its front (south side) of an 8/8 window and flanking 4/4.

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.

Throughout the 19th century this was known as the homestead farm of Thomas Bent and covered land on both sides of Concord Road. **Thomas and Sally Bent** had married in ca. 1808 and probably began building their homestead around that time. [Previous documentation list this house as built in 1790 or ca. 1815.] Throughout the next 20 years Bent accumulated nearby parcels of land in Sudbury and maintained a large farm where he and his wife raised three children.

In 1847 Thomas Bent (senior) turned over the farm to his son **Thomas Elbridge Bent** (1812-1903) who had married Matilda L. Phelps in 1845 and probably lived in this family homestead for his entire life. At the time of the transfer of ownership the senior Bent reserved the "privilege to occupy the lower room and chamber over the same in the south part of the upright part of the house in which I [Bent] now live and the cellar under the same also the kitchen and shed adjoining..." Privilege to have a kitchen yard and use the well was also retained for Thomas Bent, his wife Sarah Bent and a bedroom ("chamber") for his two daughters while single. Isabel Jewit Bent was nearly 40 by this time and was

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

531 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.111

unlikely to marry and the other daughter Sarah Ann died in the same year (1847) of consumption at age 20. In the late 19th century and at the turn of the last century Bent had only a few cows, his house, barn, a shed and 32 acres plus one acre of Clark land.

The Bent ownership continued for nearly a century until 1903 when Rachel H. Bent, administrator of the estate of Thomas E. Bent sold the property to **Hobart W. Winkley**, the name appearing on the 1908 map. Winkley owned the farm for nearly 10 years and may have been an investor as he lived in Boston when purchasing and when selling the farm in 1912. Winkley also owned land across the street and the 1908 map shows a building directly opposite this Bent House.

In 1916 **Temperance Oaks Guptill**, wife of **Melvin L. Guptill** of Malden, bought the Bent Farm. Mr. Guptill worked in manufacturing in Cambridge and lived here on Concord Road until his death ca. 1947. His wife and a son Calvin H. remained here for another two + decades. The Guptills probably did not do a lot of farming. Temperance was assessed for 15 fowl in 1921. Her house was valued at \$2,000, and they had a barn on 37 acres. In 1951 Temperance sold off the 29-acre lot across the street (See 524 Concord Road). Additional subdivision of the farm occurred in 1972 when Temperance further subdivided her land and sold this property including the old Thomas Bent homestead and a ranch house behind the old farmhouse on a parcel of a nearly five acres.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1856 (T. Bent) 1875 Beers (T.E. Bent), 1889 Walker (T.E. Bent), 1908 Walker (F. Winkley).
Assessors Report: Polls, Valuation and Taxes, 1890, 1900, 1921, 1940.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds:
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

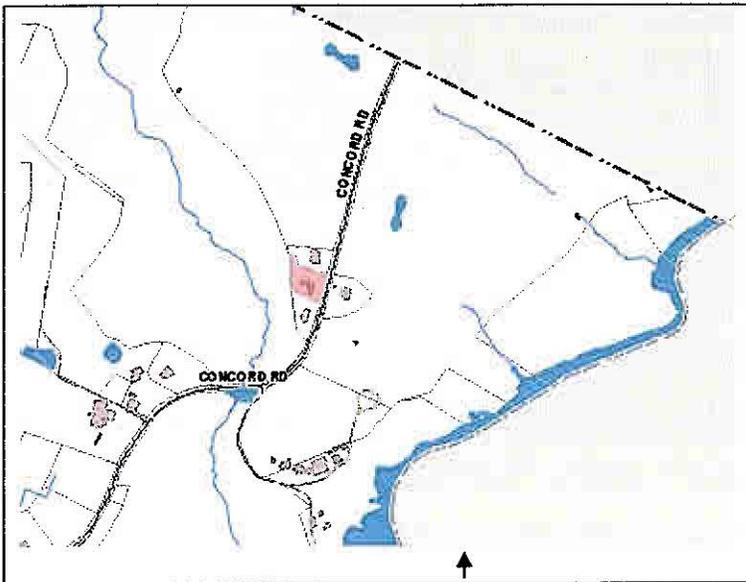
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): June 2010

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

D13-0002

Maynard

SUD.355

Town: SUDBURY

Place: (*neighborhood or village*) North Sudbury

Address: 1073 Concord Road

Historic Name: T. Bent Jr. House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: Late 18th C.

Source: Assessors

Style/Form: No Style

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures: Office in separate shed like building, shed, in-ground pool.

Major Alterations (*with dates*): Removal of center entry, relocation of entrance to north side, replacement of windows with 1/1s; two large additions – barn moved here and converted and open large entrance and screened porch addition – late 20th C.

Condition: good

Moved: no | | yes | | **Date** n/a _____

Acreage: 1.07 acres

Setting: On rural road leading to Concord opposite Nashawtuc Country Club. Only a few dwellings in area with wetlands behind and Sudbury River east of house. Post and rail fence in front; gravel driveway area in front and to right of house. Enclosed garden in front of barn addition.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

1073 CONCORD ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.355

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 is one of only a few historic houses in this northeast section of Sudbury where there were scattered farmsteads in the 18th and 19th centuries with no village center. Its date of construction is unknown; however it appears to display post and beam construction and to have been a simple center-chimney dwelling of five bays with a center entry, and only one room deep. The second-story windows are shorter than the first and are low to the floor which may indicate that the second story was added or that the roof was raised to turn crawl attic space into a full second story. The house rests on a granite foundation, has wood clapboard siding and an asphalt-shingle roof. It has been altered substantially by the removal of the center entry, replacement of the windows with 1/1 sash and replacement of the clapboard sheathing. The narrow chimney straddles the ridge and is slightly off center. The house consists of the original two-room plan early house built around the center chimney, a large barn-like addition that extends south of and behind the early house and a new modern entry addition which is behind the early house. A barn was moved from across the street and converted to a large open kitchen and solarium area forming the ell on the south end of the house. The rear wall of the early house was removed to accommodate the late 20th century entry addition. It is a large open space that opens to the barn-like kitchen area, and has a screened porch and other room overlooking the marsh land behind (west side) the house.

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

This house was once part of a farm that was surrounded by meadows that ran to the river – an area that was known to flood in the spring. This part of Sudbury – even farther east than the Pantry District (along Pantry Brook) – was sparsely populated in part due to the broad meadows along the Sudbury River which forms the eastern boundary between Concord, Wayland and Lincoln. Oral tradition states that this dwelling was constructed in ca. 1790. It is traditionally known as the **Rice Farm** for its second half of the 19th century owners and included land on both sides of Concord Road – a River Island meadow on the east side and the house and a large barn (no longer extant) on the west side.

The first known name associated with the property is **T. Bent Jr.** whose name appears on the 1830 map. If this is Thomas Elbridge Bent, son of Thomas Bent at 531 Concord Road, he would have only been 18 years old when the map was created. Deed research would be required to determine whether this is correct and who owned the property prior to that. During the second half of the 19th century this was the home of **Israel Rice** and later **R. Rice** which may have referred to Reuben Rice of Concord. The Rice family settled in Sudbury, Concord and Wayland and had many branches. They descended from Edmund Rice (1637/38-1717) who came to Sudbury from England.

In 1918 George Boynton sold this farm to **William A. Davis** in three parcels – 40 acres including the house and buildings; a 13-acre River Island lot; and another 22 acres. Davis and his wife, **Gladys C. Davis** farmed here for the next 40 years. The farm included land on both sides of Concord Road. In 1921 soon after they had purchased the farm, Davis was assessed for a modest house valued at \$600, a barn valued at \$2,500, a tank, a silo, an ice house and his home land of 40 acres. The other two parcels that he had purchased noted above were included in the valuation list and were characterized as the Miles land of 13 acres (also known as the River Island lot) and Bent land of 22 acres. Davis had eight cows and a small flock of chickens.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1830 (T. Bent Jr.), 1856 (Israel Rice) 1875 Beers (R. Rice), 1889 Walker (R. Rice), 1908 Walker (P. Maquire).
Assessors Records: Valuations and Tax Records. 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

K07-0003

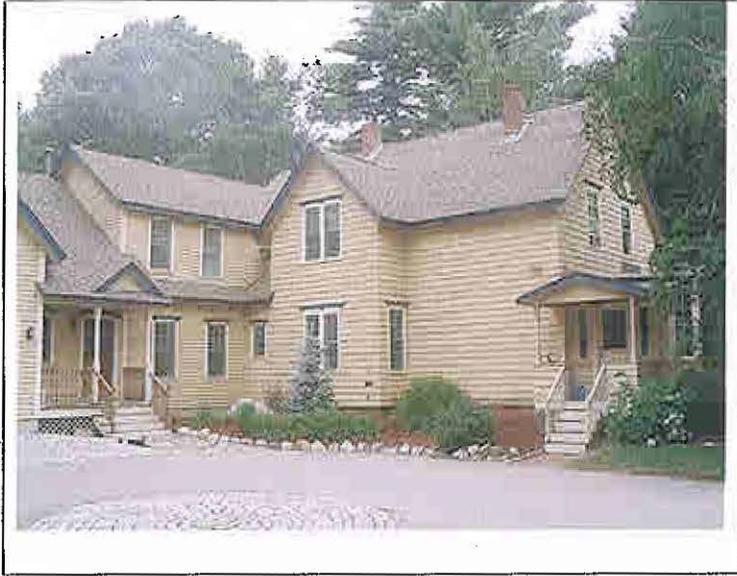
Framingham

SUD.359

Town: SUDBURY

Place: (*neighborhood or village*)

Photograph



Address: 55 Highland Avenue

Historic Name: Harland Homer Rogers House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1886

Source: foundation date - maps/deeds

Style/Form: Queen Anne

Architect/Builder: unknown

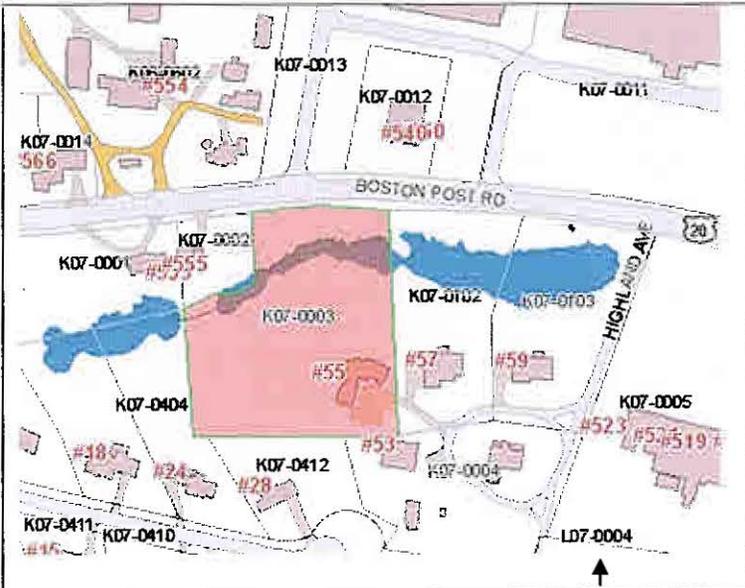
Exterior Material:

Foundation: brick

Wall/Trim: wood shingles – changing to clapboards
in late 2010

Roof: asphalt shingles

Topographic or Assessor's Map



Outbuildings/Secondary Structures: attached garage
(early 2000s)

Major Alterations (*with dates*): Two-story ell and garage
addition, front enclosed entry porch – late 20th C.; windows
and doors – late 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 2.5 acres

Setting: On short road off Route 20 near commercial
development, in cluster of four houses and a barn with
stream running through and ponds on each side of this
property which has frontage on Route 20 but no direct
access across frontage.

Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

55 HIGHLAND AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.359

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 house is at the end of a short road off Route 20 and behind a 1970s shopping plaza. A couple of new dwellings replace late 19th century houses so that only this house, the large Charles Goodnow House (53 Highland Avenue) and a large New England barn remain here. The road terminates in a driveway with a circular cobblestone in front of the garages and to the side of the early part of the house. A low picket fence forms a rear yard. The picturesque birch tree, hydrangea shrubs and rose of Sharon bushes adorn both sides of the driveway entrance. This was a modest two-story gable front dwelling that has been added to and modified over the years particularly by the present owners. The gable-front section of the house rests on a brick foundation, has been covered with wood shingles and has an asphalt-shingled roof. The early part of the house is the three-bay, two and one-half story, gable-front block and two projecting bays – one on each side – a two-story gable front projecting bay on the south (driveway) side and a shed roof bay on the north side. Each of these bays rests on brick and is one paired window bay wide and one single window deep. The two-story side ell, one story connector, two car gable front garage, and enclosed entry porch on the original main façade are all additions of the late 20th century. The house original was a simple three-bay side hall entry with a double leaf door and two 6/1 windows. Those are now interior due to the addition of a glazed entry porch across the façade and a pediment entry with steps from the driveway to this porch. Windows have 6/1 sash set in narrow casings with a molded lintel on two small tabs over each window.

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 cluster of development here was part of Sudbury's greenhouse businesses and its claim to fame as the carnation capital of the world at the end of the 19th century. The first occupant/owner of the land was Charles F. Goodnow (1854-1938), who founded a thriving greenhouse business in South Sudbury in the late nineteenth century. The first greenhouse was built in South Sudbury in 1879 by Hubbard H. Brown and by the 1890s there were thirty greenhouses to raise vegetables and flowers. The complex of buildings here off Boston Post Road was substantial by 1889 when there were greenhouses and several dwellings. In the twentieth century Goodnow's business was added to and operated by Harland Homer Rogers, who lived at 53 Highland Avenue and may have used this house for his foreman or other worker at his thriving florist business, which was next to James Tullius Greenhouses (See form for 27 Highland Avenue, which has been demolished). Rogers was here by 1908 according to the map of that year. His sons inherited his property. By 1945 owner of this house was Elliot Rogers (one of Harland Homer's sons) who sold this dwelling to G. Lloyd and Doris E. Sullivan in 1945. Sullivan worked for the Clearwater Artesian Well Company (1950)

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1889 Walker, 1908 Walker (H.H. Rogers).
Assessors Report: Polls, Valuation and Taxes, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941, 1950).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

K03-0013

Framingham

F

SUD.284

Town: SUDBURY

Place: (*neighborhood or village*)
Wayside Inn Local Historic District

Address: 28 Dutton Road

Historic Name: Gott, George and Fannie House;
Wayside Cottage

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1916

Source: Wayside Inn records

Style/Form: Dutch Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone and mortar

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures: two-car garage,
small tool shed.

Major Alterations (*with dates*): Replaced door – 1928;
two two-story rear ells – after mid 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

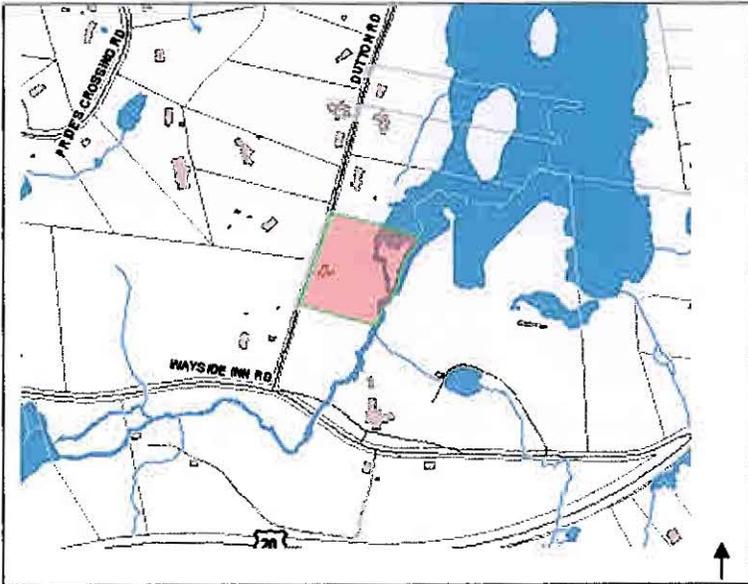
Acreage: 5.6 acres

Setting: At end of east side of Dutton Road just north of
Wayside Inn and on southern edge of pond. Low stone wall
at road edge, marshland on east side and meadow on south
side of property. Large mature trees on property.

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

28 DUTTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F SUD.284

 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 date of this house is perplexing as oral tradition has stated that it is an old house that was moved here; however there are no records to substantiate that notion. Only interior inspection of construction technology and possibly dendrochronology would solve the query. Thus for the purposes of this documentation it is assumed that the house was built here at this location between 1889 and 1916. These dates represent the year of the Walker map which does not show a house and 1916 when it is mentioned in a deed that sets off this parcel from the larger Wayside Inn parcel with "the dwelling house thereon."

The five-bay, one and one-half story Cape with a gambrel roof rests on a high stone and mortar foundation, is clad in wood clapboards and has an asphalt shingled roof. The house consists of the main gambrel-roofed dwelling, a low single-story side ell with entry, and two end-to-end two-story rear ells, both of which were added in the second half of the 20th century. An off-centered chimney painted white rises just behind the ridge. Windows on the façade are small 6/9 sash set in plain casings. The center entry has a paneled door with two small lights at the top in a Colonial Revival frame of reeded pilasters on bases carrying a flat lintel under the eave overhang. On the front roof slope there are three gable-front dormers each with 6/6 sash. The main house is two bays deep with two windows up and two down. There is a second-story overhang of the gambrel roof. The side ell has an entry, a lattice light window resembling the presumed 17th century look, and a single 6/9 window.

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

This charming dwelling is located in the Wayside Inn Historic District and was part of the Wayside Inn property in the early 20th century and again during Henry Ford's ownership of the Wayside Inn. For a short period in between – early 1900s to 1923 – the house on a one and one-quarter acre parcel was in separate private ownership from the Inn. Whether the house was built in the early 1900s or moved from another unknown location, its 20th century history is known from the early 1900s when the owners of the Inn Estate, Edward R. and Cora Lemon, sold a small parcel of land with this house to **George and Fannie Gott** in 1916. The Gotts were assessed for their home lot of one and one-quarter acre with this dwelling valued at \$2,700 and a garage.

In 1923, about the time that **Henry Ford** (1863-1947) had purchased the Wayside Inn Estate from the Lemons he began to purchase large and small parcels of land surrounding the Inn where he intended to build a school and possibly a factory. This parcel was one of many. By 1928 records at the Wayside Inn state that Ford had made only minor changes to this house by adding a sun porch and changing the door. It was known as Wayside Cottage or the Hostess Cottage because it housed the Wayside Inn's hostesses and staff during Henry Ford's ownership. In 1944 this property and others were sold by Henry and Clara Ford to the **Wayside Inn Corporation**. Each property sold by the Fords to the corporation carried restrictions governing what new owners could do and not do with the properties. The land for this house was increased in size from the one and one-quarter acre to over five acres which was one of the conditions – that each house lot would be no less than five acres. See 181 and 199 Dutton Road for discussion of restrictions. In 1951 the Corporation sold the property to **Russell B. and Norma D. Frye** who came to Sudbury from Marlborough and lived here in this dwelling for over fifteen years.

BIBLIOGRAPHY and/or REFERENCES

Assessors Report: Polls, Valuation and Taxes, 1900, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.
Wayside Inn Archives. Folder on 28 Dutton Road.

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

Community Property Address
SUDBURY 28 DUTTON ROAD

Area(s) Form No.

F	SUD.284
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

This Dutch Colonial Revival cottage is eligible for listing in the National Register of Historic Places as part of the Wayside Inn Historic District. The property is significant for its association with the Wayside Inn in the early 20th century. It is included in the Wayside Inn Local Historic District

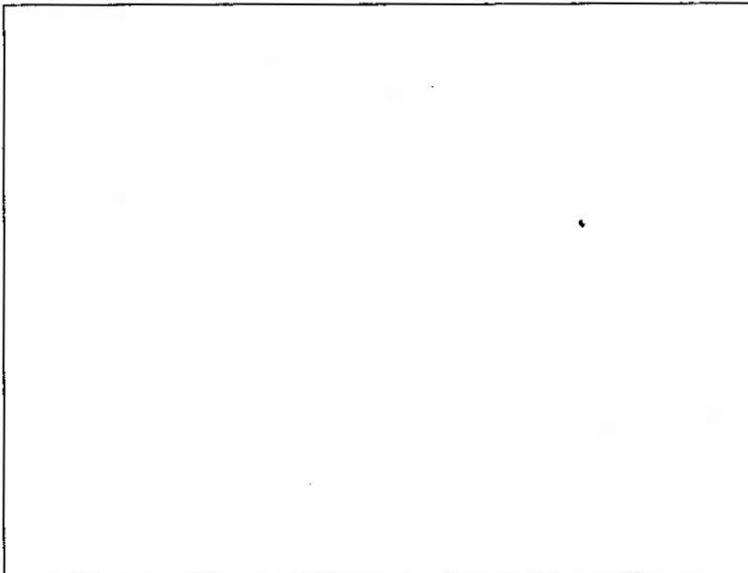
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): June 2010

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

J03-0005

Framingham

F

SUD.302

Town: SUDBURY

Place: (*neighborhood or village*)

Wayside Inn Local Historic District

Address: 181 Dutton Road

Historic Name: Dutton Lodge

Uses: Present: single-family residential

Original: educational/residential

Date of Construction: 1931

Source: Wayside Inn Archives

Style/Form: Neo Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: attached two-car garage; tennis court behind house.

Major Alterations (with dates): removal of main house (now 182 Dutton Rd) and large wing (now 199 Dutton Rd) – 1951; additions including side ell with attached garage, monumental columned portico – last quarter of 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 10 acres

Setting: On west side of Dutton Road about a mile north of Wayside Inn. Set at an angle to road facing south following on orientation of 19th C. house that was here; Colonial Revival picket fence extending from west end of house and behind house also; large mature trees; semi-circular drive with large greensward in front of house.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

181 DUTTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.302
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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.*

Located on the west side of Dutton Road about a mile north of the Wayside Inn is this commodious house in a manicured setting. A sweeping semi-circular driveway with two curb cuts forms an arc around a broad greensward shaded by mature maple trees. The house sits at an angle to the road facing south, recalling the orientation of the old Solomon Dutton House (182 Dutton Road) that once stood here. This house was one of the wings added to the Dutton House in 1931 by Henry Ford when expanding the old Dutton House to become lodging for his Wayside Industrial Boys School. The wing is all that remains on this site of the Dutton Lodge and was converted to a residence in ca. 1951. The symmetrically-designed, two and one-half story house rests on a concrete foundation, has wood clapboard siding and is topped with an asphalt-shingled roof. Its most visible feature is the late 20th century monumental open entrance pavilion at the center entry. Tall attenuated Tuscan-like columns and narrow two-story high pilasters carry a half-round flat roof that forms this porch. The entry door is a typical mid 20th-century, neo-Colonial Revival paneled door with flanking ¾ side lights over panels and an elliptical fan over the door. Two 6/6 windows fill the second story of this entry bay formed by the pilasters. The two window bays on each side of the entry have single 6/6 windows up and a pair of 6/6 sash in the end bays and a single 6/6 up and down in the interior bay. Architectural trim includes wide corner boards with narrow rudimentary caps, and a flat cornice board under the raking eave overhang and returns. On the east end of the house there is a one-story projecting oriel carried by brackets. The front of the oriel has a large multi-light window, the sides have 6/6 sash. Behind the oriel is a one-story kitchen ell attached to the house and an enclosed entry stretching between the house and garage. This single-story addition has a broad hipped roof that is partially open with a flagstone terrace at this side entry.

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 southwest part of Sudbury had scattered farms well into the 20th century. A couple of mills were located off Dutton Road including one near the old Solomon Dutton House which had been built by Joel and Samuel Knight in ca. 1780. The Solomon Dutton House (ca. 1812) had been located on this property and was part of a farm that included acreage on both sides of Dutton Road. In the late 19th century the farm was owned by Arthur E. French who was listed as a florist in South Sudbury in the 1911 Street Directory. French was related to the Duttons thus carrying on the ownership of this farm for generations. He still owned the property in 1921 when he was assessed for a house valued at \$875, a barn, two sheds, a grain house, a head house, a hog house and 64 ½ acres of land. **Henry Ford** (1863-1947) purchased the large parcel of about 65 acres from Arthur E. French in 1928. This was during the period that he accumulated many parcels in the area of the Wayside Inn which he had purchased in 1923.

In 1945 Ford and his wife **Clara J. Ford**, both of Dearborn Michigan sold most of the Sudbury holdings to the Wayside Inn Corporation. They had purchased the Dutton-French farm at the time that his Wayside Industrial Trade School was expanding and needed additional space for lodging for the boys who attended his school. He had established the trade school to train young boys to go into the automobile assembly business. The first students to attend the trade school were wards of the Commonwealth. They lived and attended classes at the Calvin How House (no longer extant). As the school grew, Ford purchased additional property north of the inn property. The early 19th century Solomon Dutton House that had been located here (now at 182 Dutton Road) was expanded by adding two large wings in 1931. Twenty-two boys lived at Dutton Lodge as the expanded Dutton House was called. All students came to the large kitchen-dining hall that was in one of the additions.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

181 DUTTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.302
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When the Fords sold each of the properties to the **Wayside Inn Corporation** they included a number of restrictions that were to run with the land until December 31, 1996. These same restrictions were passed by the corporation onto new owners. In 1951 the Corporation began to sell parcels with restrictions that shaped the aesthetic of the surrounding neighborhood. Only single-family dwellings of "American Colonial architecture" could be built on lots that had to be a minimum of five acres. Each dwelling had to cost at least \$12,000 to construct. Garages could be integral to the house or free standing, could not accommodate more than three automobiles, and had to be consistent with the high grade of a "single-family country home." Minimum setbacks were established with 50 feet from the frontline and at least 30 feet from side lot lines except for the old Dutton School (on this property) and the Chemical Laboratory (at 192 Dutton Road – no longer extant), which could remain where they were. The large farm (Dutton Lodge and surrounding land), which also included 182 Dutton Road and 199 Dutton Road, was sold to a Framingham developer, **Harland F. Banks**. In the sale the conditions were modified for Dutton Lodge for which permission was given to divide the large house and move its parts to other lots for single-family dwellings. Banks divided Dutton Lodge moving the early core – the Solomon Dutton House and an ell – across the street to 182 Dutton Road; one of the wings to 199 Dutton Road and one remained as a free-standing house on this original site.

The first private home owners here were **Mary C. and John T. Griffin**, who purchased the newly modernized house from Banks in 1953. According to the conditions that ran with the property Banks had refurbished the house to be a commodious example of American Colonial architecture. The monumental columned portico was not part of that refurbishing and was added in the 1970s and is a bit of sync with local architecture. In 1967 the Wayside Inn Local Historic District was established and stretched north to include those properties that Henry Ford had owned and through which he had determined the ambience of the area through restrictions applied to all the property that was transferred to the Wayside Inn Corporation and was then sold to private home owners in the early 1950s.

BIBLIOGRAPHY and/or REFERENCES

Assessors Report: Polls, Valuation and Taxes, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.
Wayside Inn Archives.

FORM B – BUILDING

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

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

J03-0002

Framingham

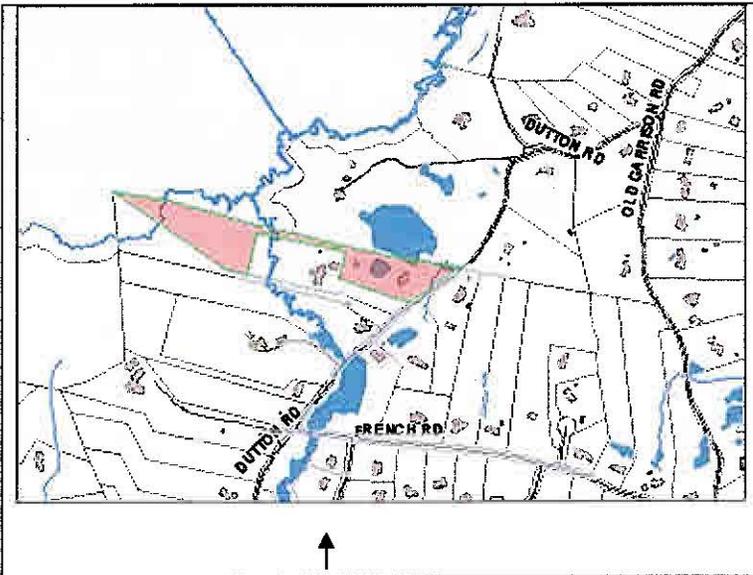
F

SUD.304

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): June 2010

Town: SUDBURY

Place: (*neighborhood or village*)

Wayside Inn Local Historic District

Address: 199 Dutton Road

Historic Name: Part of Dutton Lodge

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1931/ca. 1953

Source: Wayside Inn Archives

Style/Form: Neo-Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: attached garage

Major Alterations (*with dates*): relocation in ca. 1953 with neo-Colonial Revival updating including entrance, projecting bays on front, side ell addition.

Condition: good

Moved: no | | yes | x | **Date** 1951 _____

Acreage: 9.2 acres

Setting: On west side of Dutton Road about a mile north of Wayside Inn. Set back from the road ; Colonial Revival high board fence extending from south end of house; low stone retaining wall articulates a plateau on which house is built; large mature trees; broad greensward in front of house; driveway to north of house in front of two car attached garage.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

199 DUTTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.304
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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 commodious neo-Colonial Revival house is situated far back from the road on an irregularly shaped lot with wetlands behind. The house – a former wing of Dutton Lodge – was moved here in ca. 1951 and developed into this house that resembles Colonial Revival architecture of the early 20th century. The wood clapboard house rests on a concrete foundation and has an asphalt shingled roof. It consists of a three-bay center chimney main house that was the wing, a two-bay side wing with exterior brick chimney and a two-bay side entry ell connecting the house to the two car garage. First story windows are broad multi-light projecting oriels – one on each side of center entry and one in side wing. Second story windows have 6/6 sash set in slightly projecting frames with narrow wood louvered shutters. There are four second-story windows evenly spaced across the main façade of main block and two above the oriel in the wing. The center entry is a paneled door with four small lights at the top set in a typical Colonial Revival architrave with projecting molded lintel carried by paneled pilasters. The chimney rises just in front of the ridge and is centered over the center entry. The one-story connecting ell has an entry door and a single window. The attached garage has paneled doors with multi-light transoms and a gable front dormer over each garage door.

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 southwest part of Sudbury had scattered farms well into the 20th century. A couple of mills were located off Dutton Road including one near the old Solomon Dutton House which had been built by Joel and Samuel Knight in ca. 1780. The Solomon Dutton House (ca. 1812) had been located just south of this property and was on a farm that included acreage on both sides of Dutton Road. In the late 19th century the farm was owned by Arthur E. French who was listed as a florist in South Sudbury in the 1911 Street Directory. French was related to the Duttons thus carrying on the ownership of this farm for generations. He still owned the property in 1921 when he was assessed for a house valued at \$875, a barn, two sheds, a grain house, a head house, a hog house and 64 ½ acres of land. Henry Ford (1863-1947) purchased the large parcel of over 65 acres from Arthur E. French in 1928. This was during the period that he accumulated many parcels in the area of the Wayside Inn which he had purchased in 1923.

In 1945 Ford and his wife **Clara J. Ford**, both of Dearborn Michigan sold most of the Sudbury holdings to the Wayside Inn Corporation. They had purchased the Dutton-French farm at the time that his Wayside Industrial Trade School was expanding and needed additional space for lodging for the boys who attended his school. He had established the trade school to train young boys to go into the automobile assembly business. The first students to attend the trade school were wards of the Commonwealth. They lived and attended classes at the Calvin How House (no longer extant). As the school grew, Ford purchased additional property north of the inn property. The early 19th century Solomon Dutton House that had been located at 181 Dutton Road and moved to 182 Dutton Road was expanded by adding two large wings in 1931. Twenty-two boys lived at Dutton Lodge as the expanded Dutton House was called. All students came to the large kitchen-dining hall that was in one of the additions.

When the Fords sold each of the properties to the **Wayside Inn Corporation** they included a number of restrictions that were to run with the land until December 31, 1996. These same restrictions were passed by the corporation onto new owners. In 1951 the Corporation began to sell parcels with restrictions that shaped the aesthetic of the surrounding neighborhood. Only single-family dwellings of "American Colonial architecture" could be built on lots that had to be a minimum of five acres. Each dwelling had to cost at least \$12,000 to construct. Garages could be integral to the house or free standing, could not accommodate more than three automobiles, and had to be consistent with the high grade of a "single-family country home." Minimum setbacks were established with 50 feet from the frontline and at least 30 feet from

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

199 DUTTON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.304
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side lot lines except for the old Dutton School (on this property) and the Chemical Laboratory (at 192 Dutton Road – no longer extant), which could remain where they were. The large farm (Dutton Lodge and surrounding land), which also included 182 Dutton Road, 192 Dutton Road and 181 Dutton Road, was sold to a Framingham developer, **Harland F. Banks**. In the sale the conditions were modified for Dutton Lodge for which permission was given to divide the large house and move its parts to other lots for single-family dwellings. Banks divided Dutton Lodge moving the early core – the Solomon Dutton House and an ell – across the street to 182 Dutton Road; one of the wings to this lot and one remained as a free-standing house at the original site next door.

The first private home owners here were **Roger D. and Alice H. Williams**, who purchased the newly modernized house from Banks in ca. 1953. Banks had refurbished the house to be a commodious example of American Colonial architecture as was required. In 1967 the Wayside Inn Local Historic District was established and stretched north to include those properties that Henry Ford had owned and through which he had guided the ambience of the area with the restrictions noted above. These same restrictions were transferred from the Wayside Inn Corporation to private home owners in the early 1950s.

BIBLIOGRAPHY and/or REFERENCES

Assessors Report: Polls, Valuation and Taxes, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds.
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.
Wayside Inn Archives.

FORM B – BUILDING

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

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

H09-0046

Maynard

A & J

SUD.169

Town: SUDBURY

Place: (*neighborhood or village*) Sudbury Center

Photograph



Address: 332 Goodmans Hill Road (aka Goodman's Hill Road)

Historic Name: John W. Garfield House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1860s

Source: deeds, maps

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: garage

Major Alterations (*with dates*): hipped roof wrap porch – early to mid 20th C.

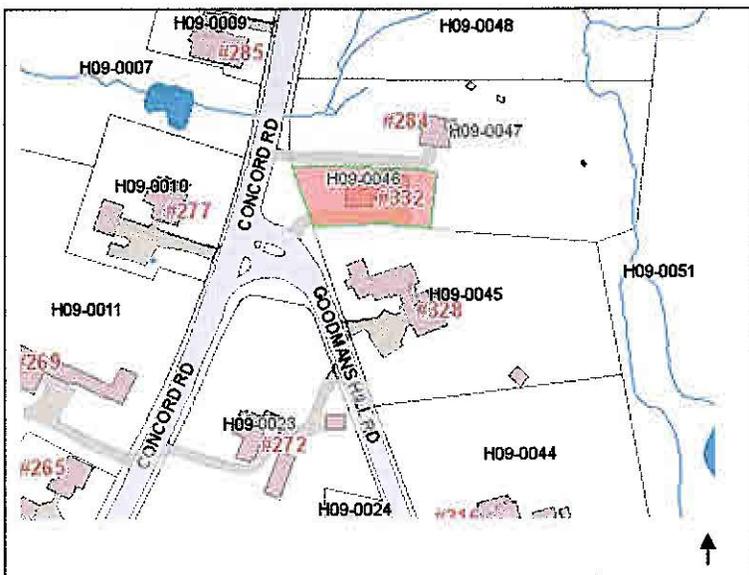
Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: ¼ acre

Setting: On the east side and at the end of Goodman Hill Road as it blends into Concord Road. Set back from the road on a long narrow lot with a driveway along the southern edge of the property. Large mature shade trees in front and behind house. Several 19th C. dwellings near this property.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

332 GOODMAN HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

A & J SUD.169

 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 in the Sudbury Center Historic District (LHD and NR) this modest dwelling is situated on a deep narrow lot at the northern end of Goodman Hill Road. The house, which is set back from the road rests on a brick foundation, is covered with wood clapboard siding and has an asphalt shingled roof. The one and one-half story L-plan house consists of a long, gable-front, two-bay, section with a two-bay, two-story side ell extending southerly from the main section. Attached to the north side of the long gable-front part is a one-story, shed-roof addition. A broad hipped-roof porch with clapboard knee wall and plain square posts extends across the front of the side ell and one-half of the gable-front block. The entry is tucked into the interior bay of the side ell within the porch. The door has a large square light over molded panels. Windows have 2/2 sash set in plain frames, some with flanking wood louvered shutters. On the south end of the ell there is a single-story projecting polygonal bay with 2/2 sash on the front elevation and 1/1 sash on the sides over a paneled base. A pediment dormer is placed on the north roof slope of the gable-front block. A single narrow chimney rises from the ridge at the intersection of the two sections of the house. Trim is minimal with boxed cornice, flat returns and narrow corner posts. (Most documents including assessors records spell Goodmans without an apostrophe; occasionally the apostrophe is included.)

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 this house technically fronts on Concord Road the driveway leads to Goodman Hill Road – hence the street address. Sudbury Center is the institutional and civic center of this prominent pre-Revolutionary village. The house has been listed as the "Saint House" which does not refer to any connection with the local churches, but with the mid-20th century family **John A. and Virginia Saint**. As early as 1867 this property in Sudbury Center was sold (land with a dwelling house) by Joseph and Martha E. Haynes to John Goodnow who sold the property to **John Garfield** in the same year.

John W. Garfield (d. ca. 1908) with his wife Martha raised their family here. Garfield's father, James had come to Sudbury in ca. 1858 and may have lived here in the 1870s. Upon Garfield's death his widow and children (Fordis, Elmond and Sherrold) inherited the property and held it probably with Martha remaining in the house. In 1921 Garfield's estate was assessed for three properties – a house and shop, House No. 1 and House No. 2. These properties were on home land of one-quarter acre and home land at the Center of one-half acre. This was the same assessment as 1890 and 1900 when Garfield was still alive. The historic maps showed two houses on the lot. One was demolished at some time after 1921. House No. 1 was valued at \$850 and No. 2 also at \$850. In 1924 **Sherrold L. Garfield** took over the property where he lived with his wife, **Jessie W. Garfield** for the next 30 + years. Sherrold worked as a mechanic, possibly in a family gas station as his brother Fordis was a service man who lived on State Road (now Boston Post Road), a likely location for a service station.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1875 Beers (?), 1889 Walker (J. W. Garfield), 1908 Walker (J. W. Garfield Est.).
Assessors Report: Polls, Valuation and Taxes, 1890, 1900, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
South Middlesex Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1947).
Vital Records: Sudbury Annual Reports.

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

Community Property Address
SUDBURY 332 GOODMAN'S HILL ROAD

Area(s) Form No.

A & J	SUD.169
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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

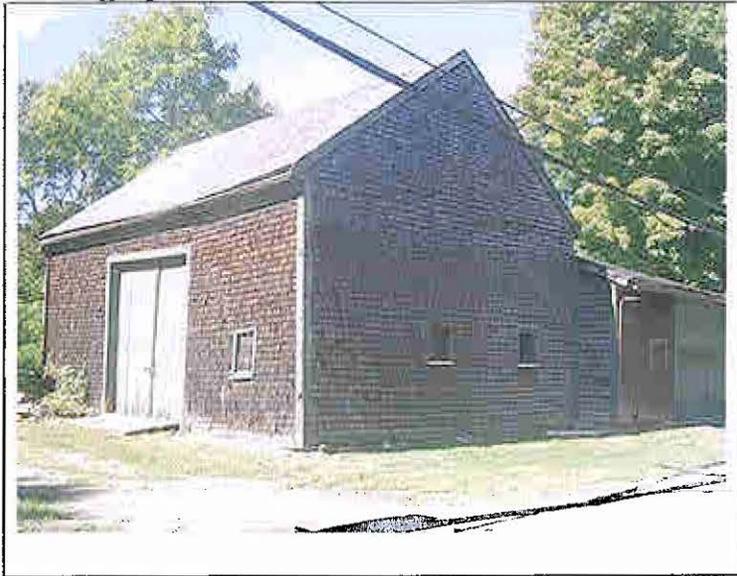
Statement of Significance by _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The Garfield House is listed in the National Register of Historic Places as part of the Sudbury Center Historic District for its architecture and association with the history of this area. It also is included in the Old Sudbury Center Historic District, a local historic district.

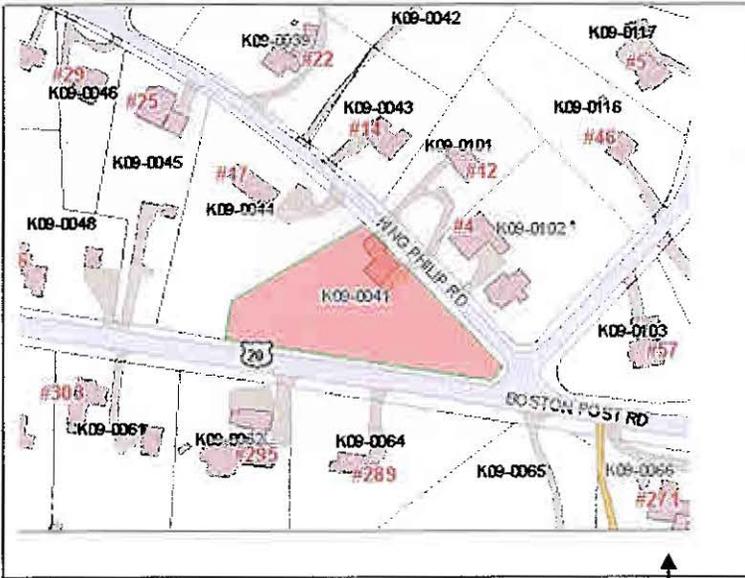
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): November 2010

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

K09-0041

Framingham

B & I

SUD.256

Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District (LHD)

Address: 0 King Philip Road #5 in MACRIS

Historic Name: Smith-Hall Barn

Uses: Present: vacant - underused

Original: utilitarian - barn

Date of Construction: mid to late 19th C.

Source: maps, history, historic assessors records

Style/Form: utilitarian

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: attached garage shed on north side.

Major Alterations (with dates): removal of second shed on north side.

Condition: fair

Moved: no | | yes | | **Date** n/a _____

Acreage: .92 acres

Setting: At edge of King Philip Road on triangular lot with frontage on Boston Post Road also. In historic neighborhood among 19th and early 20th century dwellings, some with barns on property. Cleared lot around barn and wooded on edges screening barn from Boston Post Road.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

0 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I SUD.256

 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.*

One of the few barns on King Philip Road, this barn is on its own parcel, separate from a dwelling; however it has been in common ownership with the house at 17 King Philip Road and with the house that preceded the present 1925 house at the same address. The large two-story, southeast-facing barn is situated near the northeast point of the triangular shaped lot. The barn rests on a fieldstone foundation, has wood shingled siding, and is topped by an asphalt-shingled roof. The entrance is on the long south side similar to an English barn. Double vertical-board barn doors are hung on an interior track. The façade has only one small nine-light window set in a plain casing with a slightly projecting sill. Two similar-sized openings are located on the east elevation facing King Philip Road; however the sash has been removed from one and partially removed from the other and both are covered with chicken wire. The only trim on the barn are corner posts and a water table wrapping around the building at the foundation level. The one-story garage shed extends behind the barn toward the house yard and projects slightly in front of the northeast elevation. The entrance elevation (northeast) is close to the edge of King Philip Road and has a large over-head garage door with a string of lights near the top of the door. Above the door there is tongue and groove paneled and a wide raking eave overhang. A single nine-light window is on the left side of the overhead doors. The shadow of another shed can be seen on the north end of the shed ell. A stockade fence along King Philip Road closes in the yard between the barn and the adjacent house lot.

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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. In the early 20th century this road was referred to as Bow Road and Crescent Street.

Although on a separate parcel the barn lot has been in the same ownership as the dwelling lot at 17 King Philip Road since the 19th century. A house, which was once on a larger lot (before being subdivided) was located south of the barn near Boston Post Road from the third quarter of the 19th century; the earlier house burned on January 1, 1925, and the barn survived. A new house was constructed just north of the barn at 17 King Philip Road. The barn was first owned by **E. Smith** and later by **Seneca W. and Effie G. Hall** who in 1900 were assessed for a house, barn, carriage house and two green houses – all of which are shown on the 1889 map. The barn is not shown on the 1875 map; however neither is the barn across the street at 4 King Philip Road which is known to be an early English barn of the 18th century. After Seneca this property was owned by **John C. Hall** (1880-1962) and his wife, **Elsa (Eilms) Hall** (1880-1941). The directories of 1911 and 1915 listed John C. Hall on State Road (the earlier dwelling was oriented towards State Road – now Boston Post Road) with farming as his occupation. By 1926 the couple was in the new house which is oriented toward King Philip Road and John C. was a teacher in Cambridge. Following Elsa's death in 1941 John remarried. The Street Directory of 1950 listed him and his wife Marion Hall on King Philip and John as retired.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1889 Walker (E. Smith), 1908 Walker (S. W. Hall).
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

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

Community Property Address
SUDBURY 0 KING PHILIP ROAD

Area(s) Form No.

B & I	SUD.256
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The old Smith Barn is eligible for listing in the National Register of Historic Places only as part of a King Philip's Historic District. The property is significant for its association with South Sudbury's farming and was accompanied by greenhouses as well.

FORM B – BUILDING

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

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

K09-0044	Framingham	B & I	SUD.259
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Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 17 King Philip Road

Historic Name: John C. & Elsa E. Hall House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1925

Source: historic assessors records, oral history of fire on January 1, 1925.

Style/Form: Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: parged fieldstone

Wall/Trim: wood clapboards

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): late 20th C. additions, deck.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

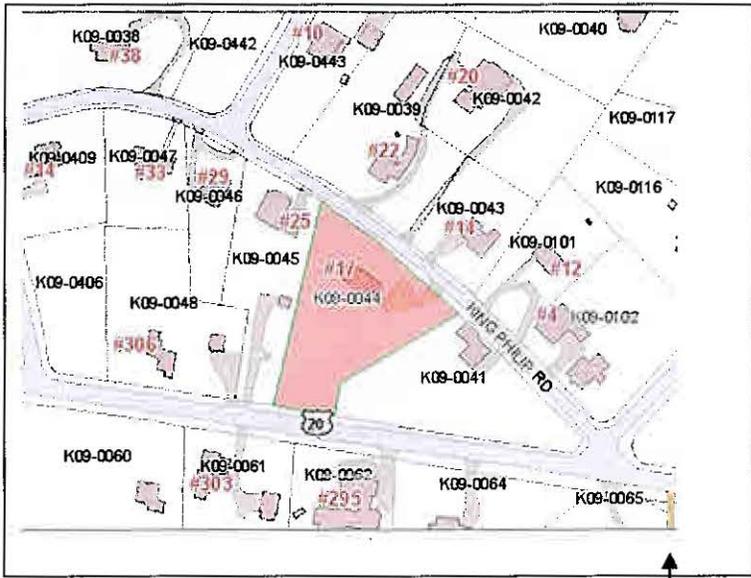
Acreage: .998 acre

Setting: On lot that has frontage on King Philip Road to which the house faces, and Boston Post Road at the rear of the lot. At edge of King Philip Road on triangular lot with frontage on Boston Post Road also. Manicured front lawn, with paths to center entrance and side deck entrance, foundation plantings, wooded area with tall trees on west and south sides of lot.

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

17 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I SUD.259

 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 lot for this dwelling has frontage on King Philip Road and on Boston Post Road and was part of a larger parcel that was triangular in shape including the lot on which the adjacent barn sits 0 King Philip Road. This house was built in 1925 by John C. Hall and his wife Elsa (Ellms) Hall who had lived in South Sudbury. Except for its lack of symmetry the house has many Colonial Revival features. It rests on a parged fieldstone foundation, is clad in wood clapboards and has an asphalt-shingled roof. The dwelling consists of three main parts: the central four-bay, hipped-roof house, a long three-bay southeast wing or ell (left side) and a shorter two-story enclosed porches northwest ell (right side). Windows have 6/6 sash set in plain casing with flanking shutters. The central section of the two-story house has an attached enclosed gabled-front entry porch, which is elaborated with pilasters and returns, a glazed fanlight over the door and a keystone in the molding over the fanlight. Fenestration consists of three window bays at the second-story level with corresponding two window bays and the entry at the first story. The fourth bay is a single full sized stair hall window between the two floors. A tall brick chimney rises from the apex of the hipped roof. Windows in the southeast wing are slightly smaller than those in the central section and consist of three first-story and two-second story in line with the first and third first-story windows. A single chimney rises from the ridge of this wing. Attached to the end of this wing there is an enclosed side entry and a deck that wraps to the rear of the wing. The northwest wing consists of enclosed glazed porches, up and down, with long multi-light windows separated by full two-story pilasters (on the north end) and one-story pilasters on the east and west sides. There is an entry in the elevation facing the road of this enclosed porch. In the peak of this northwest wing there is a lunette window. bays up and down and long window/doors in its end wrapping to the rear resembling an enclosed porch.

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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. In the early 20th century this road was referred to as Bow Road and Crescent Street.

Oral history states that an earlier the house on this lot (on the other side of the barn) burned on January 1, 1925 and was replaced with this dwelling, located on the north side of the barn. The barn remained (See 0 King Philip Road – SUD.256). A 19th century dwelling on this property had been first owned by E. Smith who by 1889 had a house, barn and greenhouses; and the lot included this parcel, the barn parcel and 25 King Philip Road. By 1900 the property was owned by Seneca Hall (b. 1874) and his wife Effie. **John C. Hall** (1880-1962) and his wife, **Elsa (Ellms) Hall** (1880-1941) became owners of the property sometime in the early 1900s (they had married in 1905). The property was in Elsa's name from the early 1900s and in 1921 she was assessed for a simple house valued at only \$650, the barn and a new shed on a bit more than six acres. The relationship of John and Seneca Hall is unknown; however Seneca's grandfather was named John C. Hall thus it is likely that they were cousins. In 1942 John was assessed for this house valued at \$7,000, the barn, a shed on were the first known owners of this dwelling and probably had it built for them. There were several transactions conveying this land in the 1910s during which time John C. Hall was listed in Street Directories as a farmer on State Road. Since the first house was located on the southeast side of the barn it could have had a State Road

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

17 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	SUD.259
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address. By 1926 John C. and Elsa Hall were listed on King Philip Road and John C. was a teacher in Cambridge. In 1941 Elsa died and John C. remarried in 1942. He and his new wife Marian Y. Hall remained in this house until his death in 1962. By 1950, according to the Street Directory of that year, John had retired.

BIBLIOGRAPHY and/or REFERENCES

Atlases/Maps: 1875, 1889, 1908.

Middlesex South Registry of Deeds.

Street Directories: Framingham (1926), Acton (1936, 1941, 1950).

Vital Records: Sudbury Town Clerk and Sudbury Annual Reports.

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

Community Property Address
SUDBURY 17 KING PHILIP ROAD

Area(s) Form No.

B & I	SUD.259
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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 Gretchen G. Schuler
The criteria that are checked in the above sections must be justified here.

The John C. and Elsa E. Hall House is eligible for listing in the National Register as part of a King Philip Historic District for its association with the development of South Sudbury and its representation of early 20th century architecture.

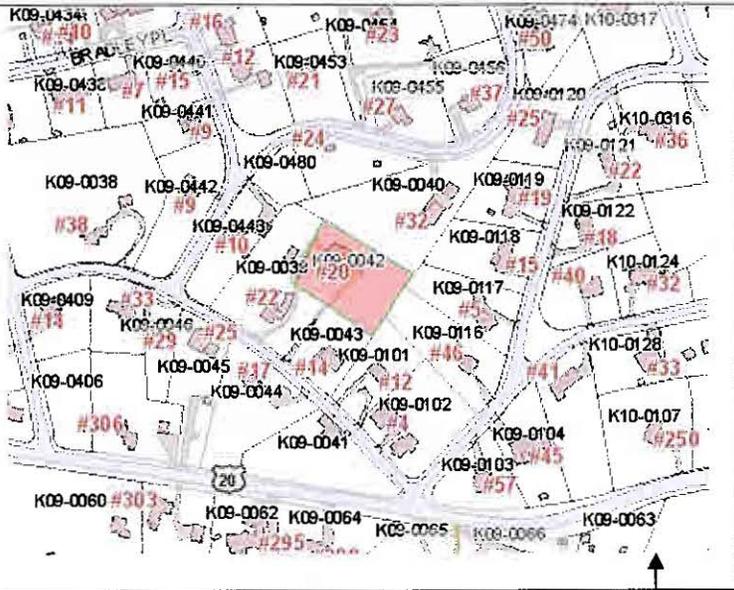
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



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

K09-0042

Framingham

B & I

SUD.260

Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 20 King Philip Road

Historic Name: R. D. Morse Milk House (1875)

Uses: Present: single-family residential

Original: utilitarian - outbuilding

Date of Construction: ca. 1870

Source: maps, history, historic assessors records

Style/Form: no style

Architect/Builder: unknown

Exterior Material:

Foundation: fieldstone and new cut granite block

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: large new barn - 2010

Major Alterations (*with dates*): Substantial renovation to create residence from modest outbuilding – mid 20th C. Large addition that more than doubles size of former milk house – early 21st C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 1.11 acres

Setting: Set back from King Philip Road on the northeast side, behind a Greek Revival farmhouse and among other modest historic structures. Substantial excavation of large boulders to build driveway and garage at end of r-o-w drive. Garden in front of main entrance and wrapping to west side of house.

Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

20 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I SUD.260

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.*

Once a small outbuilding – reported to have been a milk house – on the old Richardson-Morse property at 22 King Philip Road, the farm building was converted to a dwelling in ca. 1953 and substantially expanded in the early 21st century. It is situated far back from the road at the end of a dirt and gravel driveway, has a large maple tree in front and is set off with low stone retaining walls near the part that is the original barn. The milk house from the mid to late 19th century is the first story of the southwest part of the house closest to the road. Its gable end is oriented to the driveway and consists of this gable-end block and a side ell on a fieldstone foundation and a large addition consisting of an entrance bay and an ell connecting the early barn to a large barn-like structure on the north side which rest on a newly cut rough-faced granite block foundation. An open wrap porch runs along the southwest side of the large barn addition and across the southeast side of the entrance bay and connecting addition. All windows have been replaced, most with 6/6 sash painted black set in plain flat wood frames of a light trim color. Some barn-like fenestration has been used such as small four-light windows resembling cow stanchion windows and horizontal strings of windows at the second story level in the gable end of the original barn. Corners are trimmed with flat corner boards; there is no eave overhang and no returns in gable ends. Two chimneys rise – one above the ell of the early barn behind the ridge and the other above the large barn-like 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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings.

By the mid 19th century at least two farms occupied the northern side of King Philip Road – one was the Gideon Richardson House (22 King Philip Road) of which this parcel was a part. That Greek Revival farmhouse was built in ca. 1845 and likely had a barn. This dwelling is a converted and expanded milk house that is likely to date to the late 19th century when milk houses often were attached to but somewhat separate from barns. At that time this farm belonged to **R. D. Morse** who owned the farm in 1875 when a barn (moved to 320-324 Boston Post Road) was marked on the historic atlas. After Morse, the property was owned by **H. Newton** followed by **Abbott Rogers** who by 1911 was retired living on Bow Road as King Philip Road was then called. The property was subdivided when the barn was moved and the milk house was set off on a separate lot in 1953 and converted to a dwelling at about that time by then owner **Jessie W. Hall**. The converted barn parcel was further subdivided in 1965 when a lot was carved out for 14 King Philip Road which was constructed soon thereafter. The converted-barn parcel retained a 10-foot right of way leading to King Philip Road.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1875 Beers (R. D. Morse), 1889 Walker (H. Newton), 1908 Walker (A. S. Rogers).
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

K09-0044	Framingham	B & I	SUD.261
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Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 25 King Philip Road

Historic Name: Miriam L. Woodbury House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1916

Source: Deeds/Street Directories

Style/Form: Arts and Crafts

Architect/Builder: unknown

Exterior Material:

Foundation: rubblestone

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: attached late 20th C. modern garage, small garage/shed on Boston Post Road side of house.

Major Alterations (*with dates*): New shingles and windows – early 21st C. Porch on King Philip Road elevation added – late 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

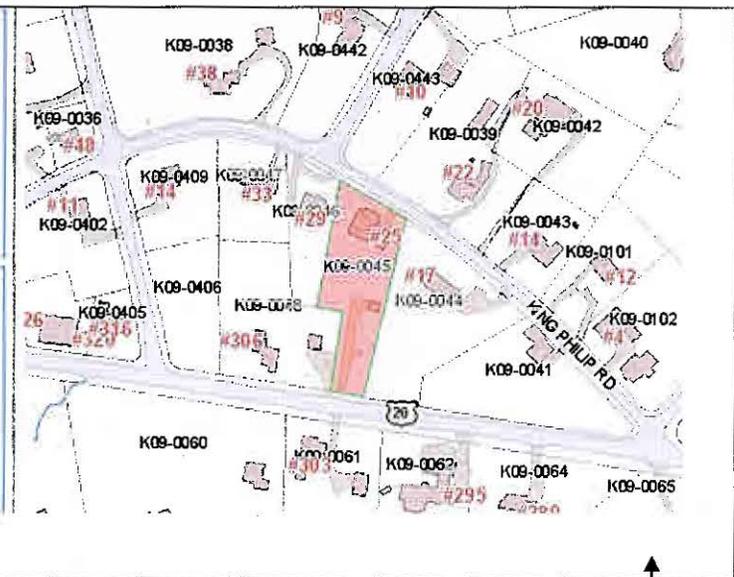
Acreage: .87 acres

Setting: On southwest side of King Philip Road among 19th and 20th century dwellings. The lot has frontage on both King Philip Road and Boston Post Road; a high board fence lines the BPR frontage and has a gate with access to the driveway and small garage on that side of property. Main façade faces into the garden. The KPR elevation is the rear of the original house.

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	SUD.261
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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.*

One of only a few Arts and Crafts style buildings in this area of South Sudbury and the only one in this local historic district is this ca. 1916 one and one-half story dwelling that faces Boston Post Road with its back to King Philip Road. Its original orientation created a deep setback with a large garden in front of the house and a driveway and small outbuildings set slightly to the side but between the house and Boston Post Road. Today's view from Boston Post Road is limited due to a high stockade fence and gates that are closed. It now is oriented to King Philip Road and the house and attached garage stretch across most of the frontage. Stone piers mark an original path from King Philip Road to a porch entrance on the northwest side of the house. Piers have been added at the KPR driveway near the garage to resemble the early 20th century stone work. The house has a high rubblestone foundation, is covered with wood shingles and has an asphalt-shingled roof. Arts and Crafts features include the raking eaves with extended rafter tails, various window shapes and configurations including 8/1, lattice upper sash over a single light lower sash, horizontal lattice windows in the gable peaks, and paired dormers – front and back – with lattice-over-one light and decorative verge boards that cross between the two dormer windows. Windows are set in wide casings with a narrow molding around the edge. The main façade that faces into the garden and is not easily seen from the road has a near story-high rubble foundation with a long set of wide steps leading to the screened porch. The porch, which wraps to the west side of the house is carried by short Tuscan like columns which support the steeply pitched shed roof with rafter tails. Inside the porch there is a center entry and 12/1 windows on each side of the entry. The original rear of the house, which now is the main entry facing King Philip Road, has a centered door and a multi-light, three-part, casement window on one side with no window on the other. The added porch has a high mortared stone wall, four short columns and rafter tail pergola for the roof, some of which is covered, with the rest open. The garage roof and front wall are attached to the east side of the house with a walk-through opening that leads to the south side of the house and large garden area. The east elevation has a new slightly projecting casement window bay with small hood on the King Philip Road side of the attached garage wall; and on the other side of this wall are two 12/1 windows at the first story level. Above there are four second-story windows all with 12/1 sash. A single chimney rises behind the paired dormers on the north side of the house – (old rear elevation).

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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. In the early 20th century this road was referred to as Bow Road and Crescent Street.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

25 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I SUD.261

The land for this property changed hands several times in the early 20th century until Miriam L. Woodbury, then of New York, purchased the lot in 1916. The land had been part of a larger parcel owned by Elsa Ellms Hall (1880-1941), wife of John C. Hall (1880-1962). The Halls lived at 17 King Philip Road and divided this lot in 1911 and 1912 from their land. It then changed hands twice before Miss Woodbury purchased the land and had this Arts and Crafts dwelling constructed and oriented to Boston Post Road (then known as State Road). Miriam was a missionary worker and lived overseas for much of the year. In 1921 Miriam was assessed for this house then valued at \$4,000, a shop and a hen house on one and five-eighths acres. In that same year Nicholas J. Woodbury only paid a poll tax. This was the only time that a Nicholas Woodbury was listed in Sudbury records. All other listings had Robert C. Woodbury, who is reported to have been Miriam's brother, living here. Oral tradition states that Robert, who was an artist, lived in this house until Miriam retired from her missionary work and came home permanently at which point he moved next door to 29 King Philip Road. Street directories list both Miriam and Robert on King Philip Road, and later listings record the same phone number for the two Woodburys. In 1942 the house value had dropped to \$3,000 and the shop and hen house stayed the same but the lot was only one acre by then. This house was under Woodbury ownership for over 50 years.

BIBLIOGRAPHY and/or REFERENCES

Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941).
Tax Assessors Valuation Lists: 1921, 1942.
Vital Records: Sudbury Annual Reports.



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

Community Property Address
SUDBURY 25 KING PHILIP ROAD

Area(s) Form No.

B & I	SUD.261
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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 Gretchen G. Schuler
The criteria that are checked in the above sections must be justified here.

The Miriam Woodbury House is eligible for listing in the National Register of Historic Places for its association with the 20th century development of this part of South Sudbury and for its architecture as one of only a few Arts and Crafts designs in the South 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

K09-0035

Framingham

B & I

SUD.264

Photograph



Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District (LHD)

Address: 54 King Philip Road

Historic Name: Henry Goulding House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1870

Source: visual and deeds

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone and brick

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: small tool shed

Major Alterations (*with dates*): replacement side hall entry door and surround

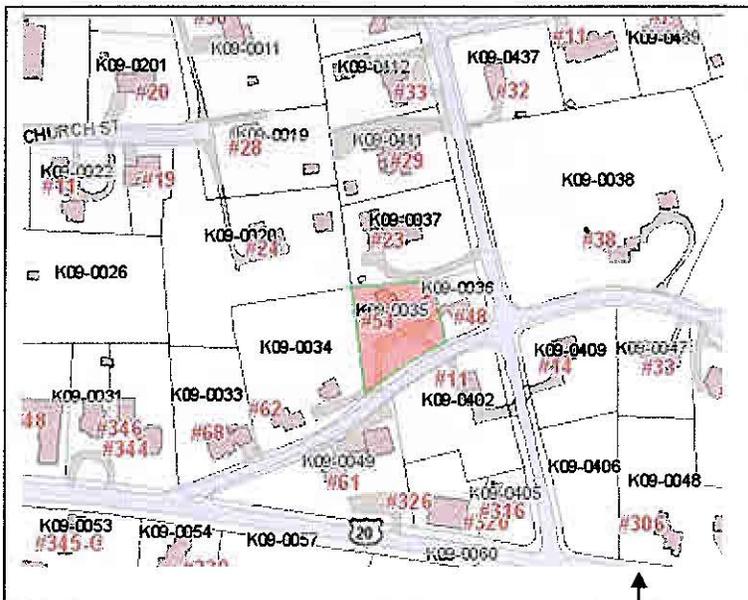
Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acres: less than one acre - .42 A

Setting: On western end of King Philip Road situated high above the road with stone retaining wall at road and tiered landscape up to the house. Semi circular driveway with two entrances from road. Concrete steps lined with iron rail lead to house.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

54 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	SUD.264
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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.*

There are many similarities in the details of several houses on King Philip Road and may have been updating in some and new construction in others. This two and one-half story, gable-front dwelling sits back from and high above the road with a tiered front garden including a stone retaining wall at the road edge and two more levels of dry-laid stone retaining walls in front of the house. The house which rests on a stone foundation, has wood clapboard sheathing and an asphalt roof, consists of the two and one-half story gable-front main block and a two-story side ell on the northeast side. Italianate features include the two-story projecting polygonal bay on the southwest side and the one-story polygonal bay on the main façade. The projecting bays on brick have 2/2 sash on the main elevation window and paneled bases. The two-story bay has 2/2 windows in all elevations while the one-story bay on the façade has 1/1 side windows. The side hall entry on the main façade has been replaced with a mid 20th century door and frame all of which is narrower than would have been used when the house was built. Above the entry and the projecting bay are two windows each with 2/2 sash and one in the gable peak. The house is trimmed with a eave overhang, flat returns and a wide cornice. The corner boards (a small piece on each side visible under the returns) have been replaced by a piece of wide ovolo molding running up each corner. The four-bay, two-story side ell has a full width Colonial Revival porch carried by round columns. Above the porch there are three 2/2 windows and a boxed projecting bay that rests on the porch roof. On the east side of the main block there is a splayed exterior chimney. Windows on this side with 2/2 sash in front and behind the chimney have molded lintels (almost like consoles over the windows) as do those in the gable end of the side ell.

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 mid 19th century South Sudbury was known as "Mill Village" for the 17th century mills that had been established on Wash Brook and the village that grew up around the mill and blacksmith shop. The Boston to Worcester road was the path of many stage routes. The one store, mill and blacksmith shop all were destroyed by fire but rebuilt in the mid to late 19th century. In the last quarter of the 19th century the railroad passed through with a stop just east of King Philip Road. Concord Road connected (and still does) South Sudbury with Sudbury Center to the north.

This Italianate dwelling was built in the third quarter of the 19th century probably by or for **Henry E. Goulding**. The next owner was **John Murray** (1889 map) who must have had a small dairy business with six cows and house and barn on his home land lot of one-half acre as well as the Goulding house (this dwelling) valued at \$1,400 on the Goulding lot also of one-half acre. Murray was assessed for other parcels of land as well. In 1895 he sold the house to **Dennis and Carrie Reardon**. In the early 20th century the house was owned by **Alice E. Rice** (1908 map) who was a librarian at the Goodnow Library. She sold her home to **Ralph and Edith E. Richardson**, their daughter **Grace Richardson Smith** and her husband **Shirley F. Smith** in 1912. Edith Richardson also owned 68 King Philip Road, her husband's family homestead where they lived. In 1921 she was assessed for this property - \$1,800 for the house and a one-half acre house lot. Richardson and Smith sold this property in ca. 1923 at which time they lived in Waltham. It is likely that they had moved to Waltham from 68 King Philip Road at about the time that they sold the two properties. Next long term owner here was Ernest Norman and Mildred W. Bowery. Bowery worked as a purchasing agent according to the street directories however his employer is unknown.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1875 Beers (H. Goulding), 1889 Walker (J. Murray), 1908 Walker (Mrs. A. E. Rice).
Assessors Report: Polls, Valuation and Taxes, 1890, 1900, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
South Middlesex Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

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

Community Property Address
SUDBURY 54 KING PHILIP ROAD

Area(s) Form No.

B & I	SUD.264
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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

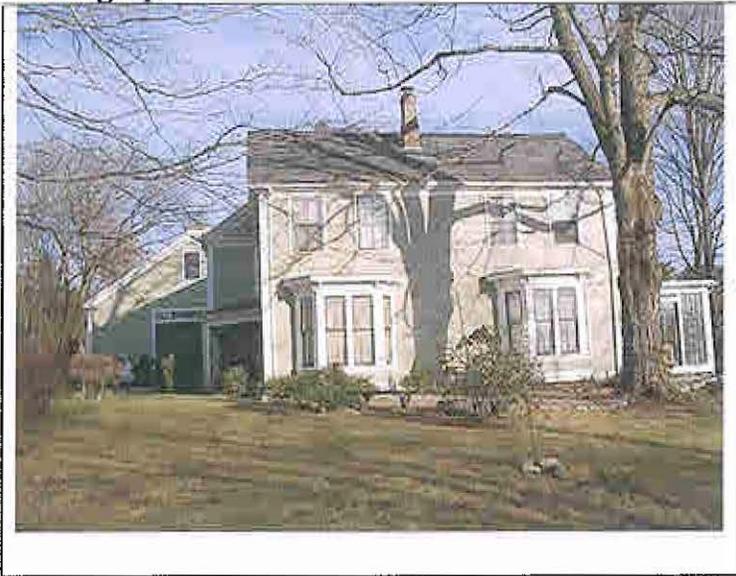
Statement of Significance by Gretchen G. Schuler
The criteria that are checked in the above sections must be justified here.

The Henry Goulding House is eligible for listing in the National Register of Historic Places for its architecture and as part of a King Philip Historic District. The property is already listed in the State Register as part of the King Philip Local Historic District. It is significant as one of the late 19th century dwellings that made up Mill Village later called South Sudbury.

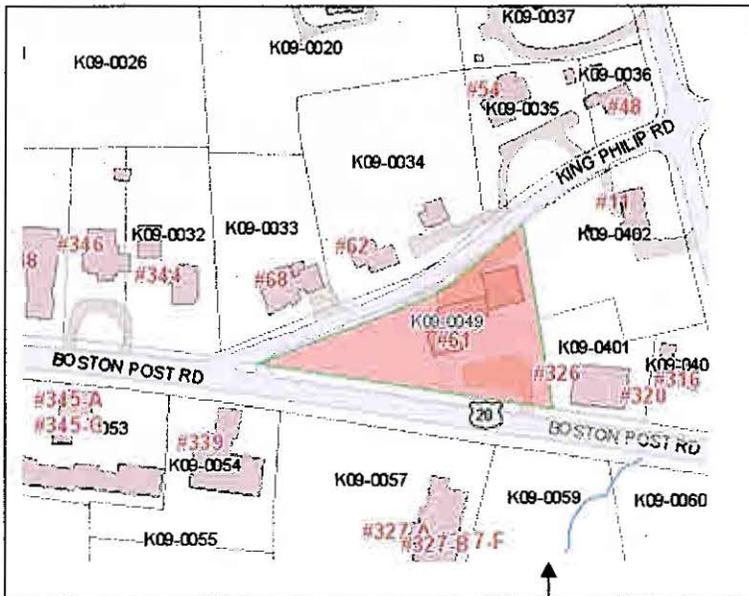
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



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

K09-0049

Framingham

B & I

SUD.265

Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 61 King Philip Road

Historic Name: Cutter-Dakin-Hunt House

Uses: Present: commercial – bed and breakfast

Original: single-family residential

Date of Construction: ca. 1850

Source: maps/visual

Style/Form: Greek Revival/Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: granite block

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: Free-standing New England barn

Major Alterations (*with dates*): Enclosed glass porch across gable front elevation on BPR side wrapping to ell on east side – late 20th C. Extension of side ell over hipped porch on KPR elevation – 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acres: less than one acre - .67 A

Setting: On a triangular shaped parcel bordered by King Philip Road on the north and west and by Boston Post Road on the south, situated high above the road with a parking area along both bordering roads.

Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

61 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	SUD.265
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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.*

Situated on a triangular lot at the west end of King Philip Road and Boston Post Road the house was once oriented to Boston Post Road and now has its main entrance and address on King Philip Road. It is one of the more prominent properties in the King Philip Historic District. A parking area is situated level with Boston Post Road and eight steep granite steps lead up to the house which sits high above the road and parking area. A stone retaining wall lines the edge of the parcel from the parking area westerly along Boston Post Road wrapping around the corner onto King Philip Road. Large trees shade the house. Another parking area is in front of the King Philip Road side of the barn. The property consists of the two and one-half story, gable-front dwelling with long side wing, and a large well-preserved New England barn. The house rests on granite block foundation, is clad in wood clapboards, and has an asphalt shingled roof. A porch that spans the gable front elevation facing Boston Post Road and wraps to the ell on east side has been enclosed with glass creating a solarium, now used as a dining area for the Hunt House Bed and Breakfast. Within the glazed porch there is a wide entry to the stairhall that is trimmed with Victorian molding of bulls-eye corner blocks and beaded pilasters and lintel and another opening where there once was a window. An open porch on the King Philip Road elevation has a hipped roof and leads to the rear door which now is the main entry in the north end of the gable end block. Added to the west side of the Greek Revival gable-front block are two one-story projecting bracketed bays resting on brick foundations. Windows in the main gable block part of the house have 2/2 sash except those in the projecting bays which have 1/1 sash. Most of the windows in the side wing have 1/1 sash. Window casings have molded edges and second story casings extend into the cornice. Trim includes boxed cornice with full returns, wide fascia boards, and corner boards with modest caps. There are two windows in each templar gable pediment. One chimney rises from the west slope of the main block.

The New England barn is one of the best preserved barns in South Sudbury and probably dates from Hunts ownership. It is very close to the wing of the house but is detached. The barn rests on a fieldstone foundation and has wood clapboard siding. The double-leaf center entry is on an interior track and each panel is made of diagonal beaded boards. The casing of the transom spans the width of the door but only seven lights remain. A single 6/6 window is in the gable peak of the barn façade. Windows along the north side have six light. A well preserved cupola straddles the ridge. It is a two staged cupola with louvers in 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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. In the early 20th century this road was referred to as Bow Road and as Crescent Road.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

61 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I SUD.265

Although this house is attributed to the Hunts, perhaps for the late 19th century owner **Nichols B. Hunt** (1821-early 20th C.) and his wife **Angeline (Brown) Hunt**, earlier names are associated with the property. Roland Cutter is listed on the 1856 map and Hudson tells of many Cutters in this area including a Joseph Cutter living in the Hiram Goodnow house which was located on the north side of King Philip Road farther east in the 1830s. However there are no known records of Roland to date. The other name appearing on historic maps was Dakin, a prominent name of families who settled in the northern part of Sudbury:

Nichols (also Nicholas) Hunt descended from a well-known local family who had many connections with the community. He was the son of Luther and Elisabeth and cousin of Emory Hunt (346 Boston Post Road). Nicholas grew up in South Sudbury as his father (Luther) and uncle (Gardner) were proprietors of the grocery store that had been located on the corner of Boston Post and Concord Roads. He married Angeline V. Brown in 1846. Nicholas was a farmer who sold a small piece of his land for the construction of Wadsworth Academy in the late 1850s. He was called to serve during the Civil War in spite of his age (he was 42 years in 1863). In 1890 Hunt was assessed for his house valued at \$1,400, the barn valued at \$950 a horse barn, 16 acres of home land and other land including an "old house land" acre, Nobscot land, Richardson land, chapel land and Brown land the last of which probably came from his wife's family. In addition Hunt has \$1,000 in cash – which was not commonly found in the valuation lists and five cows. In 1900 his property had decreased substantially to the house, barn, and only one-half acre of home land and one-half acre of old house land. An etching of Hunt's home appears in Hudson's *History of Sudbury* (p. 605).

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1856 (Roland Cutter) 1875 Beers (J.H. Dakin), 1889 Walker (N. B. Hunt), 1908 Walker (barn only?).

Assessors Report: Polls, Valuation and Taxes, 1921.

Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.

South Middlesex Registry of Deeds

Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).

Vital Records: Sudbury Annual Reports.



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

Community Property Address
SUDBURY 61 KING PHILIP ROAD

Area(s) Form No.

B & I	SUD.265
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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 _____ Gretchen G. Schuler _____

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

The Hunt House is individually eligible for listing in the National Register of Historic Places for its architecture and as part of the King Philip Historic District. The property is also significant for its association with Sudbury's farming history, position in Mill Village and old families that shaped the history of the area. It is located in the King Philip Local Historic District

FORM B – BUILDING

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

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

K09-0042

Framingham

B & I

SUD.269

Photograph



Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 23 Massasoit Avenue

Historic Name: South School (Annex)

Uses: Present: single-family residential

Original: educational

Date of Construction: 1921

Source: deeds, school history

Style/Form: no style

Architect/Builder: unknown

Exterior Material:

Foundation: rubblestone

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: small shed at rear of property

Major Alterations (*with dates*): Conversion from schoolhouse to residence ca. 1980s. Four new dormers across façade roof – late 20th C.

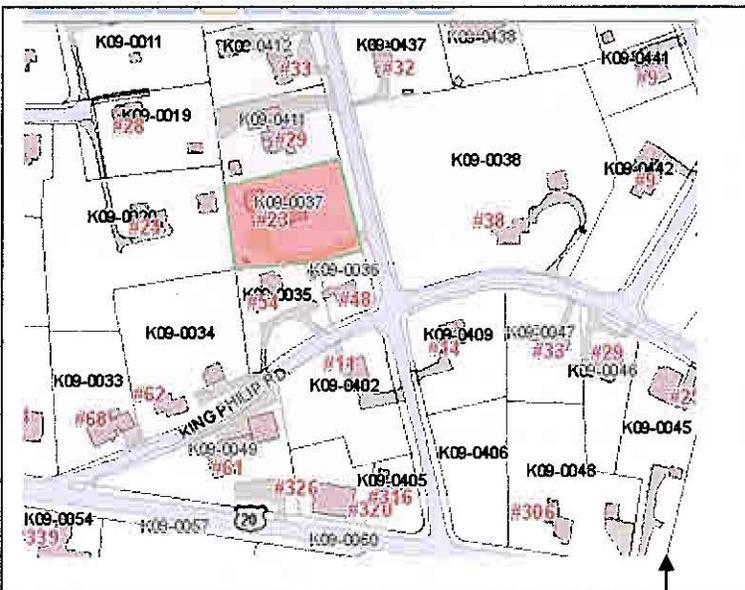
Condition: good

Moved: no | | yes | x | **Date** 1921 _____

Acres: 1.11 acres

Setting: On west side of Massasoit Road just north of King Philip Road. Set back from road..

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): October 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

23 MASSASOIT AVENUE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I SUD.269

 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 property was documented in 1995 and listed as 11 Massasoit Avenue (SUD.280). The form shows a map, photo and history that are this property which is 23 Massasoit Avenue. The address and MHC number should be changed to SUD.269 at 23 Massasoit Avenue. Also note that the 1995 Area Form I misspelled the name of the road by adding an extra "s." This should be corrected, by using the MHC number attributed to 23 Massasoit on this form for 23 Massasoit Avenue. One substantive change in the architectural description is the addition of four gable-front dormers across the south façade roof line.

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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. By the mid 19th century there were two schoolhouses and districts in South Sudbury – the Lanham School which was located on Landham Road and the Wadsworth School which was located on Concord Road. In 1918 a Committee was formed and charged with planning the union of the Wadsworth and Lanham Schools and locating a joint school building on a road that was less dangerous than State Road. The Committee recommended a two-room building to replace the two schools with three grades per room. The plan that was implemented was to move the Lanham School (District #3) building to a site on King Philip Road, enlarge and remodel the building into a two-room schoolhouse with updated plumbing and sanitation. The land was purchased by the town in 1921 and the new school, referred to as the South School, was in operation by fall 1921.

By the mid 1950s the schools were consolidated and two new elementary schools each with 14 rooms were built to accommodate the rising population. By this time the South School was vacant. It was not until 1981 that the School Department drew up a plan titled "Plan of Land South School Annex" showing the school on its lot with stone walls on north and west sides and a picket fence along the south side of the property. The property was first sold to the owner of 54 King Philip Road Richard and Sara Mayo and later converted to a residence.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1908.

Middlesex South Registry of Deeds

Street Directories: Framingham (1926), Acton (1936, 1941).

Sudbury School Committee and Superintendent Reports: 1918-1925, 1940s, 1950s.

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

Community Property Address
SUDBURY 23 MASSASOIT AVENUE

Area(s) Form No.

	SUD.269
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The South School is eligible for listing in the National Register of Historic Places only as part of the King Philip's Historic District. The property is significant for its association with South Sudbury's school system. It has been altered by conversion to a residence.

FORM B – BUILDING

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

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

K09-0033	Framingham	B & I	SUD.266
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Town: SUDBURY

Place: (*neighborhood or village*) South Sudbury
King Philip Historic District

Address: 68 King Philip Road

Historic Name: Josiah Richardson House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1830

Source: plaque

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone and brick

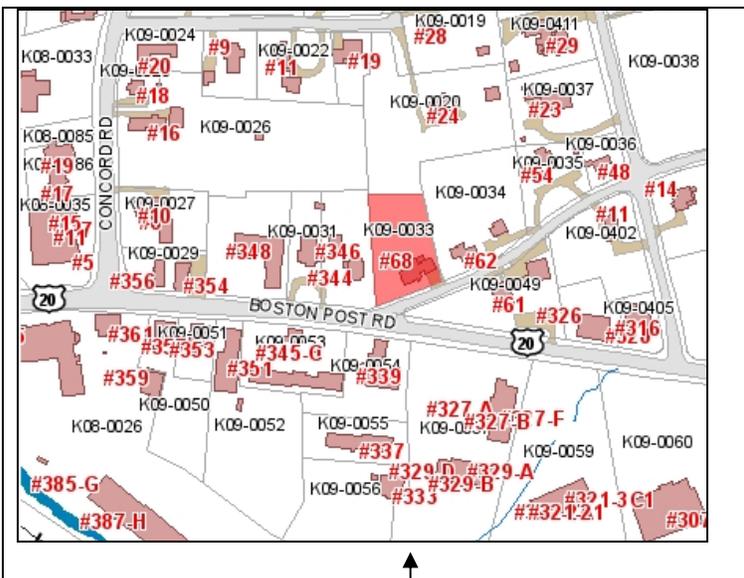
Wall/Trim: wood clapboard

Roof: asphalt shingles

Photograph



Topographic or Assessor's Map



Outbuildings/Secondary Structures: newly constructed two-story gable-front attached barn

Major Alterations (*with dates*): Shed-roof dormers, connecting ell between house and barn – 20th C. Fully restored and rehabilitated including reconstruction of connecting ell and new barn/garage – early 21st C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: less than one acre - .5 A

Setting: At western end of King Philip Road, at edge of road with stone path to ell entrance. Main house faces west towards driveway of 344 Boston Post Road. Stone edged garden along south elevation facing road. Thick vegetation along west edge of property.

Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

68 KING PHILIP ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	SUD.266
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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.*

There was a dwelling in this location on the 1856 map and some historic accounts date the house to ca. 1830 while others say ca. 1870. It is likely that the house started as the small one and one-half story cottage (stone foundation), and that the gable-front section (brick foundation) on the southwest side was added in ca. 1870. This Richardson House, which was recently rehabilitated, has a newly constructed two and one-half story barn and a connecting ell or breezeway between the house and barn. The southeast façade along King Philip Road consists of: the four-bay one and one-half story cottage with entrance bay and three window bays; the gable end of the two and one-half story gabled-roof block on the west side; and on the east side the screened connecting ell and the tall two and one-half story barn with two overhead garage doors with transoms. The cottage part of the house has a small hipped-roof entrance porch carried by plain posts. Windows have 2/2 sash including the two shed-roof dormers on the front (southeast) slope. The two and one-half story gable end block is one bay deep (facing King Philip Road) with a projecting polygonal bay at the first story and single windows aligned above it at the second story and in the gable peak (attic). The polygonal bay appears to be identical to those on the front of the house at 54 King Philip Road and those on the gable end of the Hunt House at 61 King Philip Road. The west elevation of the gable end block faces the driveway of 344 Boston Post Road and is three-bays with 2/2 window sash up and down and a center entry with late 19th century door consisting of two round headed etched glass panels over molded wood panels. On the north side of this elevation there is a one and one-half story ell with two dormers which appear to be new construction. All windows on the house have 2/2 sash set in plain flat frames. The only exception is a small four-light awning window next to the window in the north peak of the cottage part of the house. The new barn has a large three part window over the garage doors. Architectural trim on all parts of the house include the flat window frames, narrow corner boards, boxed eaves with no returns, and raking eaves except on the gable end of the cottage. The house has two chimneys, one with a corbelled top, behind the ridge of the one and one-half story cottage.

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.*

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. In the early 20th century this road was referred to as Bow Road.

This house was known as the “homestead” of **Josiah Richardson** who descended from the first Richardson in Sudbury – Major Josiah (b. 1701-02 in Woburn). Josiah was born in the late 18th century and died in the 1870s. After both Josiah and his widow (Mrs. Richardson) had died his children inherited this property and

Continuation sheet 1

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

B & I	SUD.266
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conveyed it in 1887 to Edith E. Richardson, wife of Ralph L. Richardson (one of his sons). Jennie P. Hunt (346 Boston Post Road) held an interest in this property until the 1890s when she turned over her interest to Edith in 1895. **Edith and Ralph L. Richardson** who lived in Waltham owned this property and other nearby houses (54 King Philip Road) into the 1920s. Ralph Richardson worked as a machinist. In 1921 his wife, Edith, was assessed for this house valued at \$1,100, as shed, hen house, garage and a one-half acre house lot. Next long term owners were **Waldo L. and Anna A. Chamberlain** who bought the Richardson house in 1929 and lived here until their deaths in the 1960s. Their son Ralph Chamberlain sold the property in 1970 to **Malius and Ester L. Skog** who also lived here for over 30 years until their deaths.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1856 (Josiah Richardson), 1875 Beers (Mrs. Richardson), 1889 Walker (R.L. Richardson), 1908 Walker (R. Richardson).
Assessors Report: Polls, Valuation and Taxes, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1947).
Vital Records: Sudbury Annual Reports.



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

Community Property Address
SUDBURY 68 KING PHILIP ROAD

Area(s) Form No.

B & I	SUD.266
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The Josiah Richardson House is eligible for listing in the National Register of Historic Places for its architecture and as part of a King Philip Historic District. The property is already listed in the State Register as part of the King Philip Local Historic District. It is significant as one of the 19th century dwellings that made up Mill Village later called South Sudbury. It is one of the first houses on Bow Road – now King Philip Road – by the mid 19th century.

INVENTORY FORM CONTINUATION SHEET

SUDBURY KING PHILIP HISTORIC DISTRICT - EXPANDED

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

SUD.I

14-17, 34-38, 77-80, 82-87,
216-221, 223-226, 232, 233,
252-274, 372-389, 803

AREA FORM

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

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

Sudbury's local historic districts are designated by Special Act, not by M.G.L. Chapter 40C. Therefore a study report is not required and the designations have not been recorded in the MHC data base. This continuation sheet adds information to Area Form I – King Philip Historic District and has been prepared in order to add the properties and their designation to MACRIS and to provide the MHC with a map of the district. Sudbury does not draw district boundaries by lot line. They are drawn by distance from the abutting road. Each boundary is 300' from the abutting road, which means that an entire parcel is not necessarily included or a small part of a lot that is not on the abutting road may be included. There are some instances in which the distance is less than 300'. The original King Philip Historic District was established in 1972 and the properties were recorded on Area Form SUD.I in 1995. There are a number of corrections to the 1995 Area Form and many additions because the district was expanded to its current size in 2005.

All properties have been recorded in this area form in order to review the entire district as a whole and in order to make changes based on new information. All assessors parcel numbers have been changed to four digit parcel numbers rather than three – the new parcel numbers are used for all properties. In addition an error was made in 1995 in the spelling of Massasoit Avenue. Several building dates have been refined to more accurately reflect the appropriate date and many houses now have a name associated with the property.

There are ten properties of which only a small section of each parcel is included in the LHD. They are:

K08-0030	27	Concord Rd	only driveway entrance access road and small part of large nursery parcel
K08-0304	off	Concord Rd	
K08-0303	off	Concord and Confidence Way	Small part of large nursery lot. narrow strip along west property line
K09-0022	11	Church St	narrow sliver of northwest corner
K09-0018	20	Church St	½ of lot – rear part which is not visible from public way
K09-0020	24	Church St	northwest corner – about 1/3 of lot
K09-0419	26	Franklin Pl	approximately 1/3 of lot and ¼ of house
K09-0041	29	Massasoit Ave	narrow strip along western property line including corner of house
K09-0105	41	Singletary	
J09-0405	11	Walkup Rd	Rear southwest corner of lot

These have not been added to the street index. It is unclear as to why they are within district boundaries except that they fall within 300' of the abutting roadway.

INVENTORY FORM CONTINUATION SHEET

SUDBURY KING PHILIP HISTORIC
DISTRICT - EXPANDED

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

SUD.I

14-17, 34-38, 77-80, 82-87,
216-221, 223-226, 232, 233,
252-274, 372-389, 803

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

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway connecting Mill Village (South Sudbury) with Wayland, Waltham and Boston to the east. The Central Massachusetts Railroad of 1881 was laid nearly parallel to the Post Road with stops at East Sudbury and South Sudbury. Concord Road has been a main north-south route connecting the Mill Village with Sudbury Center – the institutional and civic center of the town. King Philip Road had only a couple of farms in the 18th and early 19th century. By the early 20th century, when it was referred to as Bow Road and as Crescent Road, new houses appeared in popular styles of the time.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1831, 1856, 1875 Beers, 1889 Walker, 1908 Walker.
Assessors Report: Polls, Valuation and Taxes, 1890, 1900, 1921, 1940.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.

INVENTORY FORM CONTINUATION SHEET

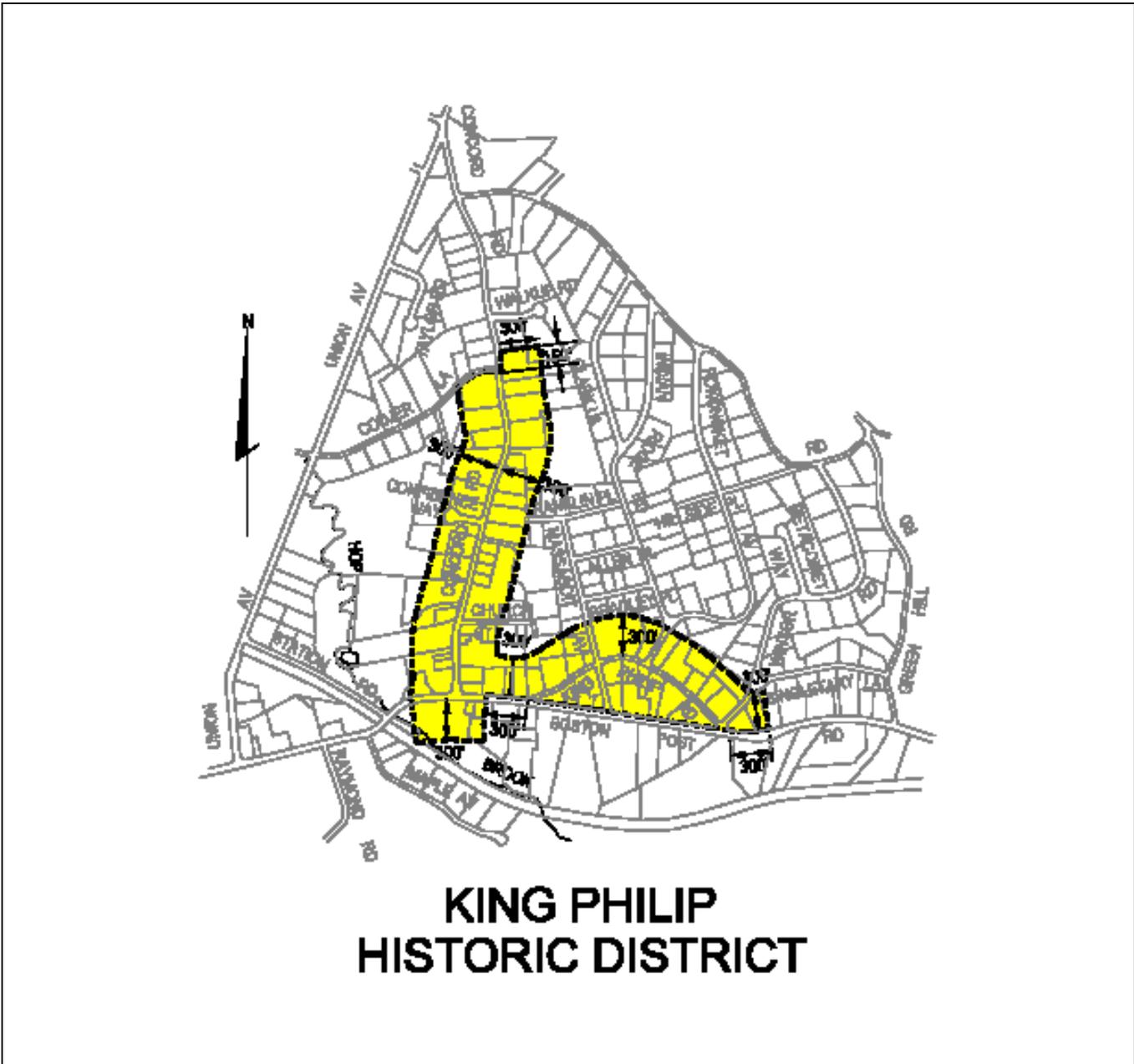
SUDBURY KING PHILIP HISTORIC DISTRICT - EXPANDED

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

SUD.I

14-17, 34-38, 77-80, 82-87,
216-221, 223-226, 232, 233,
252-274, 372-389, 803



Official map prepared by Sudbury Town Engineering Department

INVENTORY FORM CONTINUATION SHEET

SUDBURY KING PHILIP HISTORIC
DISTRICT - EXPANDED

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

SUD.I

14-17, 34-38, 77-80, 82-87,
216-221, 223-226, 232, 233,
252-274, 372-389, 803



King Philip HD – Goodnow Public Library – Concord Rd



King Philip HD – East end of King Philip Rd looking north

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

Community Property Address
SUDBURY KING PHILIP HISTORIC DISTRICT-EXPANDED

Area(s) Form No.

SUD.Q

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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The King Philip Historic District is eligible for listing in the National Register of Historic Places for its representation of the development of Sudbury's industrial village, its examples of each period of architecture, and its association with many of Sudbury's well known families.

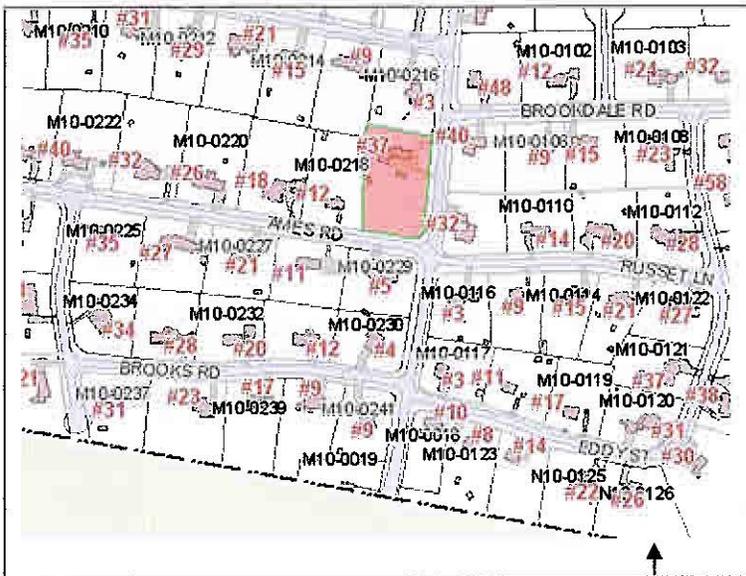
FORM B – BUILDING

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

Photograph



Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission.

Date (month / year): November 2010

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

M10-0217

Framingham

SUD.362

Town: SUDBURY

Place: (neighborhood or village)

Address: 37 Landham Road

Historic Name: Harry L. and Julia W. Ames House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1900

Source: historic maps

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: rubblestone

Wall/Trim: wood clapboard

Roof: asphalt shingles

Outbuildings/Secondary Structures: attached 2 ½ story barn – new construction, small 1-story late 19th C or early 20th C. barn, tiny playhouse or studio with window boxes

Major Alterations (with dates): Late 20th C. rehab including conjectured porch trim and Eastlake design in peak, windows, landscaping, and barn addition to house.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 1.14 acres

Setting: On the northwest corner of Landham and Ames Roads, large lot surrounded by 3rd quarter 20th century subdivisions. Semi-circular drive edged in cobblestone. Picket fence across front, cluster of tall pines on north side and stockade fence along north property line, and rear(west) line. Iron fencing between house and north stockade fence enclosing backyard.

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

37 LANDHAM ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.362

 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 on a corner lot that is larger than others in the neighborhood this dwelling was a farmhouse surrounded by farm land until subdivided in the third quarter of the 20th century. The large lot has been landscaped with flowering trees, shrubs and flower beds and older tall pines and deciduous trees. A semi-circular gravel drive edged in cobblestones passes in front of the gable-front façade. The two and one-half story gable-front house is two bays wide and four deep resting on a rubblestone foundation. The clapboard house with an asphalt-shingled roof consists of the main gable front block, a one and one-half story rear ell with deck along the south side and a large attached two and one-half story barn, which is on a concrete foundation and was added (not moved and rehabbed) in the late 20th century. The sidehall entry façade consists of a door with a large square light over panels and a large wide 1/1 window set in a plain frame with narrow wood louvered decorative shutters. A full-width shed-roof porch projects from this façade, is carried by turned bracketed posts, has a vertical-board apron, decorative spindle screening along its cornice, and a boldly decorated balustrade with thin balusters each with a large ball turning positioned to form an arc on each section of balustrade. This decorative porch was added during the rehabilitation of the property in the late 20th century. Also on the façade are two second-story windows aligned with the first-story bays, each with crown molding, 1/1 sash and narrow wood louvered shutters. In the gable peak there is a single 1/1 window and a decorative "king-post" which has a punched-design panel over small spindle work and plain verge boards with no returns. Narrow corner posts terminate at the roof eave in a rolled rounded like bracket. The four-bay south side consists of four first story windows all with crown moldings and louvered shutters and second story windows that are aligned with those below. On the north side there is a single window close to the front corner post, a small square window turned on its end (diamond shaped) with tiny lights, and a single story, shed-roof projecting rectangular bay with two windows on the north side and one on the east side. A single narrow chimney rises at the ridge near the rear of the house. Skylights have been cut into the north roof slope. The attached barn has vertical board siding and an asphalt-shingled roof. The gable end of the barn, facing south, has centered double-leaf doors with one large light each, flanking windows, a pair of second-story windows centered above the doors and one window in the peak, all with 2/2 sash. The house is attached to the long east side of the barn and a centered multi-light door to the barn is accessed via the deck that extends between the house and barn along the south side of the rear ell. Other barn windows on the east elevation are small in size and have 2/2 sash.

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.

Formerly known as the road to Framingham, Landham Road was renamed in 1915 when the Sudbury Town Meeting revised the names of a number of roads. This farmhouse is near the Framingham line on property that was part of a Framingham farm in the late 19th century. In 1886 Laura A. Fuller and her son, Louis D.H. Fuller, both of Framingham became owners of 50 acres of land – part in Framingham and part in Sudbury. Laura was the widow and Louis the son of Luther F. Fuller. In 1906 the Fullers conveyed the 50 acres (no mention of any buildings) to **Harry L. Ames**, one of the Ames Brothers whose operation was farther north on

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

37 LANDHAM ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.362

Landham Road. Historic 19th century maps (1875 and 1889) show no building in this location, although there is a plaque on the house listing a ca. 1886 date. Members of the Ames family had farmed land north of here and had lived at 63 Landham throughout much of the second half of the 19th century. By 1908 (map) they had large greenhouses with a cluster of buildings but the cluster appears to be north of this position on Landham Road. However, Ames Brothers assessments for 1900 include a "new dwelling house" valued at \$1,400. It is likely that this house was built for Harry and Julia Ames at the turn of the last century.

In 1921 Ames Brothers were assessed for a dairy complex and for this same new dwelling valued at \$1,500 along with two new sheds, an auto shed, a new wagon shed and various lots of land. It is likely that the new house and some of the new buildings referred to this property, because there were no other Ames assessments that would have referred to this dwelling. Individual listings in the same year included Harry L. Ames who was assessed for two and one-half acres of Ames land and the 12-acre Newton meadow, Julia A. Ames who was assessed for the 12-acre Fuller land, and Herbert L and Wilford Ames who only paid a poll tax. The Ames Brothers were assessed for 20 acres of home land and 70 acres of Goodnow land. None of the greenhouses that were drawn on the 1908 map and included in the 1900 assessments was listed in the 1921 valuation list. By 1940 Ames Brothers were assessed for only 20 acres of home land on which they had the old house (63 Landham Road), and all of the old outbuildings, a dwelling (referring to this house valued then at \$2,000) a new shed, auto shed, carriage house, wagon shed and other sheds and a cider mill.

In 1959 the farm was sold by Harry L. and Julia A. Ames to **Fern Rock Homes, Inc.** which created the subdivision around the Ames house on newly laid out Ames and Patricia Roads. The farmhouse and its 1+ acre lot reverted to the Ames family where they continued to live. When the subdivision plan was developed the house had its present configuration and the barn was set back nearer to the lot line and not attached to the house. In the early 21st century a large barn was moved to the site, attached to the house, and converted to living space; the old barn that had been behind the house was moved to the side of the house near the driveway. Although on a poured concrete foundation that barn/garage has dimensions and features of an earlier barn or carriage shed.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: No evidence of house on historic maps.
Assessors Report: Polls, Valuation and Taxes, 1900, 1921, 1940.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
South Middlesex Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

M10-0301

Framingham

SUD.361

Town: SUDBURY

Place: (*neighborhood or village*)

Photograph



Address: 63 Landham Road

Historic Name: Addison Ames House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1848

Source: house plaque

Style/Form: no style

Architect/Builder: unknown

Exterior Material:

Foundation: brick and stone

Wall/Trim: wood clapboards, wood shingles on part

Roof: asphalt shingles

Outbuildings/Secondary Structures: shingled barn/garage with long shed behind incorporated into roof. Paired diagonal board doors – early 20th C.
Major Alterations (*with dates*): Replacement of windows, shutters, most clapboards – mid to late 20th C.

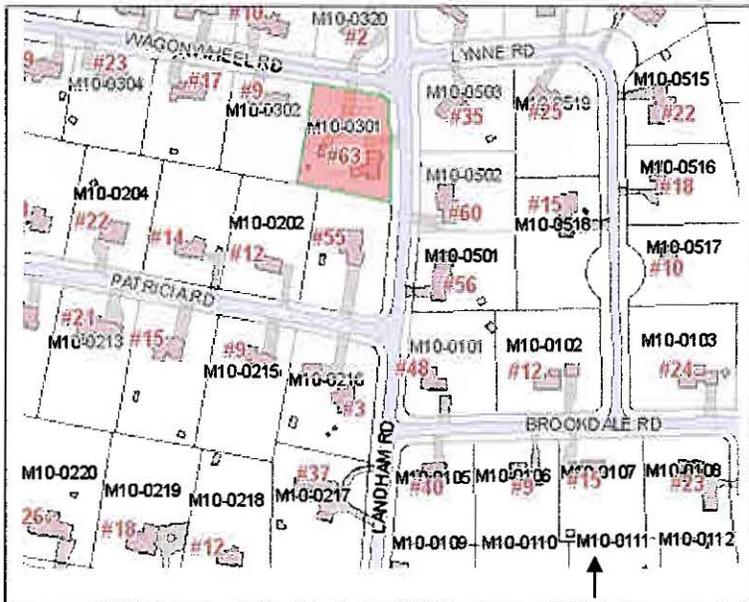
Condition: fair/good

Moved: no | x | yes | | **Date** n/a _____

Acres: three-quarters of an acre

Setting: On the southwest corner of Landham and Wagonwheel Roads among 3rd quarter of 20th c. subdivision capes and ranch-style houses. House is close to Landham Road on southern part of lot with large grassed area between house and Wagonwheel Road, and row of tall pines along edge of dirt drive that leads to barn/garage passing north side of house.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): May 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

63 LANDHAM ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.361

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 large corner lot is what remains of the Ames Bros. farm and greenhouse property. This house is now among mid-to late-20th century subdivision houses. The site has a number of tall pines and a few scattered shrubs (rhododendrons and arborvitae) with the house fronting on Landham Road and a barn/garage near the rear of the property at the end of a dirt drive leading past the north side of the house. The dwelling consists of three parts: a two-story gable front section that is two bays deep; a two-story gabled-roof ell parallel to Landham Road and perpendicular to the gabled-front section; and a low one-story ell projecting westerly from the two-story ell. The building is covered with wood clapboard except for the second story of the gabled-front section which has wood-shingled siding with a slightly flared apron. The foundation under the gabled-front part of the house is brick. Windows have 1/1 sash or are casements of one light each. All appear to be replacements and some are of irregular size for the house. One small horizontal six-light window is in the long ell at the second story level. This appears to be the only window that has not been replaced. Based on historic photographs the low one-story ell, only partially visible from Wagonwheel Road, is the original farmhouse dating to the mid 19th century.

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.*

Formerly known as the road to Framingham, Landham Road was renamed in 1915 when the Sudbury Town Meeting revised the names of a number of roads. Little is known about this house except that it was part of an Ames farm in the second half of the 19th century. A plaque dates it to ca. 1848 and it appeared on the 1856 map as an Ames property. Assessors records indicate that the Ames family had a dairy operation as well as a market gardening and greenhouse operation around the turn of the last century. Included in the 1890 assessments of **Addison E. Ames** were 13 cows and four younger ones that probably were not yet milking cows (thus assessed at a lower rate). He also was assessed for this house valued at \$425, a more significant barn valued at \$700, a horse barn (he also had three horses at that time), a wagonshed, wood shed, hen house and greenhouses valued at \$1,700 all on his 28-acre farm. By 1900 the valuations were listed under Ames Brothers which was the manner in which the property was labeled on the 1908 map. These assessments included all of the buildings of the 1890 records plus new greenhouses valued at \$3,600, new outbuildings, and a "new dwelling house" valued at \$1,400 all on 28 acres of home land. They also owned 36 acres of Goodnow (River) land. The 1908 map of Sudbury showed a number of buildings and greenhouses clustered together in about this location belonging to the Ames Brothers.

In 1921 the **Ames Brothers** were assessed for a dairy complex with a modest house valued at \$425, a barn, cowbarn and haybarn all together valued at \$525, a horse barn, a shed, two hen houses, a carriage house, a shed and store house. Included in the same assessment was the new dwelling and other new outbuildings noted above and probably referring to the house at 37 Landham Road, built ca. 1900. Harry and Julia Ames lived there so it is likely that Herbert L. and/or Wilford Ames lived here. **Herbert L. and Wilford Ames** were only listed for paying a poll tax and must have been included in the family business – Ames Brothers. None of the greenhouses that were drawn on the 1908 map was listed in the 1921 valuation list.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1856 (A. Ames) 1875 Beers (A. Ames), 1889 Walker (A. Ames), 1908 Walker (Ames Bros).
Assessors Report: Polls, Valuation and Taxes, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
South Middlesex Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

M10-0700

Framingham

SUD.360

Town: SUDBURY

Place: (neighborhood or village)

Photograph



Address: 87 Landham Road

Historic Name: George Lettery House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1928

Source: deeds – assessors records

Style/Form: Colonial Revival

Architect/Builder: unknown

Exterior Material:

Foundation: concrete

Wall/Trim: vinyl siding

Roof: asphalt shingles

Outbuildings/Secondary Structures: Long garage-like shop with two old overhead garage doors at rear of lot.

Major Alterations (with dates): Vinyl siding – late 20th C.; two-story open porches on north end of house – 20th C.

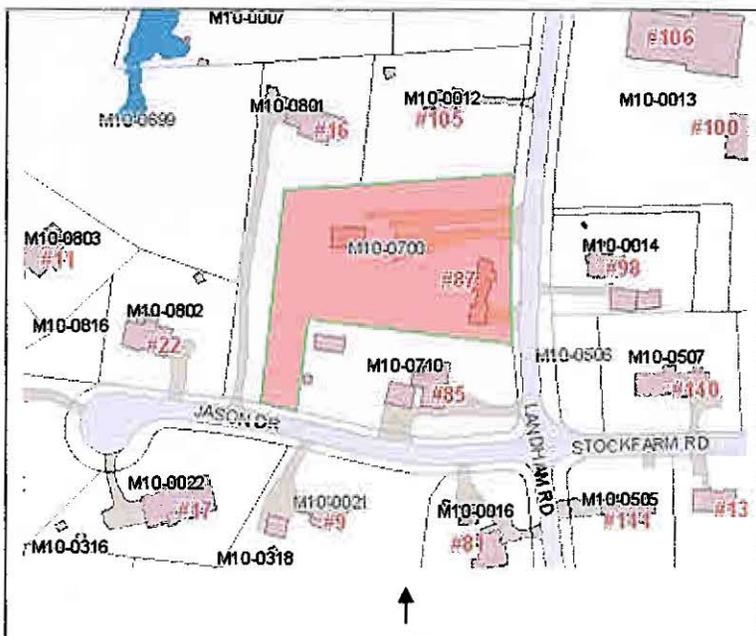
Condition: fair

Moved: no | x | yes | | **Date** n/a _____

Acreage: 1.64 acres

Setting: On west side of Landham Road, nearly opposite St. and just north of Jason Drive. House is close to road with tall tree line perpendicular to road between two driveways that merge behind house in front of large garage/shop. A low privet hedge lines the road edge.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): May 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

87 LANDHAM ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.360

 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.

Although this property has been reduced in size to just a bit more than one and one-half acres it retains some of its farm setting with the large farmhouse near the road, a double driveway with an island of tall white pines leading to a large parking area with barn-like garage at the rear. Chains are stretched across the driveways. The five-bay two and one half story dwelling rests on a high concrete aggregate foundation, is sheathed in vinyl siding and has an asphalt shingled roof. The house consists of the center entry main house with a wide open entrance porch, a low one-story side ell on the south side, two-story porches on the north side, and a two-story rear ell. Windows have been replaced with vinyl sash each with 6/6 snap-in muntins and each appearing to be smaller than the original windows. The center entry is approached by a concrete walkway and steps and the hipped-roof open porch is carried by square posts with trim to resemble capitals. A plain balustrade stretches between the posts and has capped newels. An oak door with a square light over recessed panels is the only prominent feature of the original house. The one-story side ell, on a parged concrete block foundation, is four bays long with the same windows and lack of detail as the rest of the house. The main house is two bays deep.

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 of Sudbury known as Landham (also Lanham) was south and east of South Sudbury and extended along Landham Road from Boston Post Road to the Framingham town line. It was a school district and most of the land owners were farmers – Goodnows, Hunts and Robinson. Landham Brook was the lower part of Hop Brook. By the end of the 19th century this part of Sudbury had a number of farmers engaged in market gardening as well as the Coolidge greenhouses for growing carnations which were located on Boston Post Road. Landham Road had been known as the road to Framingham until it was renamed in 1915 when the Sudbury Town Meeting revised the names of a number of roads.

This property was part of a 30-acre farm that **George F. Lettery** purchased in the early 20th century. The land had been owned by out-of-town owners and was sold to Lettery some time in the 1920s. He came from Roxbury and went into business with Joseph Mercury (269 Landham Road) who took over the Coolidge greenhouses at the corner of Boston Post Road (Route 20) and Landham Road. Lettery & Mercury was one of many florists on State Road. George Lettery probably grew flowers here on his farm as well. He was not assessed for the property in 1921, but did take a mortgage on the property in 1928 which is likely the date of the house. In 1940 he was assessed for his house valued at \$4,800, a barn, garage and shed on his 30 acre "home land." The property was taken over by his son, **Frank Lettery**. The farm became a residential subdivision bit by bit with lots along Landham Road subdivided in the 1960s and back land during the late 20th and early 21st century to create Lettery Circle off Woodside Road.

BIBLIOGRAPHY and/or REFERENCES

Assessors Report: Polls, Valuation and Taxes, 1921, 1940.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM B – BUILDING

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

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

K04-0405

Framingham

F

SUD.312

Photograph



Town: SUDBURY

Place: (*neighborhood or village*) Wayside Inn Historic District (LHD)

Address: 118 Peakham Road

Historic Name: Noyes – Warren House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: 1875-1889

Source: maps

Style/Form: No Style

Architect/Builder: unknown

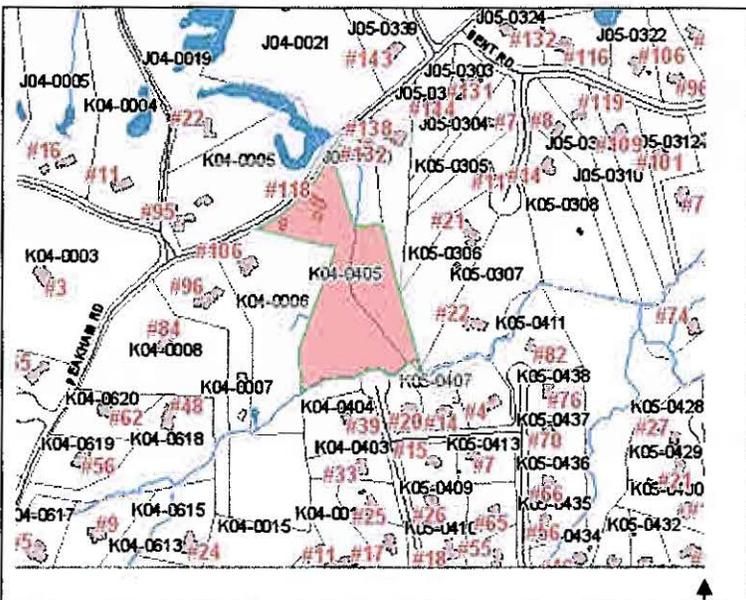
Exterior Material:

Foundation: concrete

Wall/Trim: wood clapboard

Roof: asphalt shingles

Topographic or Assessor's Map



Outbuildings/Secondary Structures: Two-car barn/garage with cupola; shingled early 20th C. bungalow or shop on stone foundation

Major Alterations (*with dates*): Additions at rear, windows, re-clapboarding – mid to late 20th C.

Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 6.18 acres

Setting: On southeast side of rural winding country road surrounded by mid to late 20th century subdivisions. Buildings close to road with wetlands behind house. Stone wall along road; mature trees, ferns and perennial gardens around house. Heavily vegetated borders to house lot.

Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

118 PEAKHAM ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.312
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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.*

Once a winding rural road with little development, Peakham Road has become a main north-south route on the western side of Sudbury and has many mid to late 20th century subdivisions. A low stone wall meanders along the road edge in front of this property. Buildings include the gable front long farmhouse situated close to the road, a bungalow/toolhouse near the southeastern edge of the property at the road edge, and a side-gabled two-bay barn with cupola at the end of a gravel driveway that runs along the south side of the house. The two and one-half story side hall entry house rests on a concrete foundation, is clad in wood clapboards and has an asphalt-shingled roof. The main part of the gable-front house is three bays deep and has a two-story rear ell continuous with the main house, a two-story rear ell perpendicular to the gable-front house, a one-story shed roof ell on the north side, a shed-roof porch across the gable-front façade that wraps to the north side, and a porch along the end of the south side. The two-bay façade has a side hall entry with glass and paneled door, windows with 6/6 sash and a single 2/2 window in the gable peak. Trim includes flat surrounds, an ovolo molded lintel above the window in the gable peak, and a raking eave with flat returns carried by flat corner boards. The shed-roof porches are carried by plain square posts and have low wood decks, wood steps and lattice foundation screening (only across the façade). On the south side single windows are aligned – up and down – in the first bay, in the second bay a single 6/6 up and a string of three down, and in the third bay a single window up and an open porch down. Within the porch there is a pair of 6/6 sash and a side entry door. The north side has varying fenestration pattern, mostly 6/6 sash with some 1/1 and casements in the perpendicular rear ell and in the enclosed room at the end of the wrap porch. There is a small horizontal stairhall window within the porch on this north elevation. The house has two chimneys – one at the ridge of the main house and one between the main house and first rear ell.

The small bungalow/toolhouse rests on a fieldstone foundation, has wood shingled siding and a corrugated metal roof. The low dilapidated building has sets of windows that project slightly from the wall surface. On the southwest side along the road edge there are three six-light windows that are at ground level and a broad dormer above with four six-light windows in it. On the north end of this building there is a door that abuts the northwest corner post and a set of four large 1/1 windows and an oculus in the gable peak.

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 southwest part of Sudbury was referred to as the Peakham district for a land owner of the same name. It was a school district with the schoolhouse on Peakham Road near the Boston Post Road then known as the South Sudbury and Marlborough road. Much of this area was part of Henry Ford's purchases after he owned the Wayside Inn. He bought up many of the surrounding farms, started the Wayside Industrial School for Boys and had devised a plan to open an automobile factory in Sudbury which never came to be. Although this farm is included in the Wayside Inn Historic District it was not one of Ford's purchases.

Although the historic marker on the house dates it to 1870, it does not appear on the 1875 map. First known owner may have been a D. Noyes according to the 1889 map. In 1890 Daniel Noyes was assessed for a house valued at \$375, a barn on his home land of seven and three-quarters acres. By 1900 Daniel Noyes must have turned this property over to Charles L. Noyes whose assessments correlate with other assessments of this property. Noyes had a small farm with two cows and 60 fowls accounting for the hen houses. By 1900 the house was valued at \$600 and in addition to the barn there was a green house, a wood shed and a new hen house on the same acreage as above. By the early 20th century this was the farm of William S. Warren who had a poultry farm. In 1921 he was assessed for his farm house valued at \$950, a barn valued at \$800, a hen house, a bungalow which was valued at \$500, a hen house on his home land of seven

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

118 PEAKHAM ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F	SUD.312
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and one-half acres. He also owned 20 acres referred to as the Moore pasture which had also been included in Noyes assessment of 1900. The 1908 map shows two buildings on Warren's farm, both located near the road. It is unclear as to what Warren's use of the shingled building close to the road was and whether that is the second building shown on the 1908 map. In 1940 the property was assessed to trustees who sold the property in 1943 to **Josetta E. Keith**. In 1958 Keith had a plan of the land drawn that showed three buildings – the house, the shingled building close to the road marked "tool house" and a tiny "log cabin" behind the tool house. The tool house may have been Warren's poultry house or what was described as a bungalow in his valuations. The log cabin had been included in the 1940 assessment as a "camp house."

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1889 Walker (D. Noyes), 1908 Walker (W. S. Warren).
Assessors Record. Valuations and Taxes. 1890, 1900, 1921, 1940.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1909), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.



FORM B – BUILDING

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

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

H10-0302	Maynard	A & J	SUD.168, SUD.358
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Photograph



Town: SUDBURY

Place: (neighborhood or village)

Address: 30 Rice Road

Historic Name: Piper, Walter & Alice House

Uses: Present: single-family residential

Original: single-family residential

Date of Construction: ca. 1920

Source: family history/assessors records

Style/Form: Dutch Colonial

Architect/Builder: unknown

Exterior Material:

Foundation: rubblestone

Wall/Trim: stucco with some wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: Late 19th C. New England barn (SUD.358); two-car mid 20th C. garage.

Major Alterations (with dates): Barn refurbished for accessory apartment – 2009.

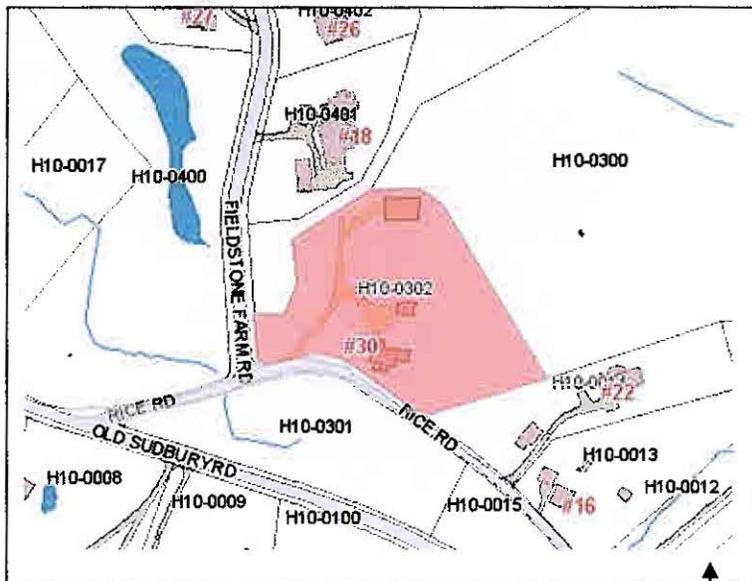
Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: 3 acres

Setting: On north side of Rice Road set up on a knoll above road edge. Near 21st C. subdivision of large estate type houses, tree lined lane to barn in rear. Spacious lot with house near road. Stone retaining wall along south boundary of property and Rice Road.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (month / year): November 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

30 RICE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
 220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

A & J	SUD.168, SUD.358
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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 Dutch Colonial house sits up above the road and faces west. The house rests on a rubblestone foundation, has stucco siding on the main body of the house and wood shingles on the ell dormers, and has an asphalt-shingled roof. The three-bay, center-entry facade appears to be that of a modest dwelling but the house is more commodious with its large rear ell and appendages. The house consists of the main two-story, gambrel-roof block, a one and one-half story gambrel-roof rear ell, a one-story gambrel roof ell attached to the first rear ell, a shed roof addition on the south side of the rear ell and one on the north side as well, a greenhouse also on the south side and a rectangular stucco and brick chimney projecting from the shed roof ell. Most windows are paired or in strings of three set in wood frames each with 4/4 sash. The main façade has a nearly full width shed roof dormer with a pair of windows centered over the entry and a string of three windows in the end bays. The second-story overhang is deep covering the tops of projecting rectangular first story bays each with a string of three windows also in the end bays. The centered Colonial Revival entrance porch projects beyond the overhang and has a gabled pediment carried by square pilasters, a half-round glazed fanlight marked by a decorative keystone, and a paneled door. One chimney rises through the ridge of the first rear ell and another chimney from the shed roof ell at its junction with the smaller rear ell.

The Taylor Barn (SUD.358) is a New England barn with new wood shingled siding and rests on a fieldstone foundation. The large barn door on an exterior tract in the west gable end has a deep entablature with transom windows. A cupola straddles the ridge.

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

This farm had been owned by George Taylor (ca. 1822-1907) in the late 19th and early 20th century and included a modest dwelling (no longer extant), the New England barn, and other outbuildings. In 1917 **Walter E. and Alice O. Piper** purchased this large 76-acre farm in Sudbury Center. Walter Elbridge Piper (ca. 1876-1934) had worked in Washington D. C. during World War I as a rubber footwear specialist advising the War Department. He and his wife settled here and ran a gentleman's farm while Walter also owned and operated the Tyre Rubber Company in Andover. As was the case with many properties the farm was listed in the woman's name and in 1921 Alice O. Piper was assessed for this house valued at \$5,500, the large barn behind valued at \$2,500, house #2 (which is no longer extant and is likely to have been the house for which Taylor had been assessed in 1900), and other buildings that have since been demolished such as two carriage houses, a pump house and fixtures, all on the 76-acre farm. In the same year her husband Walter was assessed for two horses, one bull, seven cows, a yearling cow and other land known as Hunt land of 14 ½ acres. It is unknown whether an interim owner or the Pipers built this dwelling. Family members believe that this house was extant when Walter and Alice Piper purchased the farm. Assessor's records and historic maps indicate that the house was built between 1908 and 1921.

Following Walter's death in 1934 the property was owned solely by his widow Alice, who moved into the apartment that was at the back of the house and turned the family home over to their son, Richard Piper and his wife, Dorothy. A couple of years later, in 1937, another one of the Piper's children, Mary, married Edmund Sears and they built a stone house on the property – set back at the end of the long lane that led to the barn. The Sears House, now just a small part of the large new mansion at 18 Fieldstone Farm Road, had been designed by Mary's architect uncle Philip Way, who was married to Walter Piper's sister and lived on Candy Hill Road. Throughout the Piper ownership the small second house, which is likely to have been George Taylor's modest dwelling (valued at \$700 in 1900), was lived in by a farmer for the early years and by one of the Piper's daughters in later years. Eventually that house was demolished and replaced with a

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

30 RICE ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

A & J	SUD.168, SUD.358
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two-car garage. When the larger property was subdivided the Sears House was subsumed by a large mansion (18 Fieldstone Farm Road). The Piper House and the Taylor Barn (SUD.358) remained this parcel and the barn was substantially rehabilitated and converted to an accessory apartment .

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1908 (G. Taylor).
Assessors Record. Valuations and Taxes. 1921, 1940.
Middlesex South Registry of Deeds
Oral History: Edmund Sears, grandson of Walter and Alice Piper.
Street Directories: Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.



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

Community Property Address
SUDBURY 30 RICE ROAD

Area(s) Form No.

A & J	SUD.168, SUD.358
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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 _____ Gretchen G. Schuler _____
The criteria that are checked in the above sections must be justified here.

The Walter and Alice Piper House is listed in the National Register of Historic Places as part of the Sudbury Center Historic District. The property, including the large New England barn, is significant for its association with 20th century development of historic farms into gentleman farms and for its representation of a popular early 20th-century style of 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

F09-009	Maynard		SUD.357
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Town: SUDBURY

Place: (*neighborhood or village*)

Photograph



Address: 157 Maynard Road

Historic Name: George Maynard–Jennie Hawes House

Uses: Present: single-family residential

Original: multiple-family residential

Date of Construction: ca. 1889

Source: deeds/maps

Style/Form: no style

Architect/Builder: unknown

Exterior Material:

Foundation: brick and concrete block

Wall/Trim: wood shingles and clapboards

Roof: asphalt shingled roof

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): Projecting bay windows, rear ells – mid 20th C.; solarium connector – mid to late 20th C.

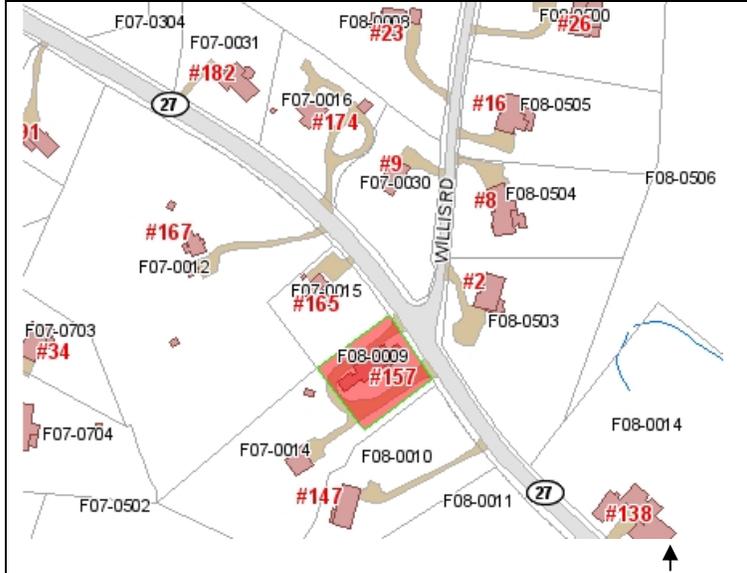
Condition: good

Moved: no | x | yes | | **Date** n/a _____

Acreage: .47 acre

Setting: On west side of main road leading from Sudbury Center to Maynard – Route 27. Opposite intersection with Willis Road. High board fence in front of house and driveway that leads back to garage which is on separate lot. Colonial Revival scalloped top fence along driveway and long south side of house.

Topographic or Assessor's Map



Recorded by: Gretchen G. Schuler

Organization: for Sudbury Historical Commission

Date (*month / year*): May 2010

INVENTORY FORM B CONTINUATION SHEET

SUDBURY

157 MAYNARD ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

SUD.357

___ 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.

Situated on a busy numbered route the house is slightly protected from the road with a high board fence along Maynard Road (Rt. 27) and a tree canopy outside a perpendicular fence between the front yard along the south side of the house and the driveway also on the south side. A U-shaped driveway encircles the house with two curb cuts – one on the north and the other on the south side. A small part of the top of the U is on the lot behind this lot. Gardens adorn the front of each section of the house. This dwelling has three main sections with two rear ells and one connector. Closest to the road with its gable end facing Maynard Road is a one and one-half story cottage on brick with wood shingled siding. It is three bays deep with three first-story windows and two above in the peak, each with 6/6 sash set in molded frames. The eaves are boxed and have flat returns. On the south façade there is a multi-light projecting bay window on concrete tubes centered on the façade. On its left (west) there is an entrance with a tall gable front open entrance porch that has a segmental arched cut out in the pediment. Next to this there is a pair of six-light casement windows. Behind this first section there is a two-story, shed-roof rear ell that rests on a cinder block foundation. Corner boards define the break between the front (closest to the road) and middle sections of the house. The middle part resembles a Cape, has clapboard siding, and four wall dormers evenly spaced across the eave. Each has a 6/6 window. First-story fenestration includes a 6/6 window, a hipped roof open porch that is not centered on the façade, and a multi-light projecting bay with a copper standing seam roof similar to that on the first section of the house. Behind the middle section is a large rear ell with its roof perpendicular to the middle section. Stepped back from the middle part is a one-story solarium connecting to the third part of the house which is barn like, built on a stone foundation, and has shingled siding. It has three 6/6 windows at the second-story level, and a low porch and similar windows at the first-story level.

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.

Generations of the Willis family owned much of the land in this area north of Sudbury Center. Some of the land was subdivided probably in order to care for the widow of George E. Willis who needed a guardian due to insanity. **George Maynard** purchased the property in 1888 and may have built this house soon after. In 1890 he was assessed for a modest house and hen house on one acre. The first long-term owner was **Jennie (Duvey) Hawes** who purchased the house in 1891 and owned the property until 1920. However she lived in Waverly, Massachusetts in 1900 according to Assessors Records. Hawes had purchased the property as Jennie Duvey and had married Leo E. Hawes. The 1908 map listed J. M. Duvey as the owner. In 1911 John M. Duvey, who was a carpenter, lived here and had only paid a poll tax in 1900. The relationship is not known. In 1920 Hawes sold the property to **Sylvester D. and Lillian L. Perry** who owned a number of properties in Sudbury at that time. The 1921 assessments included the house and shed valued at \$1,000 on the one-acre homeland. The Perrys also had a barn, a hen house, an ice house and a carriage house, all of modest value. In addition, Mr. Perry owned a number of other properties that were known by names probably of previous owners such as the Richardson cottage, the "Doctor" cottage, the Joyce cottage, the Munster cottage and other parcels of land. The 1908 map showed two small squares next to each other and may account for the present building if they were linked at a later date. A 1946 plan of the land of then owners **Robert C. and Dorothy M. Hall**, who had come from New Jersey, showed the house on a small square lot – its present size – and the house was drawn and labeled as two attached houses with each one marked as "House." The mid 20th century owner, **Gertrude M. Halleran**, was the editor of the Sudbury Enterprise. Halleran was assessed in 1940 for the house then valued at \$2,245, a carriage house, a cabin and garage and a hen house. In the 1960s the Red Coat Nursery School was located here.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1889 Walker, 1908 Walker (J. M. Duvey).
Assessors Records. Valuations, Taxes. 1890, 1900, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.
Middlesex South Registry of Deeds
Street Directories: Hudson (1911), Framingham (1926), Acton (1936, 1941).
Vital Records: Sudbury Annual Reports.

FORM A - AREA

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

K08, K09	Framing ham	SUD.P	SUD.30, 269, 282, 334-336, 363-371
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Photograph



7 Maple Ave

Town Sudbury

Place (*neighborhood or village*)
South Sudbury

Name of Area George Pitts Tavern Historic District

Present Use residential, commercial

Construction Dates or Period ca. 1800-late 20th C.

Overall Condition good

Major Intrusions and Alterations – synthetic siding,
additions

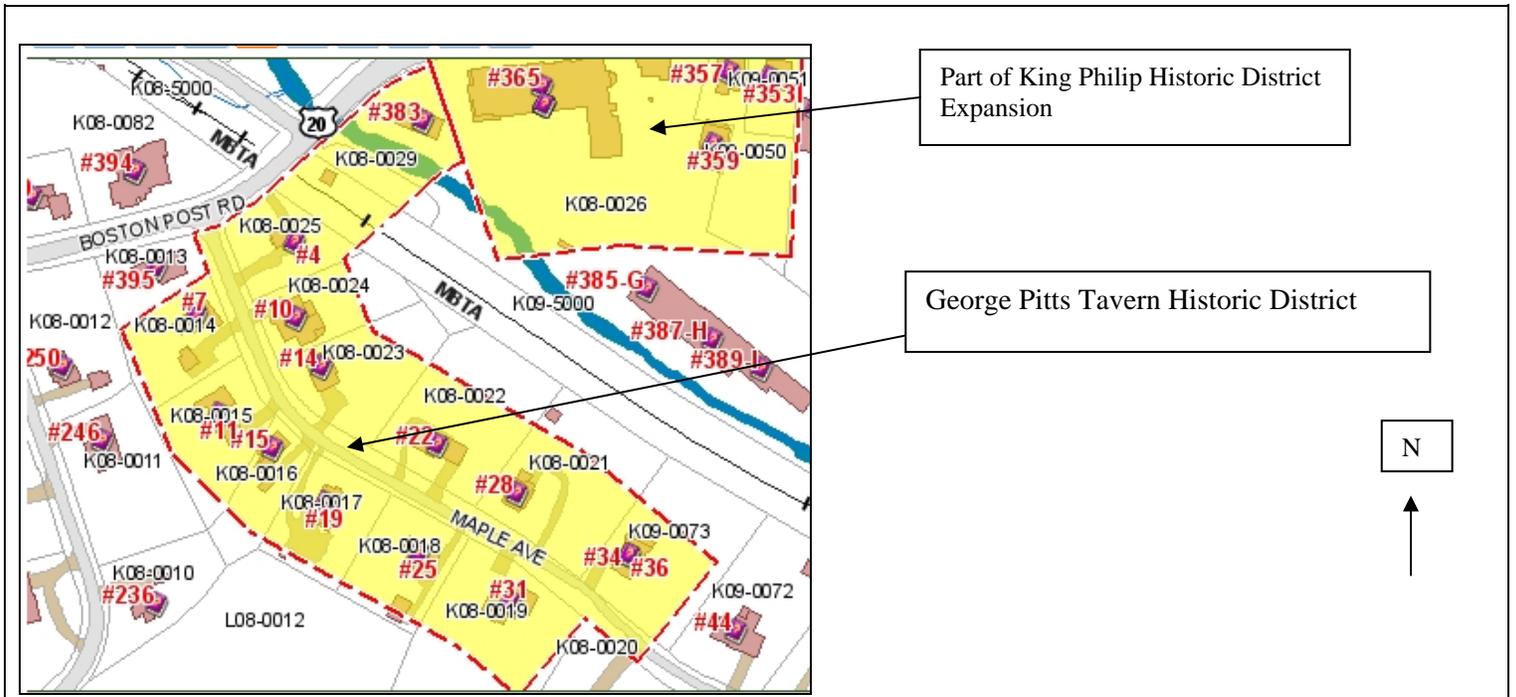
Acreage about seven acres

Recorded by Gretchen G. Schuler

Organization Sudbury Historical Commission

Date (*month/year*) December 2010

Topographic or Assessor's Map



INVENTORY FORM CONTINUATION SHEET

SUDBURY GEORGE PITTS TAVERN HD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

SUD.P	SUD.30, 269, 282, 334-336, 363-371
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AREA FORM

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

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

This small local historic district comprises a range of dwellings from the ca. 1800 Federal Christopher Cutler House (7 Maple Avenue) to several early 20th century modest Arts and Crafts dwellings built near the South Sudbury railroad stop. In addition there is a small South Sudbury Section Tool House along the old Boston and Maine Railroad right-of-way. One modern commercial building is also included. Some of the properties in this local historic district have been documented but most have not.

Sudbury's local historic districts are designated by Special Act, not by M.G.L. Chapter 40C. Therefore a study report is not required and the designations have not been recorded in the MHC data base. This area form has been prepared in order to add the properties and their designation to MACRIS and to provide the MHC with a map of the district. Sudbury does not draw district boundaries by lot line. They are drawn by distance from the abutting road. Each boundary is 300' from the abutting road, which means that an entire parcel is not necessarily included or a small part of a lot that is not on the abutting road may be included. There are some instances in which the distance is less than 300'. The depth of the George Pitts Tavern District south of Boston Post Road is 150'; thus only a small part of the MBTA right-of-way with tiny section tool house building is included in the district; and only one of the many buildings on lot K09-0026 (383 Boston Post Road) is included. The rest of lot K09-0026 is in the expanded King Philip Historic District. This district was adopted by Town Meeting in 2008.

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

South Sudbury was known as Mill Village until the late 19th century because it was the industrial center of Sudbury unlike Sudbury Center which was the institutional and civic center. Here the first mills were erected in the 17th century by Thomas and Peter Noyes. Saw and grist mills and later fulling mills operated on Hop Brook and the requisite stores and dwellings were built in the Mill Village. In the late 18th century the Boston Post Road, then following a more circuitous route through the village was a stage route referred to as the Boston and Worcester highway. By the late 19th century the village had a store, post office, the 1862 Goodnow Library (21 Concord Road), the Congregational chapel (1889), mill buildings, a blacksmith shop, the railroad depots (Framingham and Lowell Railroad – ca. 1870, Massachusetts Central Railroad – ca. 1881) and about 50 dwellings. The Boston Post Road was the main southern route through Sudbury connecting Mill Village with Wayland, Waltham and Boston to the east. It was the main stage route in the early 19th century. The Central Massachusetts Railroad of 1881 was laid nearly parallel to the Post Road with stops at East Sudbury and South Sudbury right at the end of Maple Street. Maple Avenue was not laid out, until after 1889 and only the Cutler house (7 Maple Avenue) is shown on early maps. In 1908 the road was extended to a slight bend at 19 Maple Avenue. According to various deeds, the road was known as Rogers or Goodnow Street and Leavitt Road before becoming Maple Avenue.

INVENTORY FORM CONTINUATION SHEET

SUDBURY GEORGE PITTS TAVERN HD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

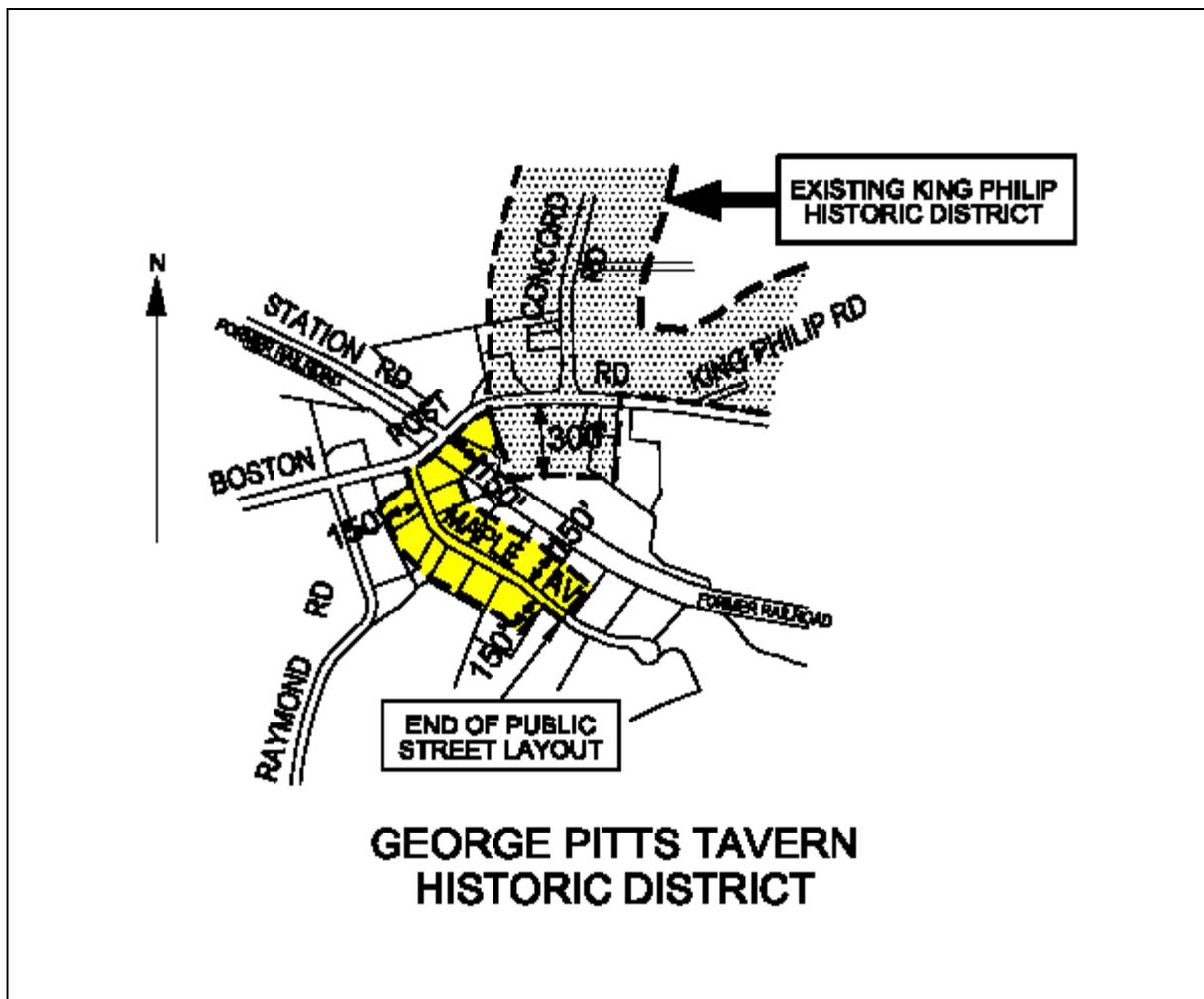
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The district is named for a tavern that is no longer extant. In the early 18th century George Pitts had a farm in this area as well as a tavern which he operated in the 1720s. His tavern is reported to have been near the location of 7 Maple Avenue.

BIBLIOGRAPHY and/or REFERENCES

Atlas/Map: 1831, 1856, 1875 Beers, 1889 Walker, 1908 Walker.
Assessors Report: Polls, Valuation and Taxes, 1921.
Hudson, Alfred S. *The History of Sudbury*. Pub. Town of Sudbury, 1889.



INVENTORY FORM CONTINUATION SHEET

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Maple Avenue Streetscape looking southeast



19 Maple Avenue

INVENTORY FORM CONTINUATION SHEET

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MHC #INV	PARCEL #	STREET #	STREET NAME	HISTORIC NAME	COMMON NAME	YEAR	STYLE
	K08-0029		Boston Post Rd	vacant parcel			
282	K08-5000		Boston Post Rd	Boston & Maine Railroad South Sudbury Section Tool House	MBTA Right-of-Way - small section in distict.	1890	No Style
363	K08-0026	383	Boston Post Rd	commercial building		1971	neo Colonial Revival
364	K08-0025	4	Maple Ave	house		ca. 1950	cabin
30	K08-0014	7	Maple Ave	Cutler, Christopher G. House		ca. 1800	Federal
334	K08-0024	10	Maple Ave	Cole, B.S.- Bradshaw, Forrest D. House	Bradshaw	ca. 1895	Queen Anne
365	K08-0015	11	Maple Ave	house		ca. 1945	Cape
335	K08-0023	14	Maple Ave	Bradshaw, Forrest Garage		ca. 1910	Queen Anne
366	K08-0016	15	Maple Ave	house		ca. 1915	Arts & Crafts
336	K08-0017	19	Maple Ave	Hobson, Emma - Shedd, Jean House		ca. 1895	Queen Anne
367	K08-0022	22	Maple Ave	house		1960	Ranch
368	K08-0018	25	Maple Ave	house		ca. 1938	No Style
269	K08-0021	28	Maple Ave	house		ca. 1917	Colonial Revival
370	K08-0019	31	Maple Ave	house		ca. 1914/ca. 1959	Cape-expanded
371	K09-0073	34-36	Maple Ave	house		ca. 1920	Bungalow - Duplex

