SUDBURY RECONNAISSANCE REPORT

FREEDOM'S WAY LANDSCAPE INVENTORY

MASSACHUSETTS HERITAGE LANDSCAPE INVENTORY PROGRAM

Massachusetts Department of Conservation and Recreation

Freedom's Way Heritage Association

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June 2006

Cover Photographs
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INTRODUCTION

The Freedom's Way Heritage Association includes 37 Massachusetts communities that are linked by historic events that helped to shape America's democratic form of governance and the intellectual traditions that underpin American freedom, democracy, conservation and social justice. Freedom's Way communities extend from Arlington on the east to Winchendon on the west. They represent a wide range of cities and towns, each shaped by the relationship between nature and culture.

Heritage landscapes are special places created by human interaction with the natural environment that help define the character of a community and reflect its past. They are dynamic and evolving; they reflect the history of a community and provide a sense of place; they show the natural ecology that influenced land use patterns; and they often have scenic qualities. The wealth of landscapes is central to each community's character, yet heritage landscapes are vulnerable and ever changing. For this reason it is important to take the first steps towards their preservation by identifying those landscapes that are particularly valued by the community – a favorite local farm, a distinctive neighborhood or mill village, a unique natural feature or an important river corridor. To this end, the Massachusetts Department of Conservation and Recreation (DCR) and the Freedom's Way Heritage Association (FWHA) have collaborated to bring the Heritage Landscape Inventory program (HLI) to communities in the Freedom's Way area. The primary goal of the program is to help communities identify a wide range of landscape resources, particularly those that are significant and unprotected. The focus is on landscapes that have not been identified in previous survey efforts in a given community. Another important goal of the program is to provide communities with strategies for preserving heritage landscapes.

The methodology for the Heritage Landscape Inventory program was developed in a pilot project conducted in southeast Massachusetts and refined in Essex County. It is outlined in the DCR publication *Reading the Land* which has provided guidance for the program since its inception. In summary, each participating community appoints a Local Project Coordinator (LPC) to assist the DCR-FWHA consulting team. The LPC organizes a heritage landscape identification meeting at which interested residents and town officials offer community input by identifying heritage landscapes. This meeting is followed by a fieldwork session including the consulting team and the LPC, often accompanied by other community members. This group visits the priority landscapes identified in the meeting and gathers information about the community. The final product is this Reconnaissance Report, prepared for each participating community. It outlines the history of the community; describes the priority heritage landscapes; discusses planning issues identified by the community; identifies planning tools available in the community; and concludes with preservation recommendations. A list of all of the heritage landscapes identified by the community is included in the Appendix.

SUDBURY HISTORY

The Native American history of Sudbury dates back to the Middle Archaic Period (8,000-6,000 B.P.) with confirmed sites from this period through the Contact Period (1500-1620). The hills overlooking the Sudbury River and areas along the brooks made good campsites with hunting and fishing nearby. In the Contact Period the Nipmucs and Musketahquids reused many of these ancient sites. The first European settlement occurred in 1638, and the name Sudbury was given in 1639 upon incorporation. The bounds included the West Precinct (now Sudbury), the East Precinct (now Wayland), where the first meetinghouse was built in 1643, and part of Assabet Village (now Maynard). Early families, about 50 to 60 in number, settled near this first meetinghouse. The early transportation routes followed Native American trails along the river (Water Row) and an east-west route along the Boston Post Road (Route 20) crossing Mill/Hop Brook at South Sudbury. The other main 17th century road was Old Sudbury Road (Route 27) which led from the Post Road northwesterly passing the first meetinghouse before crossing the Sudbury River.

These early settlers farmed the land, particularly along the Sudbury River, where they found rich meadow land to feed their cattle and established the first known grist mill on Hop Brook in 1659. Wooded areas were cleared and farmers turned to lumbering in the winter months. However, King Philips's War took its toll on the European settlers and it was some time before the population in Sudbury recovered. At the turn of the 18th century other grist mills as well as sawmills and fulling mills were built at South Sudbury which emerged as the industrial center on Mill/Hop Brook which was crossed by the Boston Post Road. A second center developed in ca. 1723 on the west side of the Sudbury River when a meetinghouse was built at Sudbury Center.

At the time of the Revolution the population had risen to nearly 2,000; however that included those living in the East Precinct which was set off from Sudbury in 1780; and Assabet Village (now part of Maynard) which remained part of Sudbury until 1871. South Sudbury continued as the industrial center in the 18th and early 19th century with brick yards, a tannery and other shops along Mill/Hop Brook. The Boston Post Road, which crossed over the brooks in South Sudbury, was improved in the early 19th century and North Road (Route 117) became the east-west route to Assabet Village (now Maynard) along what was then known as the Fitchburg Highway.

The first railroad lines were not introduced until the late 19th century when the Old Colony Railroad ran from Concord to Framingham through the town center in 1871 and the Massachusetts Central Railroad (an east-west line) passed through South Sudbury in 1881. The railroads facilitated the shipment of dairy and market gardening products. In the late 19th century substantial greenhouse businesses were established in Sudbury, which became known regionally as a Carnation capital; a nail manufacturer who also made shoe tacks was set up at the 1744 grist and sawmill site near the Wayside Inn; and machinery was manufactured in South Sudbury along with the many small mills that had been there. Market gardening continued to grow and was the primary agricultural

activity in the early 20th century. These businesses drew some immigrants, mostly Italians, in the early 20th century, joining Irish and Nova Scotians who had come in the late 19th century at the time of the railroad.

In the 1920s regional roads – Old Sudbury/Maynard Road (Rt. 27) and Boston Post Road (Rt. 20) – were upgraded. The railroad continued with freight and commuter service. It was not until the 1940s that Sudbury saw a major change in its population and accompanying changes in land use. Commuters moved to Sudbury; residential subdivisions were constructed and the population leaped to over 13, 000 by 1975. In 2006 the population is over 18,000, which is above projections made in the mid 1990s when growth patterns were studied at a regional level.

PRIORITY HERITAGE LANDSCAPES

Sudbury's Heritage Landscape Identification meeting, attended by approximately 25 residents, some representing town boards and local non-profit organizations, was held on May 9, 2006. During the meeting residents compiled a lengthy list of the town's heritage landscapes, which is included in the Appendix. Once the comprehensive list was created, attendees were asked to articulate the value of each landscape and the issues relating to its preservation. Based on the information gathered, community members identified a group of priority landscapes to be visited by the consulting team during the fieldwork. Each of the priority landscapes is highly valued, contributes to community character and is not permanently protected or preserved.

These landscapes, which are listed alphabetically, represent a range of scales and types of resources from a grinding stone to the Sudbury River corridor.
Nearly all of the priority landscapes describe areas or corridors that have a number of layers of heritage landscapes. This means that each is a combination of several or many heritage landscapes that appear in the heritage landscape identification meeting chart in the Appendix. Such layering shows the complexity and interdependence of most heritage landscapes. The descriptions and recommendations included here are an initial step in identifying resources valued by the community and suggesting action strategies.

Hop Brook Corridor

Hop Brook originates in Marlborough and flows in an easterly direction through several of Sudbury's ponds to the Sudbury River. It is the largest tributary of the Sudbury River and was the site of Sudbury's first mills established by Peter and Thomas Noyes in 1656. At least seven mills (saw, grist and fulling) were powered by Hop Brook and area farmers also used it for a water source for crops and livestock. Only remnants of mills and dams remain on the mill ponds. The Grist Mill and Carding Mill Ponds each has a mill building built at the site by Henry Ford during his ownership of the Wayside Inn property in the early 20th century. Long before the mills and farmers came to Sudbury, Native Americans

traveled along Hop Brook fishing and hunting and probably occupying the area in temporary campsites.

The 9.4-mile course of Hop Brook in Sudbury begins at the Marlborough-Sudbury line where the brook flows through the Wayside Inn property – first through Grist Mill Pond and on to Carding Mill Pond. From here the brook meanders north along Dutton Road to Stearns Mill Pond. The spillway in Stearns Mill Pond directs the brook under Dutton Road and on a southeasterly route through Haynes Meadow Conservation Land (37-acre town-owned parcel) towards South Sudbury. Here Hop Brook and Landham Brook join to become Wash Brook before flowing into the Sudbury River just over the town line in Wayland.

Views of Hop Brook are at the Wayside Inn, at the inlets and outlets of the ponds through which it flows, as it meanders through South Sudbury and on conservation land trails in Memorial Forest, Hop Brook Conservation Area, the adjacent Gray Reservation and Haynes Meadow Conservation Area. Presently the flow of water in the ponds and brook are choked by invasive weeds and odors in the summer are repugnant due to decomposing algae. Studies have shown that the source of the problem is the nutrient level in the effluent from the East Marlborough Wastewater Treatment facility near the headwaters that spur the growth of algae and other weeds in the water of the brook and ponds. There are a number of organizations that collaborate to preserve Hop Brook, including the Hop Brook Protection Association whose primary goal is to improve the quality of the water so that humans can enjoy it and fish can once again thrive in Hop Brook.

Recommendations

The Sudbury Historical Commission recently has contracted to update the town-wide inventory of historic resources including mill history on Stearns Mill and Carding Mill Ponds. This information should be incorporated into walking trail brochures and should be available to those working on preserving the brook to help them raise awareness about the historical significance of the brook and its associated resources. All partnerships that have been made in order to expand the constituency concerned about the quality of the water in Hop Brook must continue to pressure the Department of Environmental Protection to upgrade the standards necessary for discharge from a wastewater treatment facility. Removal of algae and other invasive plant material is an expensive proposition that also requires public-private partnerships. It is likely that Sudbury's newly appointed Ponds and Waterways Committee will help to assemble these partnerships. The

Committee's mission is to study the ponds and waterways and to report to the Selectmen on recommendations for improving the water quality in Sudbury.

Hunt-Bent Farm

The ca. 100-acre Hunt-Bent Farm, referred to locally as the Waite Farm or Panty Brook Farm, is one of the most beloved agricultural landscapes in Sudbury. Agricultural fields line both sides of Concord Road (north of the High School) and the farm is punctuated by the assemblage of historic buildings at the crest of a hill overlooking this multi-layered landscape. The ca. 1825 Aaron Hunt House (Greek Revival) is shielded from the road by tall pine trees; a large New England barn has been restored; and other farm buildings, including another large barn, are arranged around a barnyard. The fields are lined with stone walls and some of the open fields slope down to the marshland of nearby Pantry Brook which forms the northern edge of the fields on the east side of Concord Road. On the east side of the road there also is a cottage built in the late 19th century by Lucius Bent, which has been used by extended family members and farmers. Five generations of Hunts and Bents have farmed this land.

High priority for preservation is given to this farm. It is acknowledged in the Open Space Plan, the Report of the Land Use Priorities Committee and this Heritage Landscape Inventory project. Preservation of this farm, including farming activities, will require partnerships and a multi-layered approach.

Recommendations

The Sudbury Historical Commission has documented the main house only; therefore the first step is to document this heritage landscape. The next steps will be to forge the partnerships to plan the protection mechanisms.

- Document farm on an MHC Area Form to account for all layers of the resource.

- Assemble an informal group to formulate a plan for preservation to include Sudbury Historical Commission member, Community Preservation Committee member, Sudbury Valley Trustees representative and property owner.

- Consider purchase options, preservation and conservation restrictions, agricultural preservation restriction and partial CPA funding of restrictions or property.

- Consider role of SVT in fund raising. If partial development is the only option consult with Wayland residents regarding lessons learned in the 1995 purchase of the Paine Estate.

Indian Grinding Stone

The feature known as the Indian Grinding Stone is located on private property on Green Hill Road off Route 20. It is just 30 feet back from the road within the front setback of the property on which there is a modern house. The boulder is framed by a post and rail fence that runs behind the stone and along the two sides, but not in front. The area is wooded so that the ground around the large boulder-like stone is covered with mosses and leaves. A significant piece of the boulder has been hollowed out forming a large bowl-like depression on one side of the boulder; the edges are rounded and the bottom of the bowl or mortar is smoothed as if a pestle were used repeatedly for grinding.

In an unusual arrangement the Sudbury Historical Society, Inc. retains a lease on the stone and the small area around it. The lease allows people to come to view the stone and pass over the property to get to the stone. However there is nothing in the lease that requires the property owner to renew it or to not alter the stone.

Recommendations

The Sudbury Historical Commission and Historical Society are the best organizations to work with the property owner(s) to secure protection in perpetuity after full documentation has been developed.

- Prepare documentation in consultation with the MHC. This should be done by a professional archaeologist experienced in Native American occupation of this area. If the SHS has studied this resource the information should be included in the MHC files as well.
- Work with property owners to secure a preservation restriction in accordance with M.G.L Chapter 184, Sections 31-33. Consider the use of CPA funding to prepare the restriction to be held by the Sudbury Historical Society and to purchase the restriction if necessary.

Nobscot Reservation

Nobscot Reservation comprises over 480 acres of which 311 acres are in Sudbury and the balance in the town of Framingham. The reservation is owned by the Knox Trail Council of the Boy Scouts of America and is part of Nobscot Hill, an area of about 600 acres in Sudbury. A 118-acre parcel adjacent to the reservation, with trails to the top of the hill, is owned by Sudbury and known as the Nobscot Conservation Area. The reservation once comprised several farms with open farmland, stone walls and farm buildings; now only the stone foundations of buildings and the stone walls remain; and much of the land has reverted to woodland. There are a number of interesting geological features such as kettle holes and eskers that tell the history of the land formed by a receding glacier.

Nobscot means “place of the fallen rock” which is descriptive of this landscape where there are scattered large granite boulders. One of note is Tippling Rock, which is believed to have served as an overlook for Nipmucs living in the area over 500 years ago. It is on the north side of Nobscot Hill, which is one of the highest elevations in the region from where one can see east to Boston or north and northwest to Wachusett Mountain (in Princeton) and Mt. Monadnock (in New Hampshire).

The Native American heritage, the colonial use of the land and the present day wildlife habitats are part of the reservation story that is recognized and told by the Knox Trail Council, owners of this property. Trails throughout the reservation lead the hiker to various features that tell about former and present use of the land. The Bay Circuit Trail and the Knox Trail pass through this property. There also are a number of buildings and shelters used by Boy Scouts for camp and other recreational programs held at the site.

While Nobscot Reservation has been used for recreational activities for over 50 years, its future as such is not guaranteed. There are no protection agreements or easements in place. The property is privately owned and in recent years the Boy Scouts of America have had to sell other fallow lands due to budget constraints.

Recommendations

Nobscot Reservation has not been documented on MHC forms. The Historical Commission would be the appropriate agency to complete historic resource survey if the Council would allow access to the property for this purpose. The Historical Commission also may wish to participate in discussions between the town and the Council to pursue restrictions on the property which would ensure its continued recreation use.

- Document the entire reservation on an MHC Area Form and determine if archaeological site forms for specific sites are also appropriate.

- Request discussions with the Knox Trail Council to organize an ad hoc committee to prepare a plan for the property including future uses. When considering funding sources for protection, discuss use of CPA money.

Sudbury River Corridor

The Sudbury River begins in Westborough and flows easterly to Framingham and then north and northeasterly through Wayland to Sudbury and Lincoln and from there on to Concord where it joins with the Assabet River at Egg Rock to become the Concord River.

In Sudbury the river forms about one half of the eastern boundary between Sudbury and Wayland – from just south of Old Sudbury Road north to the Lincoln line. Most of this part of the river (between Wayland and Sudbury) flows through the Great Meadows National Wildlife Refuge. Views from Water Row and Lincoln Road at Sherman Bridge are of these broad meadows stretching out from the river. Due to the wide marshland and the Wildlife Refuge ownership of the meadows on each side of the river, there is little development on the shores of the Sudbury River. There is a real sense of wilderness when canoeing or kayaking along the Sudbury River from Route 27 downstream to Fairhaven Bay at the Lincoln/Concord line. Access points to the river along this stretch are on the east side of the river in Wayland and Lincoln.

In 1999 the Sudbury River was designated as a Wild and Scenic River under the 1968 *Wild and Scenic Rivers Act*. The designation includes 28 miles of the Sudbury, Assabet and Concord Rivers, which is the full length of the Sudbury River bordering on Sudbury. Several organizations are concerned about preserving the quality of these rivers and watersheds such as the SuAsCo Watershed Association and Sudbury Valley Trustees. There are three or four privately owned parcels fronting on the river in Sudbury. All the remaining shoreline is owned by the Town of Sudbury or the Great Meadows National Wildlife Refuge.

Recommendations

While most of the Sudbury River and its frontage are protected by National Wildlife Refuge ownership, there are key parcels that remain in private ownership and one that is used by a landscaping company. The Sudbury River is a regional resource; therefore its preservation requires cooperation with entities in all the bordering towns. Sudbury can contribute to this preservation by keeping in close contact with property owners bordering on the river in order to plan for purchase when those parcels become available and in order to monitor activities on the parcels while in private ownership. CPA funds can be earmarked for purchase of land or conservation restrictions on the land.

Town Center

Sudbury Center, first known as Rocky Plain, has been the civic center since ca. 1723 when a meetinghouse was constructed in Sudbury's West Precinct on the site of the present First Parish Church. At the intersection of Concord Road, Old Sudbury Road and Hudson Road is a triangular green around which civic and religious buildings are arranged. The old burial grounds are located on both sides of Concord Road just north of the intersection. Historic dwellings and other important structures such as the Loring Parsonage (ca. 1710), the Town Pound (1797) and the Revolutionary War Monument (1896) line the roads radiating from the center. The Sudbury Center National Register District and the Old Sudbury Local Historic District extend well beyond the immediate center. For the purposes of the Heritage Landscape Inventory the focus is on the immediate town center around the intersection. This center is historically and architecturally rich with resources that convey a sense of the evolution of this important community.

The Town Center has been the focus of celebrations for many years. In 1976 in recognition of the Bi-Centennial Celebration many buildings were improved and the wires were buried leading to the removal of telephone poles. This action has made an enormous impact visually. The Town Center also has been the focus of

studies looking for solutions to traffic circulation and preservation of this area's rich heritage. The newly appointed Sudbury Centre Improvement Advisory Committee (SCIAC) on behalf of the Board of Selectmen is overseeing a study with the end goal of recommendations that will preserve the heritage landscape, retain visual cohesiveness, provide links to open space and improve vehicular and pedestrian circulation.

Recommendations

The Sudbury Historical Commission (SHC) is represented on the SCIAC and must work with the Sudbury Historic District Commission to advocate for the historic resources particularly the most vulnerable such as the burial grounds, the common and other green space. Documentation of the components of the Sudbury Center heritage landscape has not been updated since the 1970s. Therefore:

- Update the inventory using MHC methodology and forms to document historic, cultural and archaeological resources at Sudbury Center.

An understanding of the land ownership and use patterns will assist in the next step of identifying measures that will help to alleviate congestion and provide safe movement through this key intersection.

- Prepare a map of land ownership – particular identifying town owned parcels, use and jurisdiction for each.

- Consider re-routing some traffic by creating a roadway through large parking area north of the Town Hall.

The challenge is to align the intersection, siphon away some traffic and NOT compromise the heritage landscape, particularly the cemeteries, the common and key buildings.

Water Row Corridor

Water Row was laid out over an old Native American trail that followed the broad marshland of the Sudbury River. It is one of Sudbury's most scenic roads with stunning views of marshland, the Sudbury River, meadows, an historic site and an occasional historic house. From south to north, Water Row passes through wetlands before crossing Old Sudbury Road (Route 27). On the west side of Water Row, north of Old Sudbury Road, is the site of the Haynes Garrison which is commemorated by a 1922 Daughters of the American Revolution (DAR) marker and some remnants of the foundation. Water Row winds through the river meadows with stunning views across these meadows at any time of the year.

On the corner of Water Row and Plympton Road is a 10-acre meadow with post- and rail gate access on Water Row. Beyond this meadow are stretches of the Great Meadows National Wildlife Refuge land on both sides of the road. A few

house lots front on Water Row just north of Newbridge Road. Farmland with frontage on Newbridge Road runs behind these house lots. The rest of Water Row, which terminates at Lincoln Road, is bordered on both sides by the wildlife refuge.

Most of the meadowland is owned by the Great Meadows National Wildlife Refuge; therefore it is protected from development. However, there are some important views that could be altered if certain parcels of land remain unprotected.

Recommendations

Water Row is one of the most picturesque roads in Sudbury and is a designated scenic road. Due to its proximity to the river, the area is likely to be rich in archaeological sites; therefore it should be a focus of future investigations, particularly if any road work is anticipated. There are two significant land parcels that could alter the character of the road; the 10-acre meadow on the corner of Plympton Road and Water Row; and the Newbridge Farm fronting on Newbridge Road at Water Row. Planning for the future of these parcels is critical in preserving this road. The Historical Commission is responsible for documentation while the Conservation Commission and Planning Board should plan for the future of key parcels.

- Make Water Row a priority in a comprehensive archaeological study.

- Work with property owners to develop plans for protection of the two large parcels noted, with a priority on the Water Row meadow. In addition to land purchase, consider conservation restrictions and limited development (at the very most) of the farm on Newbridge Road.

Wayside Inn Complex

The Wayside Inn property is an excellent example of the complexity of some heritage landscapes that have many layers of features and uses. The property began as a two-room dwelling in 1702 and was enlarged to an inn in 1716. From that time until 1861 the inn operated with generations of the original innkeeper's family as proprietors. Overnight accommodations were resumed in 1897 under the name of Longfellow's Wayside Inn (as immortalized in his poem *Tales of a Wayside Inn*) until 1919 after which the property was sold to Henry Ford in 1923.

During his years of ownership, Ford embellished the property by restoring the inn, moving the 1798 Redstone Schoolhouse from Sterling, MA to this site in 1926, constructing the Grist Mill on Hop Brook at Grist Mill Pond in 1929 and constructing the Martha-Mary Chapel in 1940. He also purchased nearby land accumulating about 3,000 contiguous acres of mill ponds, agricultural fields and land along Hop Brook. Gardens were established around the inn or improved, as was the Longfellow Garden, which is surrounded by a brick garden wall. In 1927 the Boston Post Road was re-routed away from the inn at Ford's expense to save the inn from the negative impact of passing truck traffic.

The Wayside Inn and accompanying historic resources on 124 acres are owned and managed by the Wayside Inn Trust and the Wayside Inn Corporation, established by Ford in 1946. The bucolic setting draws visitors from around the world to this National Register and Massachusetts Historic Landmark District. It is also within a local historic district, the boundaries of which are close to the original Henry Ford holdings in the area. Wayside Inn Road follows the old road and leads away from Route 20 to the Inn that is handsomely restored with gardens that are well maintained. On the west side of the Inn there is a driveway which is a remnant of the old road, leading over Hop Brook on an 18th century stone bridge. Several of the large fields on Wayside Inn Road are the sites of craft and antique fairs held in the good weather.

Recommendations

While there are preservation strategies in place such as the local historic district, the agricultural landscape is not necessarily preserved by the district designation. Maintaining a property of this complexity is a challenge. The town has a significant interest in the property as it is a nationally known feature and draws visitors from afar. Therefore the town, through the Historical Commission and Historic District Commission, should work with the Wayside Inn Trust in order to address traffic, water quality and land preservation issues. The many layers of this landscape are what make it so special. Although the Wayside Inn Trust may find it constraining to permanently protect the agricultural fields surrounding the inn, it is worth discussing and considering compensation for giving up the ability to use these meadows for future construction. CPA funding could be used to purchase conservation, preservation or agricultural preservation restrictions.

CRITICAL CONCERNS

In addition to the priority landscapes listed in the previous section, residents also identified critical concerns related to heritage landscapes and community character. These are town-wide issues that are linked to a range or category of heritage landscapes, not to a particular place. They are listed in alphabetical order. Community members also expressed interest in learning about preservation tools and strategies that have been effective in other Massachusetts communities and in identifying sources for preservation funding.

Farming

Farming has been the mainstay of Sudbury's economy since its 17th century settlement. Many of the heritage landscapes noted at the identification meeting were farms, particularly the open agricultural fields. However, as in most Metro-West communities land values for housing far exceed the profits of farming; therefore farms are vulnerable to development. The ultimate goal is to maintain the farming activities; if this is not possible the next best result is to protect some of the land as open space. Careful planning and establishing priorities is necessary to determine how to allocate resources to protect farming and farm land. CPA funds can be used to plan or to protect land through the purchase of restrictions or outright land purchase.

Sudbury farms that are particularly valued and perceived to be vulnerable to change include Broad Acre Farm on Morse Road; Newbridge Farm on Newbridge Road; Fairbank Farm on Old Sudbury Road and Blue Meadow Farm on Nobscot Road. All are included in the heritage landscape chart in the Appendix of this report.

Impact of Land Use Decisions

In the past Sudbury has rejected land use proposals that would have substantially altered the way in which the community would have developed. In a couple of instances that were pointed out by attendees at the Heritage Landscape Identification meeting, the process of successfully rejecting proposals required united pressure from town residents. Henry Ford proposed the construction of an auto parts plant in Sudbury in the 1920s. The size and scale of such an operation would have required substantial highway improvements and construction of housing units, not to mention a change in the character of the land on which the plant would have been constructed. For a time there was a proposal to extend Route 290 (the link between the Mass Pike in Auburn with Route 495 at Hudson) to Sudbury. This also was defeated. In 1946 there were discussions that the United Nations Organization would be located in Massachusetts. Sudbury was among the Commonwealth's possible locations for this large institution to be built when representatives visited looking at Henry Ford's 5,000 acres for the world headquarters. Sudbury residents rose up in protest when they learned the magnitude of the project that included an airport. Residents expressed interest and concern in being able to learn from these "successes" in preserving heritage

landscapes in order to apply the same principles to other battles that may occur in which it is evident that the character of the community would be compromised.

Scenic Roads

In 2003 Sudbury adopted a Scenic Roads Bylaw designating 32 roads. They are rich in scenic value with stone walls, tree canopies, and views of river marshland, mill ponds, farmland and historic buildings. The narrow width and curving routes are characteristics that are important to preserve. Sudbury has recognized its scenic roads by adding the designation information to its newly designed road signs.

The Scenic Roads Bylaw only addresses removal of trees and stone walls within the right-of-way. Other measures are necessary to preserve the character that scenic roads contribute to a community. Additional information may be found under **Scenic Roads** in the General Preservation Planning Recommendations section of this report.

Stone Walls

Stone walls line scenic roads, divide agricultural fields and mark property boundaries. Many were made from the stones gathered in the fields when preparing the land for planting and grazing. These stone walls are important aspects of the character of the landscape and are vulnerable during road reconstruction and development of meadow land. Refer to **Scenic Roads** in General Preservation Planning Recommendations section of this report.

EXISTING RESOURCE DOCUMENTATION AND PLANNING TOOLS

Sudbury already has important planning tools in place to document current conditions within the town; identify issues of concern to town residents; and develop strategies for action. This section of the Reconnaissance Report identifies some of the existing planning documents and tools that provide information relevant to the Heritage Landscape Inventory program.

Inventory of Historic and Archaeological Assets

The Massachusetts Historical Commission's (MHC) Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as MACRIS, is now available online at http://www.sec.state.ma.us/mhc.

According to the MHC, Sudbury's inventory documents nearly 350 historic resources ranging from 1647 (the date attributed to the Sudbury Common) to 1990, which is the construction date of a house that is within one of the local historic districts. In 1995 survey work was updated and new forms were completed for South Sudbury and some other outlying areas that had not been included in the survey of the 1970s; however there was no updating of local historic district properties, which account for about half of the inventory. Some properties have been added to the inventory since 1995.

Sudbury has 70 documented ancient Native American sites dating back to the Middle Archaic Period (8,000-6,000 B.P.) and 32 documented historic archaeological sites. While this level of documentation exceeds many towns in the region, it is assumed that there is significantly more archaeology potential due to the richness of the Sudbury-Assabet-Concord Rivers region.

State and National Registers of Historic Places

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. Sudbury's National Register program began in 1971 with the individual listing of six milestones. Now the town has two National Register districts – the Sudbury Center Historic District and the Wayside Inn Historic District. In addition to the six milestones, individual listings include Moses Brewer House, which is part of the First Period Thematic Nomination, and the Bogle-Walker House, which is in the process of being dismantled. There are three local historic districts (Sudbury Center, King Philip [recently expanded] and Wayside Inn) which are listed in the State Register – two overlap with National Register districts. One of the National Register districts – the Wayside Inn HD – is also a Massachusetts Historic Landmark District.

Preservation restrictions, drawn up in accordance with MGL Chapter 184, Sections 31-33, have been applied to four properties. Only one of these properties was not already listed in the State Register – the Old North Sudbury Post Office and Carriage Barn. A preservation restriction (PR) runs with the deed and is one of the strongest preservation strategies available. All properties that have preservation restrictions filed under the state statute are automatically listed in the State Register.

Planning Documents and Tools

Sudbury's planning documents include *Sustainable Sudbury Master Plan*, adopted in 2001, the *Sudbury Open Space and Recreation Plan 1997-2002* written in 1997 and the 2002 *Report of the Land Use Priorities Committee*. These reports are consistent in identifying land use issues as well as key parcels that are worthy of preservation.

Preservation strategies adopted by Sudbury include a local historic district bylaw, a demolition delay bylaw and a scenic roads bylaw. The Sudbury Local Historic District Bylaw regulates changes made to the exterior architectural features of structures located in the three historic districts identified above. Sudbury's first historic district was adopted prior to M.G.L Chapter 40C; therefore is a Special Act district bylaw. Additional districts were designated under the same Special Act. The Special Act (Chapter 40 of the Acts of 1963) grants the Commission jurisdiction over landscaping as well as building alterations, demolition and new construction. Sudbury also has a single-page set of guidelines for review of projects in the local historic districts.

The Demolition Delay Bylaw gives the Historical Commission the authority to review and delay proposed demolition for up to six months for properties that are listed in the National Register or included in Sudbury's Cultural Resource Inventory. The Scenic Roads Bylaw regulating the removal of trees and stone walls within the right-of-way applies to 32 Sudbury roads. In addition new road signs have been installed designed to convey scenic road designation. This is an excellent educational tool.

In 2002 Sudbury adopted the Community Preservation Act at a 3% surcharge on real estate taxes; a portion of the proceeds must be used for historic preservation. Many projects have been funded and completed with CPA money. Some examples consistent with preservation of heritage landscapes are survey and restoration in Revolutionary War Cemetery, restoration projects at the Hosmer House and funding of historic resource survey.

Sudbury's Zoning Bylaw has two sections that guide development in a way that is consistent with preservation of heritage landscapes: the Cluster Development Bylaw and the Flexible Development Bylaw. Each is designed to preserve part of the land or features on the land and to cluster new construction. Each can only be used on parcels that are 10 acres or more. Also the Sudbury Zoning Bylaw defines the Open Space District created to protect ground water by limiting types of activity that can occur in the district.

The Sudbury Agricultural Commission was formed in 2005 to foster preservation of farmland and agricultural activities. A right-to-farm bylaw was prepared but withdrawn before voted upon.

In 2005 Sudbury also formed the Ponds and Waterways Committee to assess the conditions of publicly owned ponds and waterways and recommend to the Selectmen ways in which to remediate poor quality of ponds and waterways.

GENERAL PRESERVATION PLANNING RECOMMENDATIONS

Recommendations pertaining to priority heritage landscapes can be found beginning on page 3. This section of the Reconnaissance Report offers more general recommendations relevant to preserving the character of the community that would be applicable to a wide range of community resources.

Sudbury's residents place high value on the community's strong sense of place, which is created by its varied natural features and land use patterns that made use of the fertile land. The town has already taken measures to document and evaluate its most significant buildings and natural areas. It is now looking beyond the traditional resources to the landscapes, streetscapes, rural roads, neighborhoods and other natural and cultural assets that define the overall fabric of the community. Like most municipalities, Sudbury is facing multiple pressures for change that threaten land-based uses and natural resources. Special places within the community that were once taken for granted are now more vulnerable than ever to change.

Preservation planning is a three-step process: **identification, evaluation** and **protection**. Four useful documents to consult before beginning to implement preservation strategies are:

- Department of Conservation and Recreation, *Reading the Land*
- Freedom's Way Heritage Association, *Feasibility Study*
- Massachusetts Historical Commission, *Survey Manual*
- Massachusetts Historical Commission, *Preservation through Bylaws and Ordinance*

Recommendations that apply to a broad range of resources are discussed below. These recommendations are listed in the order in which they are most logically addressed when applying the three-step preservation planning process as described above. Thus the goal will be to (1) identify, (2) evaluate, (3) protect.

Inventory of Heritage Landscapes

Sudbury has documented parts of many of the heritage landscapes included in the appendix. A vital step in developing preservation strategies for heritage landscapes is to record information about the resources on MHC inventory forms. One cannot advocate for something unless one knows precisely what it is – the physical characteristics and the historical development. The resources discussed in this Reconnaissance Report that have not been documented should be included in the next inventory project. In addition many forms will need to be augmented to accommodate updated methodology, particularly forms for properties in the three local historic districts that were documented in the 1960 sand 1970s. Thus, using the Massachusetts Historical Commission survey methodology:

- Compile a list of resources that are under-represented or not sufficiently documented, beginning with heritage landscapes.

- Document unprotected resources first, beginning with the most threatened resources.

- Make sure to document secondary features on rural, agricultural and residential properties, such as outbuildings, stone walls and landscape elements.

- Record a wide range of historic resources including landscape features and industrial resources.

- Update forms for local historic district properties develop new forms for properties within districts that are not documented. Updated forms will provide important information and a new baseline for local historic district design review.

- Conduct a community-wide archaeological reconnaissance survey to identify patterns of ancient Native American and historic occupation and to identify known and probable locations of archaeological resources associated with these patterns. Known and potential ancient Native American and historic archaeological sites should be documented in the field for evidence of their cultural association and/or integrity. All survey work should be completed by a professional archaeologist who meets the professional qualifications (950 CMR 70.01) outlined in the State Archaeologist Permit Regulations (950 CMR 70.00). The Inventory of Archaeological Assets of the Commonwealth contains sensitive information about archaeological sites. The inventory is confidential; it is not a public record (G.L. c. 9, ss. 26A (1)). Care should be taken to keep archaeological site information in a secure location with restricted access. Refer to the MHC article "Community-Wide Archaeological Surveys" which appeared in the Preservation Advocate, Fall 2005 which can be found at the following MHC link: http://www.sec.state.ma.us/mhc/mhcpdf/pafall05.pdf.

National Register Program

Survey work requires an evaluation as to whether resources meet the qualifications for National Register listing. Using the information generated in the survey work and the accompanying National Register evaluation, expand Sudbury's National Register program.

- Develop a National Register listing plan, taking into consideration a property's integrity and vulnerability. Properties that are in need of recognition in order to advance preservation strategies should be given priority.

- Consider potential district National Register nominations for the King Philip Local Historic District (with boundaries potentially following the newly expanded district) and the Aaron Hunt Farm (known locally as Waites Farm).

Village and Rural Neighborhood Character

Nearly all preservation strategies address village and neighborhood character in some manner. As described above, thorough documentation on MHC inventory forms is an important first step in the preservation planning process, followed by National Register listing where appropriate. Two of three traditional preservation strategies have been adopted by Sudbury: a demolition delay bylaw and a local historic district bylaw. The third is a neighborhood architectural conservation district bylaw and designation which may be appropriate in the future for mid 20th century subdivisions or parts of South Sudbury not covered in the King Philip's Local Historic District.

- **Demolition delay bylaws** provides a time period in which towns can explore alternatives to demolition. Sudbury has such a bylaw which may be modified to extend the period of delay from six months to one year. Such a change would require a majority vote of Town Meeting. In addition abutter notification requirement is a useful way to educate nearby residents.

- **Local historic districts**, adopted through a local initiative, recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected by the designation. As Sudbury knows local historic district designation and regulation is the strongest form of protection for the preservation of historic resources. The three existing districts and bylaw were adopted by a 2/3 vote of Town Meeting under a Special Act of the State Legislature and are administered by a district commission appointed by the Board of Selectmen.

- **Neighborhood architectural conservation districts** also are local initiatives that recognize special areas within a community where the distinctive characteristics of buildings and places are preserved and protected. They are less restrictive than local historic districts but still embrace neighborhood character. Neighborhood architectural conservation district designation is

appropriate for residential neighborhoods that may have less integrity and where more flexibility is needed.

Agricultural Landscapes

Preservation of agricultural landscapes means preservation of the farming activities, particularly in Sudbury where farms are declining and their character is integral to the community's past. It is important to know what the features of these agricultural landscapes are and which features the community treasures in order to make a case for preservation of these farms. Some preservation tools are available that can assist communities in preserving the actual farming activities even if only a few farms remain. Others are tools to preserve the landscape when the farm is sold. Sudbury already has adopted an Agricultural Commission and has a cluster bylaw as well as a flexible development bylaw. The town may want to consider strategies that support farming activities.

- Document additional farms that may not presently be included in Sudbury's inventory of historic resource, or update forms that focus solely on the farmhouse. Use MHC Area Form to convey the historical development of the entire farm and document any remaining outbuildings and landscape features along with the farmhouse.

- Adopt a right-to-farm bylaw which allows farmers to carry on farming activities that may be considered a nuisance to neighbors.

- Develop partnerships to raise funds to purchase development rights on farms or to assist farmers in the restoration of historic farm buildings for which the owner would be required to donate a preservation restriction (PR).

- Continue public-private partnerships to preserve farm land through purchase of conservation restrictions (CRs) or agricultural preservation restrictions (APRs). CPA funding may be used.

Scenic Roads

Scenic roads are an integral part of the historic fabric of the community. They are highly valued by Sudbury residents and visitors alike and were listed as a critical issue. Roads must also accommodate modern transportation needs and decisions regarding roadways are often made with travel requirements as the only consideration. Sudbury already has adopted the Scenic Roads Act (MGL Chapter 40-15C) and designated 32 roads for which there must be review and approval for the removal of trees and stone walls that are within the right-of-way. In addition Sudbury's bylaw has procedures and criteria for scenic road designation as well as for review of applications relative to the Scenic Roads Bylaw. Also, Sudbury's town planner and highway director have work together to preserve the character of scenic roads. Yet, in addition to roadway issues, much of what we value about scenic roads -- the stone walls, views across open fields -- is not within the public right-of-way. The preservation and protection of scenic roads therefore requires more than one approach.

- Complete an inventory with descriptions and photo documentation of each of the roads in Sudbury including the character defining features that should be retained.

- Consider a scenic overlay district which may provide a no-disturb buffer on private property bordering on scenic roads. Such a bylaw could be written to apply to the numbered routes also, which are not protected under the Scenic Roads Bylaw.

- Develop policies and implementation standards for road maintenance and reconstruction, including bridge reconstructions, which address the scenic and historic characteristics while also addressing safety. This is an important public process in which the community may have to accept responsibility for certain costs to implement standards that are not acceptable to projects funded by Massachusetts Highway Department. Such standards should have a section addressing the way in which the local Highway Department maintains roads, for example requiring a public hearing if any additional pavement is to be added to a town road during reconstruction or repair. Policies can be adopted by local boards having jurisdiction over roads, or can be adopted at Town Meeting through a bylaw. In developing policies consider factors such as road width, clearing of shoulders, walking paths, posted speeds. A delicate balance is required.

Funding of Preservation Projects

Funding for preservation projects is an important aspect of implementing preservation strategies. Both the MHC and DCR have had funding programs to assist communities in preservation related issues including:

- **Survey and Planning Grants**, administered by the MHC, support survey, National Register and preservation planning work.

- The **Massachusetts Preservation Projects Fund (MPPF)**, administered by the MHC, funds restoration and rehabilitation projects.

- The **Historic Landscape Preservation Grant Program (HLPGP)**, administered by DCR, funds planning, rehabilitation, education and stewardship projects focused on historic landscapes, including cemeteries.

Funding for state programs varies from year to year. When planning Sudbury's heritage landscape inventory program, contact relevant agencies to determine whether funding is available.

Sudbury adopted the **Community Preservation Act** in 2002 with a 3% surcharge on each real estate tax bill. This has proved to be an excellent source of funding for many heritage landscape projects. Sudbury already is aware of the way in which the CPA fosters partnerships among historic preservationists, conservationists and affordable housing advocates. Many of the recommendations in this report could be funded with CPA money, including

survey and National Register projects, preservation and conservation easements, agricultural preservation restrictions (APRs) and land acquisition. Additional information about the CPA can be found at www.communitypreservation.org.

Towns, like Sudbury, which have a local historic district bylaw, may apply for **Certified Local Government** (CLG) status which is granted by the National Park Service (NPS) through the MHC. At least 10% of the MHC's yearly federal funding allocation is distributed to CLG communities through Survey and Planning matching grants. To become a CLG, the town completes an application; after being accepted as a CLG, it files a report yearly on the status of applications, meetings, and decisions; in return the town may apply for the matching grant funding that the MHC awards competitively to CLGs annually. Presently 18 cities and towns are CLGs in Massachusetts.

CONCLUSION

The Sudbury Reconnaissance Report is a critical tool in starting to identify the rich and diverse heritage landscapes in Sudbury and in beginning to think about preservation strategies. Sudbury will have to determine the best way to implement the recommendations discussed above. One approach that might help Sudbury begin the process is to form a Heritage Landscape Committee, as described in *Reading the Land*.

Landscapes identified in this report, especially the priority landscapes, will typically need further documentation on MHC inventory forms. The documentation in turn can be used in publicity efforts to build consensus and gather public support for their preservation. Implementation of recommendations will require a concerted effort of and partnerships among municipal boards and agencies, local non-profit organizations, and state agencies and commissions.

Distribution of this Reconnaissance Report to the municipal land use boards and commissions will assist in making this one of the planning documents that guides Sudbury in preserving important features of the community's character. The recommended tasks will require cooperation and coordination among boards and commissions, particularly Sudbury's Historical Commission, Historic District Commission, Planning Board, Conservation Commission and Community Preservation Committee. It also is advisable to present this information to the Board of Selectmen, the applicant to the Heritage Landscape Inventory program on behalf of the town. Finally distribution of the report to the Historical Society, Sudbury Valley Trustees, the Sudbury, Assabet, Concord Wild and Scenic River Stewardship Council, and other preservation-minded organizations will broaden the audience and assist in gathering interest and support for Sudbury's heritage landscapes.

APPENDIX: HERITAGE LANDSCAPES IDENTIFIED BY COMMUNITY

This list was generated by local participants the Heritage Landscape Identification Meeting held in Sudbury on May 9, 2006 and the follow-up fieldwork on May 18, 2006. **There are undoubtedly other heritage landscapes that were not identified at the HLI meeting noted above.** The chart has two columns, the names and locations of resources are in the first; notes about resources are in the second. Landscapes are grouped by land use category. Abbreviations used are listed below.

APR = Agricultural Preservation Restriction
LHD = Local Historic District
PR = Preservation Restriction
SVT = Sudbury Valley Trustees
CR = Conservation Restriction
NR = National Register
* = Priority Landscape
+ = Part of a Priority Landscape

Agriculture	
Arabian Horse Farm 277 Old Sudbury Rd.	Nine acre property.
Barton Barns & Farmland 270 & 285 Marlborough Rd.	PR. The Barton Barns are on a property with a reproduction house. They are preserved as "Old North Sudbury Post Office and Carriage Barn" referring to historical use of one part which was a store and post office and moved here in the late 19th century, at the time that George Barton moved the barns back slightly away from the road. The farmland was part of the Israel Hunt Farm (285 Marlborough Rd.), built in the late 18th century and farmed by Hunt and his successors. His barns burned in 1847 and were rebuilt by George Barton who married Hunt's daughter in 1851, and eventually ran the farm. The Town purchased 43 acres of the surrounding lands (Hunt-Barton Farm) on which there is an APR. The land is managed by the Conservation Commission and has trails.
Blue Meadow Farm 118 Nobscot Rd.	Greek Revival Brown-Smith Farmhouse and 27 acres of meadow, woods and blueberry fields.
Cavicchio Nursery Codjer Ln.	Approximately 75 acres of flat agricultural land used to grow plants for wholesale distribution. Early 20th century house and barn on Codjer Lane.
Fairbank Farm 136 Old Sudbury Rd.	NR (district), LHD. The ca. 1817 Federal style farmhouse sits close to the road with its large New England barn and modern farmstand across on the southwest side of Old Sudbury road. A hill, part of the farmland, rises high behind the barn. This is a 33-acre gateway farm when approaching Sudbury Center from Wayland on Rt. 27 (Old Sudbury Road).
Goodnow Farm Remnants	John Brigham-Elisha Goodnow House (ca. 1790, Federal), barn and some fields. The rest has been developed in ca. 2000. Built by John Goodnow the property was sold to Elisha Goodnow in 1859 and farmed by him and his successors into the 20th century. The tall three-story barn has attached woodshed and garage.
Haynes Farm 82 Morse Rd.	Known as Broad Acres Farm this horse farm has an early 20th century hipped roof dwelling, sheds, barns, large indoor facility, paddocks and pastures on over 30 acres.

Hunt-Bent Farm * 667 Concord Rd.	The ca. 100-acre property includes the ca. 1825 Aaron Hunt House (Greek Revival), two large New England barns and other farm buildings, stonewalls and open land with wetlands. Lucius Philip Bent married Hunt's daughter and first lived in a cottage across the street (652 Concord Rd.) before moving here in the late 19th century. Five generations of Hunts/Bents have farmed this land. An important scenic view displaying the rural character of this northern section of Concord and is protection for Pantry Brook. This is a priority parcel in the OSRP. A Priority Heritage Landscape.
Macone Agricultural Land 1030 Concord Rd.	Frontage on Sudbury River. Critical frontage and farm fields that are unprotected and on primary priority list of Open Space Plan.
Maynard Farm 125 Powers Rd.	The ca. 1780 Georgian house with Greek Revival updating was constructed for Willard Maynard a descendant of the 17th century Maynards who settled here. In the early to mid 19th century the farm was run by sons, John and Moses Maynard. Apple orchards and cider produced in 19th century.
Meachen Farm Marlboro Rd.	62 acres of protected farm land purchased by the Town in 1997.
Newbridge Farm + Newbridge Rd.	Newbridge Farm is also known locally as the Dickey Property. It has frontage on Newbridge Road. No longer farmed. On Land Use Priority Committee list and in OSRP. Part of Water Row Corridor Priority Landscape.
Round Hill Bunkers Lincoln Rd.	Root cellars currently used by Cavicchio Nurseries.
Stone Tavern Farm 554 Boston Post Road	APR on 56 acres. 1804 tavern.
Verrill Farm North Rd.	Some of Verrill Farm's fields in Sudbury. The farm store is in Concord. Most of the fields are protected.
Wolbach Farm 18 Wolbach Rd.	NR (district). The Wolbach Farm includes a ca. 1880 Colonial Revival style house set in a landscape designed by the Olmsted Bros. with a large early 20th century gambrel roof barn across the street at the edge of meadows and wetlands making up this 40+ acre farm. Was on Open Space Plan priority list – now SVT headquarters. Permanent conservation restriction on most of the farm.
Archaeological	
Indian Grinding Stone * Green Hill Rd.	The Sudbury Historical Society leases this artifact which is on private property.
Tavern of the Doomed Site	A site in King Philip's Meadow. Foundation.

Burial Grounds and Cemeteries	
Mount Pleasant Cemetery + Concord Rd.	NR, LHD. Established in 1840.
New Town Cemetery + Concord Rd.	NR, LHD. Established in 1843.
North Cemetery Pantry Rd.	Established in 1843. Has an excellent zinc statue.
Old Town Cemetery + Concord Rd.	NR, LHD. Established in 1716.
Wadsworth Cemetery Concord Rd.	Established in 1833. In South Sudbury.
Civic/Centers	
South Sudbury Boston Post Rd.	LHD, part of expanded King Philips Historic District. Industrial village on Mill/Hop Brook along Boston Post Road. Now commercial strip with historic residences interspersed and on side roads – Concord Road and Church Street.
Town Center *	NR, LHD. This center is the quintessential 18th and 19th century village center with First Parish Church of Sudbury (1797), Old Town Cemetery (1716), Town Common, and Town Pound (1797) in addition to historic houses such as Hosmer House (1793), Loring Parsonage (ca. 1724) and municipal buildings such as the Center School/Grange (1846) and the Town Hall (1932).
Industrial	
Carding Mill + 102 Dutton Rd.	On Carding Mill Pond. Built here by Henry Ford in 1930, but never used as a carding mill. Instead it was used as a machine shop and laboratory for the industrial school that Ford established, the Wayside Inn Boys School (1928-1947). Part of Hop Brook Priority Heritage Landscape.
Dam in Haynes Meadow Peakham Rd.	Near Blueberry Hill Lane. No trails leading to this former man-made dam that had been built to form Connor Pond. Only remnants of the dam remain, most of which was washed out in the 1955 hurricane/flood. There also is a miniature grist mill replica that was built by a former property owner as a head house for a generator.
Ford's Folly Dam	Large dam on south side of Route 20 that Henry Ford built in 1927 to hold potable water for the Inn and for fire fighting. However the dam leaked so was not successful. Located on town conservation land off Brimstone Lane.

Stearns Mill Pond and Dam + Dutton Rd.	Part of the Hop Brook watershed. Brook flows through pond, over spillway and under Dutton Road on its easterly route. Part of Hop Brook Priority Heritage Landscape.
Institutional	
Goodnow Library 21 Concord Rd.	NR, LHD. Located in South Sudbury. Ca. 1862.
Nashawtuc Country Club Concord Rd.	Over 100 acres of golf course and club facilities – private.
Rod & Gun Club Powder Mill Rd.	Nearly 30 acres of unprotected land.
Wayside Inn Complex *	This NR – MA/HL Wayside Inn Historic District includes Longfellow's Wayside Inn, the Grist Mill, the Martha-Mary Chapel and the Little Red Schoolhouse. Overlapping heritage landscape categories are agricultural, industrial, residential, transportation. Henry Ford created this historic area by restoring the inn and building grist mill using old methods of construction. Massive old root cellar covering up to ¼ acre underground, has been tested and found to be structurally sound. Include hillside on south side of Boston Post Road as part of environs of Wayside Inn complex. The town has recently been granted a right-of-first refusal on this property on the south side of Boston Post Road.
Military	
Military Training Field Old County Rd.	Colonial period field overlooking the Sudbury River. Currently being restored by the Sudbury Historical Commission.
Miscellaneous	
Bowker Store Pantry & Haynes	This ca. 1910 general store and post office was run by Everett Bowker. Gas pumps were added in the 1920s or 1930s.
Daffodil Trail	Intention was to have a continuous trail of daffodils from town center to Goodnow Library in South Sudbury. It was partially planted but never finished.
Haynes Barns and Garrison Foundations	Foundations found in Haynes Meadow that need protecting due to their significance.
Historic Granite Markers	Guideposts.
Historic Markers and Plaques	1930 tercentennial markers telling history of certain locations.

Stone Walls	Stone walls lining scenic roads are associated with transportation while those marking fields are associated with agriculture.
Sudbury Center Historic Trail	Walking tour of Sudbury Center Historic District.
View from Hill adjacent to Dump Boston Post Rd.	View is of Sudbury River valley with broad marshes.
View of Sudbury from Four-Arched Bridge in Wayland	View across the Sudbury River marsh land to Sudbury.
Open Space /Parks	
Davis Farm North Rd.	Town-owned 52-acre land managed by Conservation Commission with old farm cart path of woodland and sledding hill adjacent to 42-acre sports fields managed by Park and Recreation Commission.
Feeley Field Raymond Rd.	Town-owned parcel of 150 acres on which the town maintains recreational fields.
Fort Devens Annex	Was part of Fort Devens ammunition depot encompassing a vast area in multiple towns of which 507 acres are in Sudbury and have been transferred to US Fish and Wildlife. Now the Assabet River National Wildlife Refuge.
Frost Farm 150 North Rd.	Farmhouse and approximately 50 acres of surrounding fields that are town-owned as part of development of old Unisys property. Fields planted with Kentucky bluegrass timothy and orchard grass.
Goodman Hill	Native American area.
Great Meadows Wildlife Refuge Weir Hill Rd.	The Refuge includes 548 acres of wetlands and upland along the Sudbury River.
Grinnell Park	At town center.
Haynes Meadow Conservation Area	Town-owned 37-acre property purchased in 1986 with some state funding. Site of old Johnson Lumber Company lodge. Trails connect to Curtis Middle School and to SVT's Gray Reservation. Marshland, wooded areas and esker.
Heritage Park Old Sudbury Rd.	LHD. Small park on 4.4 acres adjacent to the historic Hosmer House used for passive recreation. Paths, bridge, pond and benches. Used on the Fourth of July for the Craft Fair. Dedicated in 1975. A September 11th Memorial has bronze plaques naming the three Sudbury residents who died in the September 11, 2001 attacks.
Hillside opposite Wayside Inn Rt. 20	At Bowditch Road. There is a cow pass under Route 20 that Henry Ford had built to allow the cows from Wayside Farm to come to graze in the south field at the Inn.

Hop Brook Marsh Conservation Land +	Town-owned 80-acre land along Hop Brook and old railroad line and abuts Memorial Forest. Trails and dirt road.
King Philip Woods	Town-owned and managed by Conservation Commission with trails and excellent access. An 81-acre property that has 57 acres (not open to the public) along the Sudbury River and 24 acres with trails, wetlands, remnants of historic structures and some woodland.
Lincoln Meadows Conservation Land	Town-owned 78-acre parcel. Part of Sudbury River valley of protected land adjacent to Great Meadows Wildlife Refuge etc. Sudbury Community Gardens located here.
McLagan Property + Water Row & Plympton Rd.	This 10-acre meadow overlooks Sudbury River and wetlands. Important for its scenic quality on scenic road.
Memorial Forest Dutton Rd.	Owned by the Massachusetts Federation of Women's Clubs and managed in part by SVT. Some public access to trails. No land protection.
Nobscot Hill and Reservation *	One of the best views of surrounding landscape including Mt. Monadnock (nw), Wachusett (west), Blue Hills (se) and Boston (east). Location of Tippling Rock. Large 311-acre part owned by Boy Scouts of America Knox Trail Council and called Nobscot Reservation which is unprotected. Town-owned 118-acre Nobscot Conservation Area has trails leading to the top of Nobscot Hill. Parts of trails are included in the Bay Circuit Trail.
Pantry Brook Wildlife Area	This is a state-owned wildlife management area with trails and excellent accessibility.
Weir Hill Weir Hill Rd.	A hill from which the Sudbury River can be viewed. In the eastern middle part of Sudbury next to Round Hill. Has glacial features, including a kettle hole, formed by a retreating glacier.
Residential	
Babe Ruth House 558 Dutton Rd.	Historically known as the John and Obadiah Perry House, built in ca. 1800 in the Federal style and altered substantially in the Colonial Revival and neo-colonial periods. Called Home Plate Farm by Babe Ruth. Farmland was subdivided in the late 20th century.
Candy House 38 Candy Hill Ln.	NR (district), LHD. Known as the Reverend Linus H. Shaw Hard Candy House built in 1850. Candy was made here.
Concord Road Antique Houses	The Sudbury Center Historic District extends much of the length of Concord Road, therefore includes many of these antique houses.
Frost Farm House 150 North Rd.	Was the mansion at the 140-acre Briardale Farm which was purchased by Mr. Levenstein in ca. 1920s. He built a mansion which burned and he rebuilt it immediately. He raised race horses here. In 1932 he sold to Frost, a wealthy gentleman farmer who raised and sold sheep and converted the horse stables to a poultry barn. The property changed hands several times in late 20th century and town purchased house and grounds. Moderate income ownership condominiums were built on the land surrounding the house. The house was restored by a tenant. Now the building is vacant and falling into disrepair with leaky roof.

Garrison Houses Markers	Reference to six garrison houses. Known sites are: Haynes Garrison Site on Water Row (1922 (marker date), in Sudbury Center NR district), Parmenter Garrison Site on Boston Post Rd. (1906 [marker date], in Wayside Inn NR, LHD, MA/NHL districts).
King Philip HD	LHD. Refers here to the original King Philip Historic District, a small residential neighborhood with 18th and 19th century houses and barns.
Mahoney Farm House Nobscot Rd.	The Mahoney Farm was subdivided and sold with the farmhouse on a separate parcel next to the large senior townhouse complex that is being built for 2007 occupancy.
Mayo Farm Houses Garrison House Ln.	NR (district), LHD, MA/NHL. This dirt road off the old section of the Boston Post Road near the Wayside Inn has three historic houses: 12 Garrison House Lane (Georgian, ca. 1780), 10 Garrison House Lane (Greek Revival, ca. 1850) and 7 Garrison House Lane, known as the Abel Parmenter House (Greek Revival, ca. 1850).
Walker Farmhouse 62 Goodman Hill Rd.	NR. Known as the Bogle-Walker House historically. In process of being dismantled. Farm subdivided into house lots. Farmhouse sold separately on own lot and now being replaced by a very large new house.
Whitehall 427 Concord Rd.	NR (district), LHD. The 1815 Federal Style house was embellished at the turn of the 20th century when it became the Estate of Ralph Adams Cram, noted architect. Fletcher Steele designed the landscape. Cram designed and built a chapel (1914) on his property which now along with his and his wife's burial site is on the St. Elizabeth's Episcopal Church property.
Transportation	
Boston Post Road	From Wayside Inn to the Marlborough town line the road is scenic, but not designated a scenic road because it is a numbered route (Rt. 20).
Depots	Union Avenue, Maple Street.
Old Sudbury Road	From Wayland town line to Town Center the route is scenic but cannot be designated a scenic road because it is a numbered route (Rt. 27).
Railroad	Scenic roads crossings are important.
Massachusetts Central Railroad	Railroad right-of-way has been abandoned and rail-trail has been considered. Railroad was chartered in 1869 and planned to extend from Boston to Northampton, but it was not built until 1880 when the track between Sudbury and Wayland was laid. By 1881 this line extended the 28 miles from Boston to Hudson. Eventually it became part of the Boston & Maine Railroad.
Scenic Roads	Such as Water Row.
Sherman's Bridge Lincoln Rd.	Wood-deck bridge that crosses the Sudbury River at the Wayland-Sudbury line.
Traffic Islands	The traffic islands are slowly eroding due to road widening.

Water Row *	Designated scenic road along old Native American trail that follows broad marshland of Sudbury River.
Waterbodies	
Hop Brook Watershed *	Along Hop Brook there are sites of importance such as Haynes Meadow, dams, grist mill and mills sites.
Pantry Brook	North part of town flowing southeast to Sudbury River.
Ponds	Mill ponds are Grist Mill Pond, Carding Mill Pond, Stearns Mill Pond all along Hop Brook. Cuttings Pond in northwest part of town at Maynard boundary.
Sudbury River *	Views of the river and from the river.
White Cedar Swamp Off Rt. 117	North Sudbury.
Willis Pond	Also known as Willis Lake. North of Hudson Road with narrow dead end streets leading to pond. Small summer cottages.