

HOSMER HOUSE

HISTORIC STRUCTURE REPORT / CULTURAL LANDSCAPE REPORT

299 OLD SUDBURY ROAD

SUDBURY, MA 01776



PREPARED FOR:
TOWN OF SUDBURY
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
278 Old Sudbury Road
Sudbury, MA 01776

PREPARED BY:
ARCHITECTURAL PRESERVATION STUDIO, DPC
594 Broadway, Suite 919
New York, NY 10012-3233
212.477.7976
www.preservationstudio.com

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5	2025-01-08	FINAL COMBINED DRAFT HSR/CLR REVIEW MEETING WITH CLIENT

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

Architectural Preservation Studio, DPC (APS) was retained by the Town of Sudbury in February of 2024 in order to develop a combined Historic Structure Report (HSR) and Cultural Landscape Report (CLR). This report is in accordance with the National Park Service's *Preservation Brief 43: The Preparation and Use of Historic Structures Reports* and with the principles outlined in the National Park Service's *A Guide to Cultural Landscape Reports*. The project received funding from the Town of Sudbury through a Community Preservation Act (CPA) Grant as administered by the Sudbury Community Preservation Committee. This HSR/CLR was overseen by a Steering Committee chosen by the Town of Sudbury consisting of two personnel from the Sudbury Historical Commission (SHC); William Andreas (Project Lead) and Diana Cebra.

The lead preservation architects for this project are from Architectural Preservation Studio. The consultant team for the HSR/CLR consisted of a diverse group of experts, including preservation landscape architects from Heritage Landscapes, structural engineers with a focus on historic structures from Matteo Ferran Structural Engineers, mechanical, electrical, and plumbing (MEP) engineers from OLA Consulting Engineers, and cost estimators from Ellana Construction Consulting. This multidisciplinary team was assembled to ensure a comprehensive and cohesive approach to the project.

The Town of Sudbury and the Steering Committee would like to utilize the HSR/CLR to gain knowledge on how to best restore and upgrade the Hosmer House to open the property up once again to community use as an educational center.

The House was constructed sometime between the late 1700s and early 1800s, most likely by members of the Goodnow and Wheeler family. It was owned and the store was operated by the Goodnow family until it was sold to the Willis family in 1866. In 1897 it was purchased by Edwin Barrett Hosmer and his wife, Abby Hosmer and inherited by their daughter Florence Hosmer who died in 1978 and was the last in the Hosmer family to occupy the house. An agreement on 28 May 1959 between Florence Hosmer and the Inhabitants of the Town of Sudbury made official that Ms. Hosmer would convey to the Town of Sudbury, the buildings (Hosmer House and a barn), all personal property and 1.6 acres of land, as a memorial to her father to be used for community purposes. The house itself is comprised of one connected structure – the main house with two floors, an unfinished basement and unfinished attic, two two-story additions and an attached open-air carriage house and outhouse. Surrounding the home is a manicured lawn, a fairy garden and an herb garden nestled in the courtyard of the house. The full property is 4.4 acres in area and for the most part, remains configured as depicted in historic maps dating to 1875, 1889, and 1908 (See Section 3.1 *The Land: Brief Sudbury History – Historical Background & Context*). In 1975; the Town constructed *Heritage Park* on property south of the Hosmer House, which had been part of the Hosmer property, in commemoration of the nation's bicentennial. The park includes a brick terrace, planting beds, paths, a pond, benches, a September 11th memorial, and other facilities.

Prior to this report, there have been several previous reports focusing on the house and property. In 1979, shortly after Florence's death, a comprehensive report was compiled for the town. This was followed by a Historic Structure Report and Feasibility Study in 1980, and an Architectural Survey and a Preservation Plan, both in 2004. However, no Cultural Landscape Report has ever been undertaken for the property. The project team received a multitude of documents from the town, highlighting events held at the house and grounds over the years, along with photographs of each room taken throughout the history of the house under ownership of the Town. Access to historic photos of Florence Hosmer's life, and the art she created was also accessible both on-site and digitally. Drawings and other documents pertaining to Hosmer House were also provided. The Sudbury Historical Society has also been most helpful in providing material and information on the house and the history of Sudbury related to the property.

The Hosmer House is located at 299 Old Sudbury Road, Sudbury, MA 01776, in Sudbury Center on the southeast corner of Old Sudbury Road and Concord Road. Sudbury Center was designated a Local Historic District in 1963 and was listed as a National Register Historic District in 1976, in which the Hosmer House is a contributing structure. The Sudbury Center Local Historic District is under the jurisdiction of the Sudbury Historic Districts Commission (HDC), which undertakes design review of proposed construction projects for historic buildings and landscapes within the district. The Hosmer House is currently maintained by the Town Department.

The joint 1980 Historic Structure Report (HSR) and Feasibility Study was conducted by David McLaren Hart & Associates. This report included a building description, materials of construction analysis, a building history and a room-by-room analysis. It included recommendations for repairs of both the interior and the exterior, and cost estimates for the work required. The report was accompanied by architectural plans and exterior photographs taken at the time of the report.

The 2004 Architectural Survey was coordinated by Latady Design Associates, along with structural engineers, consulting engineers, and pest control consultants. This survey focused more on the systems and services of the building including a structural analysis, plumbing and fire protection, pest and electrical and mechanical. The survey spoke to the 1980 HSR, analyzing what work had been recommended and addressed since. The survey included updated architectural drawings of the House, along with a photo report.

The intent of this commissioned HSR/CLR is not to redo the 1980 and 2004 previous reports, but to produce an up-to-date assessment of the Hosmer House property, describe the existing conditions and deficiencies observed in terms of its architecture, landscape, mechanical, electrical, plumbing (MEP) and fire-protection system. The report documents these findings, and provides recommendations for the maintenance and treatment of various building elements. The recommended work is separated into phases of urgency; immediate repairs, repairs for 1 to 3 years, 4 to 5 years, and 5+ years items. The report includes a cost estimate, which prices restoration of the existing physical structure, and 20% for design contingency for hidden or otherwise inaccessible or unobservable conditions. It does not include any new construction costs. This preliminary estimated construction cost also does not incorporate any soft costs including, but not limited to, architectural and engineering fees, Owner's representative fees, the cost for any required hazardous-materials testing/abatement, etc.

Additionally, this HSR/CLR contributes to the accessibility and use of the Hosmer House by outlining the contextual history, significance, and construction chronology of the Hosmer House, assessing it for ADA accessibility, and proposes sustainable 'design best practices' all resulting in a new 2024 baseline in support of the property's ongoing preservation, maintenance, use and future.

The HSR/CLR does not include hazardous materials testing, material analysis testing, condition assessment drawings, elevation drawings, or construction drawings for the ADA recommendations.

The Cultural Landscape Report (CLR) portion of the combined report gathers and studies the documentation for the domestic Hosmer House grounds and the broader context of Heritage Park. The CLR intends to understand, preserve and advance the importance of the Hosmer House landscape into the future by addressing the historic context and landscape history; and the existing landscape in 2024 through an analysis of integrity and significance to ultimately inform a landscape preservation approach and provide treatment guidance. The CLR is an actionable document that will not only guide future stewardship but also serve as an ongoing reference for the property.

An online Project Kick-Off Meeting was held on March 22nd, 2024, to discuss the scope of work, proposed schedule, available materials, previous studies, and the Sudbury Historical Commission's (SHC) needs and expectations (See Section

12.1 *Kick-off Meeting Meeting Minutes*). The two members of the Steering Committee were present, along with representatives from Architectural Preservation Studio (preservation architects) and representatives from the consulting firms retained by APS: Heritage Landscapes (preservation landscape architects), Matteo Ferran (structural engineers), and OLA (MEP engineers).

While APS and the respective consultants conducted the combined HSR/CLR, archival research was being completed simultaneously by Erin Richardson, the founder and principal of Frank & Glory on a separate contract with the Town of Sudbury's Historical Commission. Research was shared to complete this report with the intention to uncover primary source documents of the Hosmer House and its chronology and every effort has been made to examine all accounts and possible building conceptions. A combination of sources are referenced and used herein to compare and contrast past descriptions, and to provide the basis for APS's understanding of the Hosmer House's development (See Section 12.3 *Notes and Sources*). The Sudbury Historical Commission disclosed that there is a current roof replacement project ongoing at the Hosmer House by another architecture firm (See Appendix 12.1 *Meeting Minutes*). This project is currently in the design phase. The current design replaces the asphalt shingles with cedar wood shingles, the aluminum gutters with copper gutters, and all flashings are to be replaced in copper. Rotten fascia and associated trim will be replaced in the roof and gutter install portion of the project. Once fully designed, and if funding becomes available, the project will go out to bid in the spring of 2026.

A site visit was held on April 24th to 26th of 2024 to measure, document, and observe the Hosmer House and its surroundings in its current condition. Research for this project was undertaken at various research institutions and libraries; a complete list of resources can be found in Section 12.3 *Notes and Sources*.

CONDITIONS SUMMARY

Architectural

The deficiencies observed concerning the clapboard and decorative wood cladding elements, brick, and mortar on the house mainly relate to deferred maintenance, inadequate flashing systems, water infiltration, and materials reaching the end of their normal life cycle.

In general, the Hosmer House is in fair-to-good condition and has been well maintained. The wood clapboard siding appears to be in fair-to-good condition. The brick masonry is in fair condition, as it requires attention due to excessive water infiltration in certain areas. Gutters and downspouts as well as site drainage, require attention to direct water away from the house, and to be historically accurate to the period of significance. While the overall condition of the wood windows, doors, and casing is fair-to-good condition, there is minor wood damage and peeling paint visible in some areas. However, certain doors are in poor to fair condition, showing signs of wood deterioration, cracks, and previous repairs. The shutters appear to be in poor condition. The most evident explanation is ultimately poor construction.

The roof is of major concern both functionality and historically. It was disclosed to the project team that there have been several leaks, and one major point of failure event, which has since been remedially repaired. In terms of functionality, the roof is in poor condition, and should be replaced with urgency. Ultimately, the asphalt shingles are not historically appropriate for a building of this age. There are several historic photographs which support the notion that the house, for the period of time while inhabited by the Hosmer's, had a wooden shingle roof as this was also a more commonly seen roof finish in rural areas, however, none of the photographs allow us to determine the type of historic roof with certainty. Key signifiers, which would typically support a particular roof finish, such as the roof deck, or nailing patterns, also do not provide a definitive answer. The Hosmer House has a full wood roof deck. Typically, a roof finished in wood shingles would not have a full wood roof decking, but rather had spaced wood purlins so that the wood could breathe and dry out

underneath. It is possible that the solid wood decking could have been installed in the house at a later date, however there are no known records of this. Alternatively, the nails used to finish the roof could produce an answer (if historic nails are still present) as nails for slate are typically spaced farther apart than the nail pattern of wooden shingles, resulting in fewer nails. Perhaps a closer look at the attic might reveal remnants of wood or slate below the current roof, particularly in tight locations such as edges or junctures where removal might have been difficult in the past.

The five chimneys at the Hosmer House were inspected by drone. The chimneys appear to be in good condition and do not appear out of plumb. There are however, several instances of brick deterioration seen in all four chimneys, such as cracked and chipped bricks.

Overall the porch is in fair condition, however typical conditions are mildew and mold due to proximity to vegetation and the earth, and peeling paint on the roof, columns, and fascia.

Landscape

Overall, the Hosmer House property retains a low to moderate degree of integrity today, reflecting the efforts of the Sudbury Historical Commission and various individuals to preserve the property. Several buildings and structures are missing from the Hosmer House property today, notably the Barn and its adjacent arbor.

The details of the landscape from the 1930s to the 1960s are relatively well understood based on study of evidence for this Cultural Landscape Report (CLR). Many of the character defining features present during Florence Hosmer's ownership are missing or in remnant form today. Many features of the 2024 landscape date from 1979 when the property was willed to the Town, to recent years.

Structural

The most commonly observed condition is the presence of wood deterioration from previous insect infestation or water exposure, which results in reductions or complete loss of structural capacity.

The foundations generally appeared to be in sound condition, with a few notable structural conditions. The general conditions within the basement space have been vastly improved in the past 50 years to reduce water infiltration and create a dry basement.

Typically, the conditioned spaces of the first and second floor appeared to be in structurally sound condition. The second and attic floor framing are typically covered by ceiling finishes but cracking in the finishes was generally observed to be minimal, indicating the floors are not excessively deflecting or overstressed.

The roof framing appeared to be in sound condition. Isolated locations of previous repairs were observed in specific locations, and checking was observed at some of the purlins.

There are several instances where temporary shoring should be installed immediately, pending further analysis to determine the appropriate repairs and reinforcements.

Mechanical, Electrical, Plumbing

Overall, the systems within the Hosmer House were observed to be in good working condition.

The radiator elements appeared to be in good working condition, however multiple portions of the enclosures were observed to be broken or corroded and should be replaced.

The active split system units are satisfactory for this application and were found to be in good working condition but should be considered for replacement due to their age.

The water heater and all associated piping appeared to be in good working condition but should be considered for replacement due to its age.

The building is served by a domestic water service entering the building through the Basement B-01 level. There is currently no backflow preventer on the incoming domestic water service.

The hot water heating piping within the cellar was not insulated. In accordance with the 2020 Massachusetts State Energy Conservation Code, all system piping capable of carrying fluids greater than 105 degrees Fahrenheit shall be insulated.

1.2 PURPOSE OF REPORT

The Hosmer House is actively maintained by the Town Department and is open on average 12 times per year. The property is used as a gathering space for the community, hosting lectures, educational events for school children, docent groups, and a variety of other activities. The Hosmer House is also rented out for larger events and is open to the public as a holiday display at certain times of the year. However, due to several factors, Hosmer House has had to delay/post-pone many activities once held on the property. The Town of Sudbury and the steering committee would like to utilize the HSR/CLR to gain knowledge on how to best restore and upgrade the Hosmer House to open the property up once again to community use as an educational center, as was imagined by the late owner Florence Hosmer. Florence Hosmer envisioned the Hosmer House as a resource to the community, rather than for it to be solely interpreted as a house museum.

Included in the solicitation from the Town of Sudbury, the purpose of the HSR is to outline the history and significance of the property, identify character defining features, identify building deficiencies and maintenance issues, outline appropriate treatments for features, building fabric and landscaping, and assist the SHC in strategic planning for Hosmer House operations and management. The purpose of the CLR portion of the project is to identify historic features associated with Hosmer House and historic use of the property predating the establishment of Heritage Park, and not including the later park features.

Also included is historic research, existing conditions plans, a written building condition assessment, architectural, structural, landscape and MEP assessments, building and landscape treatment recommendations and an order-of-magnitude cost estimate. Additionally, the steering committee and the Town of Sudbury would like recommendations of how to bring the Hosmer House up to meet the Americans with Disabilities Act of 1990 (ADA) Standards for Accessible Design code. This report provides recommendations to utilize the space more broadly, outline active problems and current conditions of the structure and create a Building Preservation Plan.

The preparation of this report follows the framework outlined in the National Park Service's *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*. The brief lists the following valuable uses of a historic structure report:

- A primary planning document for decision-making about preservation, rehabilitation, restoration, or reconstruction treatments;
- Documentation to help establish significant dates or periods of construction;
- A guide for budget and schedule planning for work on the historic structure;
- A basis for design of recommended work;
- A compilation of key information on the history, significance, and existing condition of the historic structure;
- A summary of information known, and conditions observed at the time of the survey;
- A readily accessible reference document for owners, managers, staff, committees, and professionals working on or using the historic structure;
- A tool for use in interpretation of the structure based on historical and physical evidence;
- A bibliography of archival documentation relevant to the structure;
- A resource for further research and investigation;
- A record of completed work;
- An assessment for incorporating ADA accessibility into the house;

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1.3 METHODOLOGY

HISTORIC STRUCTURE REPORT METHODOLOGY

Architectural Preservation Studio, DPC performed visual surveys of the exterior envelope, a drone inspection for roofing surfaces, and an interior survey of the Hosmer House in April of 2024. The inspections were performed “hands-on” and up close. Heritage Landscapes Preservation Landscape Architects and Planners, Matteo Ferran Structural Engineers, and OLA Consulting Engineers performed visual surveys of the property, house and its systems on April 24th to 26th of 2024.

Access to survey the conditions was provided by the Steering Committee comprised of three volunteer staff members on-site, of the Sudbury Historical Commission. Visible forms of existing deterioration were observed and documented with digital photographs, which are in part reproduced in this report. Historic photographs, maps, and drawings were secured at a variety of locations and were consulted to determine the original appearance of the building, as an aid to recommend appropriate repair measures and to determine and evaluate historic significance and chronology.

When an existing condition is evaluated, it is based on the criteria listed below. The criteria were established by the Center for Architectural Conservation at the Georgia Institute of Technology for the Preservation Assistance Division of the National Park Service.

An element is evaluated as **Good** when:

- The element is intact, structurally sound and performing its intended purpose.
- There are few or no cosmetic imperfections.
- The element needs no repair and only minor routine maintenance.

An element is evaluated as **Fair** when:

- There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose.
- There is failure of a sub-component of the element.
- Replacement of up to 25% of the element or replacement of a defective sub-component is required.

An element is evaluated as **Poor** when:

- The element is no longer performing its intended purpose.
- The element is missing.
- Deterioration or damage affects more than 25% of the element and it can't be adjusted or repaired.
- The element shows signs of imminent failure or breakdown.
- The element requires major repair or replacement.

A **Minor** deficiency of an element exists where:

- Standard preventive maintenance practices and building conservation methods have not been followed, and/or
- There is a reduced life expectancy of affected or related building materials and/or systems, and /or
- There is a condition with long-term impact beyond 5 years.

A **Serious** deficiency of an element exists where:

- There is deterioration which, if not corrected within 2-5 years, will result in the failure of the building element, and/or
- A threat to the health and/or safety of the user may occur within 2-5 years if the deterioration is not corrected, and/or
- There is deterioration of adjacent or related building material and/or systems as a result of the element's deficiency.

A **Critical** deficiency of an element exists where:

- There is advanced deterioration which has resulted in the failure of the building element or will result in the failure of the building element if not corrected within one year, and/or
- There is accelerated deterioration of adjacent or related building material as a result of the element's deficiency, and/or
- There is a threat to the health and/or safety of the user, and/or
- There is a failure to meet legislative requirements.

The Architect's conclusions in this report using these criteria are based on the firm's professional judgement based on prior experience with the restoration of similar building types and industry standards.

CULTURAL LANDSCAPE REPORT METHODOLOGY

The landscape components of this HSR-CLR follow federal guidance for the development of cultural landscape reports to include Parts 1 and 2 of a Cultural Landscape Report (CLR). Part 1 of a CLR documents property history; records the existing landscape character; analyzes significance and integrity; and assesses continuity and change. Part 2 explores and selects the appropriate preservation treatment approach; details the elements of that preservation treatment; and provides guidance for treatment implementation. The US Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes provides four treatment options, with Preservation (to protect, repair, and replace in-kind) as the baseline that underpins any of the more intensive treatments. i Restoration, Reconstruction, and Rehabilitation each intervene more comprehensively than a baseline Preservation approach.

Federal professional advice also recommends that a CLR Part 3 be carried out as future preservation and management actions advance. A summary overview narrative description and timeline of the work undertaken, and accomplishments will serve to track dates and scope of work. As interventions are made projects would be documented capturing specific areas of work to include design and as-constructed plans, details and specifications, as appropriate to each undertaking. These record keeping efforts align to best practices in stewardship of the historic Hosmer House property into the future.

Bringing forward the CLR advances the understanding of this important landscape from its origins to the present day. This type of landscape documentation has not been undertaken before at the Hosmer House and will not be required again at this level of effort. Over time additional research and investigation may reveal new information, and recording those details could take the form of an Appendix to the HSR-CLR. This HSR-CLR will function as both guidance and as a constant reference in the years ahead.

Importantly, this historical record of as-constructed landscape character and contemporary uses serves as the basis for directing the character of the future landscape. From this firm documentary and evidence basis and the needs of the property to serve its purposes as a Sudbury historic site, the CLR establishes directions. Those directions for the landscape are in harmony with the processes of continuity and change and informed by current challenges and opportunities.

In this work, Heritage Landscapes applies landscape preservation methods and practices through observations as well as research. Typically, a landscape may contain several character areas (LCAs) defined as zones that were intended to share features and qualities as cohesive parts of the composition and are unified by purposeful evolution. Each LCA may include a few component landscapes. In the case of the Hosmer House property, the landscape may be broadly divided into the immediate house surrounds and the context of Heritage Park, but distinct character areas are not employed due to the relatively small scale of the property and the overall historic cohesion throughout the landscape. Throughout this report, the following nomenclature is applied to the Hosmer House landscape:

- North Yard
- East Yard

-
- East Patio
 - Fairy Garden
 - South Yard
 - Raised Courtyard
 - West Yard
 - West Porch

The details of a landscape composition are determined by a series of explicit character-defining features (CDFs). These physical features include

- Land uses
- Spatial and visual organization
- Topography and natural systems
- Vegetation
- Circulation
- Landscape structures and buildings
- Small-scale objects and furnishings

The methods of observing and assessing CDFs are applied throughout the CLR. Another useful method is a comparison of historic and contemporary images to include ground and aerial photography. A sequence of revealing aerial views, included throughout the illustrated history narrative, captures continuity and change. In addition, selected historic views are matched to contemporary views in a simple method called repeat photography. This technique allows a direct comparison of a landscape scene at two points in time, revealing what remains and what has changed over time. Captions and narrative illuminate these comparisons, highlighting continuity and change over time.

1.4 PRESERVATION PHILOSOPHY

As Hosmer House is listed as a contributing structure in the Sudbury Center Historic District National Register nomination, a preservation approach is appropriate.

The introductory paragraph of the Secretary of the Interior's Standards for the Treatment of Historic Properties provides the nucleus of our preservation philosophy for this project. The Standards state that "Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon ongoing maintenance and repair of historic materials and features rather than extensive replacement and reconstruction." APS subscribes to this compact statement of philosophy for our work and promulgates it to our clients. We have excerpted the Standards below:

- The property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically compatible, identifiable upon close inspection, and properly documented for future research.
- Changes to a property that has acquired historic significance in its own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of the deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to the historic fabric will not be used.
- Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

In the case of Hosmer House, a values-based approach to managing resources, wherein the identification of significance guides interventions and enhancement of the main elements conveying cultural values, is appropriate. The Burra Charter of Australia ICOMOS exemplifies this approach; the Nara Document on Authenticity is also applicable.

Sites accumulate layered significance over time, a concept known as progressive authenticity. The evaluation of authenticity, integrity, and significance, balanced with the management context of a site, leads to responses that are realistic and cost-effective, as well as sensitive to the site.

1.5 PROJECT LOCATION



Figure 1.5-1
Date: 2024
Source:
Google Earth
satellite view
of 299 Old
Sudbury Road

The Hosmer House is located in the Town of Sudbury, now a Suburb of Boston, in Middlesex County. The House is situated in the town center, facing the Old Town Hall, Grange Hall, and the First Parish, demarcating the Town of Sudbury and Sudbury’s Historic District, which is listed on the National Register of Historic Districts (nominated February 5th, 1976). The nomination mentions the Hosmer House directly, as follows:

“...the Hosmer House and Barn all of which continue the use of clapboard construction which predominates in the district.”

The Hosmer House property at its greatest historic entirety extended to Old Sudbury Road to the north, the adjacent property of 279 Old Sudbury Road to the east, the adjacent property 308 Concord Road to the south, and Concord Road to the west. Original stone walls demarcating the property line to the south are extant, however absent on the other limits.

Today, the core property and the Hosmer House are located at the southeast corner of the property. Heritage Park, a 1970s addition to the Town of Sudbury, includes portions of the Hosmer and neighboring properties.

1.6 BUILDING DESCRIPTION



Figure 1.6-1
Date: 2024
Source: APS
Hosmer House
northwest elevation

The Hosmer House is comprised of one connected structure – the main house consists of two floors, as well as a basement and an attic, an attached open-air carriage house and outhouse and open-air porch. Surrounding the home is a manicured lawn, a fairy garden and herb garden, nestled in the courtyard of the house.

Exterior

The Hosmer House is a Federal-style, rectangular, two-story building mass, with a post and beam structure. The hipped roof is divided into quadrants and anchored by four chimneys, which were once much taller prior to damage caused by a hurricane in 1938. Over the years, additions have been added to the main rectangular building on to the south and west elevations including a two-story addition which housed servant's quarters and a new kitchen to the southeast, and a two-story addition to the southwest which historically housed a shop, which is now an office space for the SHC. To the east of the house, there is an open-air carriage house, which houses a cistern and outhouse. The facades of the original house are composed of clapboard siding and brick masonry, while all of the additions have been clad in clapboard (See Figures 1.6-2 – 1.6-7).

Interior

The first floor of the Hosmer House consists of eight rooms. Room F-01 is the central corridor, running the whole length of the house, giving access into almost all rooms on the first floor (See Figure 11.2-2). These eight rooms are currently displayed as the parlor (F-02), dining room (F-03), back mudroom (F-04), kitchen (F-05), washroom (F-06), the Sudbury Historical Commission office's (F-07), and the store (F-08). The second floor of the Hosmer House is made up of nine rooms (See Figure 11.2-3), which are currently displayed as a servants wing in the southeast extension (S-04, S-05), bathroom (S-06), ballroom (S-09) and a central corridor (S-01). Rooms S-02, S-03 are displayed as the sleeping quarters of the house, and while room S-08 was historically a shoe shop, it is also currently on display as a third bedroom. The central corridor on the second floor (S-01) facilitates entrance into rooms S-02, S-03, S-06, and S-09, while room S-04 is accessed through a back hall off room S-03. There are both an attic, A-01 (See Figure 11.2-4) and a basement, B-01 (See Figure 11.2-1) at the Hosmer House, both of which are unfinished spaces, which are generally not open to the public.



Figure 1.6-2
Date: 2024
Source: APS
Hosmer House north
elevation



Figure 1.6-3
Date: 2024
Source: APS
Hosmer House east
elevation



Figure 1.6-4
Date: 2024
Source: APS
Hosmer House south
elevation



Figure 1.6-5
Date: 2024
Source: APS
Hosmer House south
elevation



Figure 1.6-6
Date: 2024
Source: APS
Hosmer House west
elevation



Figure 1.6-7
Date: 2024
Source: APS
Hosmer House aerial
view northeast elevation

1.7 PROJECT DIRECTORY

NAME	TITLE	E-MAIL
Town of Sudbury		278 Old Sudbury Road, Sudbury MA 01776
Adam Burney	Director of Planning & Community Development	burneya@sudbury.ma.us
Sandra R. Duran	Combined Director of Facilities	durans@sudbury.ma.us
Beth Perry	Planning & Zoning Coordinator	perryb@sudbury.ma.us
Sudbury Historical Commission & Steering Committee		299 Old Sudbury Road, Sudbury MA 01776
Christopher Hagger	Chair	cldh7@aol.com
William Andreas	Project Lead & Steering Committee Member	bandreas@rcn.com
Diana Cebra	Steering Committee Member	dianacebra@gmail.com
Preservation Architects Architectural Preservation Studio, DPC		594 Broadway, Suite 919, New York, NY 10012 90 Canal Street, 4 th Floor, Boston, MA 02114
Pamela Jerome	President	jeromep@preservationstudio.com
Carl Rothbart	Principal	rothbartc@preservationstudio.com
Stephanie Gerard	Studio Manager & Sr. Project Manager	gerards@preservationstudio.com
Rose Scott Long	Sr. Project Manager	longr@preservationstudio.com
Mimi Vaughan	Project Associate	vaughanm@preservationstudio.com
Preservation Landscape Architects Heritage Landscapes, LLC		501 Lake Road, Charlotte, VT 05445
Patricia O'Donnell	Founder, Partner	odonnell@heritagelandscapes.com
Gregory De Vries	Managing Partner	devries@heritagelandscapes.com
Emma Bruce	Project Associate	bruce@heritagelandscapes.com
Structural Engineers Matteo Ferran		210 North Lee Street, Suite 210, Alexandria, VA 22314
John A. Matteo	Principal	jmatteoferran.com
Rebecca Engvall	Senior Engineer	rengvall@matteoferran.com
Consulting Engineers OLA		8 West 38 th Street, Suite 900, New York, NY 10018
Brian Tyler	Mechanical Team Lead	btyler@olace.com
Mathew Ma	Electrical Team Lead & Sr. Engineer	mma@olace.com
Matt Melleby	Mechanical Engineer	mmelleby@olace.com
Theo Nikolaitchik	Electrical Engineer	tnikolaitchik@olace.com
Cost Estimating Ellana Construction Consultants		32 Broadway, Suite 801 New York, NY 10004
Ella Bereznitsky	Principal	ebereznitsky@ellana.net
Clive Tysoe	Sr. Cost Manager	ctysoe@ellana.net

1.8 DISCLAIMER

This report contains the professional opinions of the Architect/Engineer based on conditions observed as of the dates of inspection and based on visual inspection only. This report is believed to be accurate within the limitations of the stated methods used for obtaining information and the stated methods of inspection. Nothing in this report shall be interpreted as any kind of guarantee or warranty. This report is not intended to be a discourse on safety, nor shall it be used as a specification for repairing any part of the premises.

The inspection does not include examining building areas for building code or safety violations, nor is the subject property's air, soil, water, or mineral content included. The Architect/Engineer shall have no responsibility concerning the adequacy, strength, condition, or safety of any item constructed in any manner of class.

The Architect/Engineer shall not be held responsible for the consequences of the failure of the Owner, its managing agent, or representative to provide any pertinent information that may be available to them.

The cost estimates presented in this report represent the opinion of the Architect/Engineer based on similar repair projects. The Architect/Engineer does not guarantee the accuracy of these cost estimates. Bidding of the recommended work through qualified local contractors with a detailed set of repair specifications will accurately provide the actual cost of the building repairs.

¹ Charles A. Birnbaum, with Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, (Washington DC, 1996).

2.0 REVIEW OF PREVIOUS REPORTS

This portion of the report examines the Historic Structure report and Feasibility Study, as well as the Architectural Survey previously conducted, to determine what recommended and required work from each report has been performed on the Hosmer House. While it is evident that there has been renovation and restoration work performed on the Hosmer House, it is important to understand the construction and restoration chronology of the house.

2.1 1980 HISTORIC STRUCTURE REPORT & FEASIBILITY STUDY - ANALYSIS

A Historic Structure Report (HSR) and Feasibility Study was conducted by David McLaren Hart & Associates in 1980 at the request of the Town of Sudbury, and the Sudbury Historical Commission (SHC). This report included a building description, materials of construction analysis, a building history and a room by room analysis. It also outlined recommendations for repairs of both the interior and the exterior, and cost estimates for the work required. The report was accompanied by architectural plans and exterior photographs from the time of the report. Several exterior and interior repairs were recommended by David McLaren Hart & Associates in 1980, such as:

Exterior:

- Replace loose, broken, rotted clapboards.
- Replace rotted windowsills.
- Replace defective chimney flashing.
- Completely rebuild and duplicate deteriorated elements at the entrance doors.
- Install storm windows and doors.
- Remove and replace all window sash glazing compound.
- Install backer rods and caulking around perimeter of a window and doorframes, intersections of wall surfaces, foundation and adjoining elements that abut.
- Rebuild and duplicate deteriorated pilaster and trim elements.
- Repoint open joints in foundation masonry.
- Fabricate new attic skylight and re-flash.
- Repair basement window frames and install new insect screens.

Interior:

- Repair broken purlin in attic.
- Replace deteriorated floorboards in attic.
- Remove deteriorated roof framing and reinstall new framing around chimneys.
- Reinforce joists throughout house, which require support.
- Re-plaster buckled plaster walls in store and kitchen.
- Remove deteriorated floor framing in basement sections and replace.
- Install vapor barrier, insulation, and a concrete slab in basement floor.
- Install new comprehensive fire and security alarm systems.
- Replace forced hot air furnace.

2.2 2004 ARCHITECTURAL SURVEY & DRAWINGS - ANALYSIS

The 2004 Architectural Survey was coordinated by Latady Design Associates, along with structural engineers, mechanical, electrical, plumbing (MEP) engineers, and pest control consultants. This survey focused more on the systems and services of the building including a structural analysis, plumbing and fire protection, pest and electrical and mechanical. In the survey, it spoke to the 1980 HSR, analyzing what had been repaired since. The survey included updated architectural drawings of the House, along with a photo report.

Maintenance between 1980 and 2004:

Maintenance conducted on the house between 1980 and 2004 is noted in the 2004 Architectural Survey by Latady Design Associates, such as:

- General repair of plaster walls and ceilings, and repainting throughout interior.
- Surface mounted wiring added throughout house, with most knob and tube wiring removed.
- Restoration of historic character in general store.
- Columns added in basement and first floor to support the ballroom, restoration work was performed in the general store/post office area, 'stiffening' of the second floor ballroom, which led to addition of three steel posts down the center of the room.
- Insulation and drywall in rear (kitchen) stairway.
- Repair of exterior clapboards and trim.
- Construction of new bulkhead. [The bulkhead is referencing the steel metal doors installed on a concrete foundation in the ground outside the house leading into the basement.]
- Gutters and downspouts added (though not historically appropriate to the house).
- Concrete slab with trough and sump installed in basement. [1995]
- New boiler. [1990s] New forced hot water baseboard radiators have been added to the exterior walls.
- Roof repair, addition of railings, vent and skylight in attic.
- Fumigation of entire house to cease damage by insects. [1980s]
- Alarm system installed.
- A Section of south foundation has had stones removed to facilitate sill and beam repair – the hole has since been partially filled with bricks.
- A neither non-continuous nor fully sealed plastic sheet to control moisture was placed along the east foundation wall.
- Replaced the kitchen door (leading to brick terrace at east elevation).
- One story vestibule was re-roofed (exposed wood sheathing).
- Wide pine flooring, plaster walls and ceilings have been renovated at select locations throughout the house.
- A new railing around the attic stair opening.
- Main roof had been repaired recently.
- A new skylight and mechanical vent were added to the roof.
- Hedgerow was removed.

Several exterior and interior repairs were recommended by Latady Design Associates in 2004, such as:

Exterior:

Immediate Action

Site:

- Remove overgrowth
- Lower soil level where in contact with wood
- Re grade soil away from house
- Rebuild stone retaining wall on south courtyard to prevent collapse

- Rebuild stone retaining wall on south courtyard to prevent collapse

Building Foundation:

- Remove brick in foundation wall and replace with stone
- Fill cracks between granite foundation cap and wood siding
- Repair/rebuild and repoint carriage house foundation

Building Interior:

- Repair plaster ceilings throughout house
- Add safety railing around back stairwell & attic
- MEP upgrade
- Relocate the electrical panel in the basement

Building Exterior:

- Replace all rotted wood
- Restore all exterior doors and thresholds
- Replace/rebuild side porch
- Reglaze and restore all existing windows
- Replace/ rebuild west side porch to include structure, decking, ceiling, and posts where rotted
- Replace sills on carriage house
- Fill and repaint trim where needed
- Repaint all bare wood
- Reset and re-point front granite steps
- Replace stone steps from carriage house to kitchen
- Remove existing aluminum gutter and replace with historically appropriate wood gutter with copper lining and lead coated copper downspouts
- Add lead coated copper flashing where necessary
- Repair chimneys
- Remove and replace insulation and vapor barrier under kitchen
- Replace existing roof and flashing system with historically sensitive system

Issues for Consideration

- Consider replacing columns in general store with a series of Summer Beams
- Consult a historian/curator to help portray the Hosmer House's complex Legacy
- Lower or replace hedgerow
- Create and install landscape plan
- Install appropriate archival system
- Restore cistern
- Review parking issues
- Life safety systems
- ADA compliancy
- Replace fin tube baseboard radiators with a more visually non-intrusive type
- Electrical upgrades
- Replace exposed wire mold conduit with internal wiring

2.3 IMPROVEMENTS SINCE 2004

There have been upgrades to Hosmer House since the last Historic Structures Report. In the last two decades:

- Vegetation overgrowth had been addressed (however should become a regular maintenance item).
- There is evidence that the stone retaining wall on along the southern edge of the courtyard has been partially repaired.
- The foundation at the carriage house have been repaired and rebuilt with concrete masonry units (CMUs).
- Interior repair of plaster ceilings throughout the house has been addressed.
- A safety railing was added to the back stairwell and attic (however the attic railing seems temporary and should be revisited).
- The electrical panel in the basement has been relocated.
- Rotted wood found at the time of the report seems to have been replaced.
- Exterior door D-06, shows signs of recent replacement, including new tempered glass, while exterior doors D-01, D-12 & D-18 seem to have been replaced longer ago (however all replacement doors are not historically accurate to the building).
- Window sills in the carriage house have been repaired/replaced.
- Columns in the general store have been replaced with a series of “Summer Beams”.
- The Sudbury Historical Commission consulted a historian/curator to help portray the Hosmer House’s complex Legacy.
- The hedgerow has been removed.

While these items have been addressed, there were multiple recommendations that remain outstanding to fully restore the site, foundation, interior finishes, and exterior architectural elements, which have been readdressed in this combined Historic Structures Report/Cultural Landscape Report.

It should also be noted, that in the past two decades, fire protection and burglar alarms were installed, structural beams were reinforced, HVAC system was installed in the main house proper, a heat pump was installed in S-04 (historically the servants room, now utilized as an art storage room), and a hole in the roof was patched.

A mold problem has presented itself whether due to recurring water infiltration, or improperly maintained climate control systems (particularly S-04). In October 2023, Smith & Wessel Associates (SWA), Inc. were retained by the Town of Sudbury to perform a mold evaluation at the Hosmer House. Air-borne mold testing, swab samples and a moisture assessment was performed. The report identified a serious mold issue somewhere in/around the Art Storage room (S-04). An Assessment and Mitigation Plan was developed for the mold on the second floor, and a post-remediation follow-up mold & moisture assessment was conducted, which produced findings that indicated a significant reduction in total spore counts from those realized prior to remediation activities. SWA concluded that there were no further mold or moisture concerns at the time of their follow-up.

At the same time that this survey and report was being conducted, Frank and Glory, a collections management consultant conducted an inventory of the objects in the house and produced a report with recommendations.

At the time of preparing this report, APS was informed that there is a current roof replacement project ongoing at the Hosmer House by another architecture firm (See Appendix 12.1 *Meeting Minutes*). This project is currently in the design phase. Once fully designed, and if funding becomes available, the project will go out to bid in the spring of 2026. These documents were not shared with APS, however, APS has included a condition assessment, and recommendations for the current roof. It is essential that the re-roofing work be aligned with the recommendations set forth in this report to ensure proper coordination.

3.0 THE LAND, THE PEOPLE, THE PROPERTY, THE HOUSE

3.1 THE LAND: BRIEF SUDBURY HISTORY – HISTORICAL BACKGROUND & CONTEXT

To understand the history of the Hosmer House we include a brief early history of the Town of Sudbury as it relates to the larger picture of the English colonization of the area. Most of this early history was taken from Alfred Sereno Hudson's *The History of Sudbury, Massachusetts, 1638 – 1889*, which was written in 1889. This brief history is best related in a timeline as below:

- 1497 English explorer John Cabot “discovers” North America and claims the continent for England.

- 1606 King James of England granted a charter to the Plymouth Company, a commercial trading company, to colonize North America.¹ A few successful and unsuccessful endeavors toward the colonization of British America were implemented over the next few decades.

- 1628 The company, “The Colony of Plymouth in the County of Devon ” or “Council of Plymouth in the County of Devon” “purchased a tract of territory defined as being ‘three miles north of any and every part of the Merrimac River,’ and ‘three miles north of any and every part of the Charles River,’ and extending westward to the Pacific Ocean.”²

- 1637 First of three petitions of residents of Watertown to “remove and settle a plantation” was granted on November 20 by the “Great and General Court of the Massachusetts Colony” – this “plantation” would be known as Sudbury.³

- 1638 Court directs petitioners, including Mr. Noyse [Mr. Peter Noyes] to “set out the bounds of said plantation”⁴ As required, the petitioners also purchased the land from “Karte, the Indian proprietor”.⁵

- 1639 Act of incorporation, September 4, “Court ordered that ‘the newe [sic] Plantation by Concord shall be called Sudbury.’”⁶

- 1706 Inhabitants on west side of Sudbury River [Hosmer House is located on the west side of the river] petitioned the court on January 15, to divide the town, citing difficulty in attending church at the Meeting House on the east side of the river in inclement weather. Among those petitioning were members of the Goodenow and Willis families. This petition was protested by inhabitants of primarily the east but also some on the west side of the river citing the financial burden which would be put upon the east side inhabitants. The court ruled, “the thing was necessary to be done, but their opinion is, that now by reason of the (grievous) times not so convenient.” A second petition was presented in 1708, and this time was granted, giving the inhabitants of the west side permission to build a Meeting House, which was not constructed until around 1725.⁷

¹ Encyclopedia Britannica, s.v. “Plymouth Company,” 2024.

² Alfred Sereno Hudson, *The History of Sudbury, Massachusetts, 1638-1889*, (Sudbury, Mass: Sudbury Press. 1889 - reprint 1968), 58.

³ Hudson, 59.

⁴ Hudson, 60-61.

⁵ Hudson, 64.

⁶ Hudson, 69.

⁷ Hudson, 284-292.

- 1779 The town appointed a committee to “agree on a line of division”.⁸
- 1780 A committee was appointed to “make a Division of Money and Estate belonging to the Town of Sudbury and East Sudbury [later Wayland]” based on an “Act of the General Court Passed on 10th of April 1780.”⁹ John Power’s conjectured date of construction of Hosmer House.¹⁰
- 1794 Mathias Mosmon created a map of Sudbury “in accordance with a vote of the General Court”¹¹

⁸ Hudson, 419.

⁹ Hudson, 420.

¹⁰ John Powers, *Hosmer House - A planned approach to securing for the Town of Sudbury and its inhabitants the historic legacy of a past age* (Sudbury, MA: Town of Sudbury: 1979), Appendix 7.

¹¹ Hudson, 428.



Figure 3.1-1
Map of New England

Date: 1675

Red Oval indicates
Sudbury

Source: *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenbergh. 2020¹²

¹² Jan C Hardenbergh, *Historical Maps of Sudbury, Massachusetts* (Photobook America, 2020.), 36.

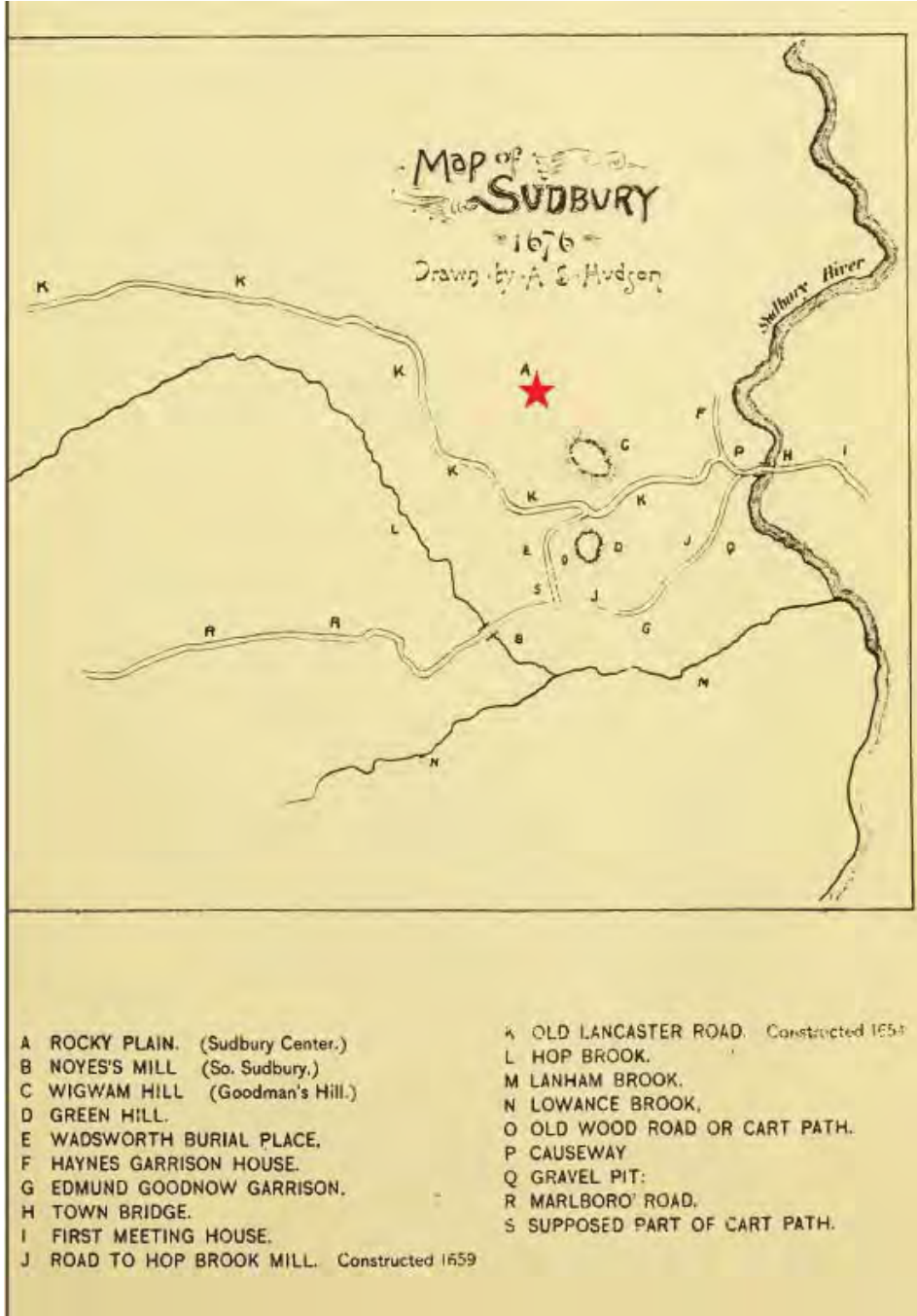


Figure 3.1-2
Map of Sudbury

Date: 1676

Star Indicates
Hosmer House
Location

A.E.Hudson

Source: *The History
of Sudbury
Massachusetts,*
1638-1889¹³

¹³ Hudson, 237.



Figure 3.1-3
Plat of Sudbury West of
River

Date: 1707

Source: *Historical Maps
of Sudbury,
Massachusetts*¹⁴

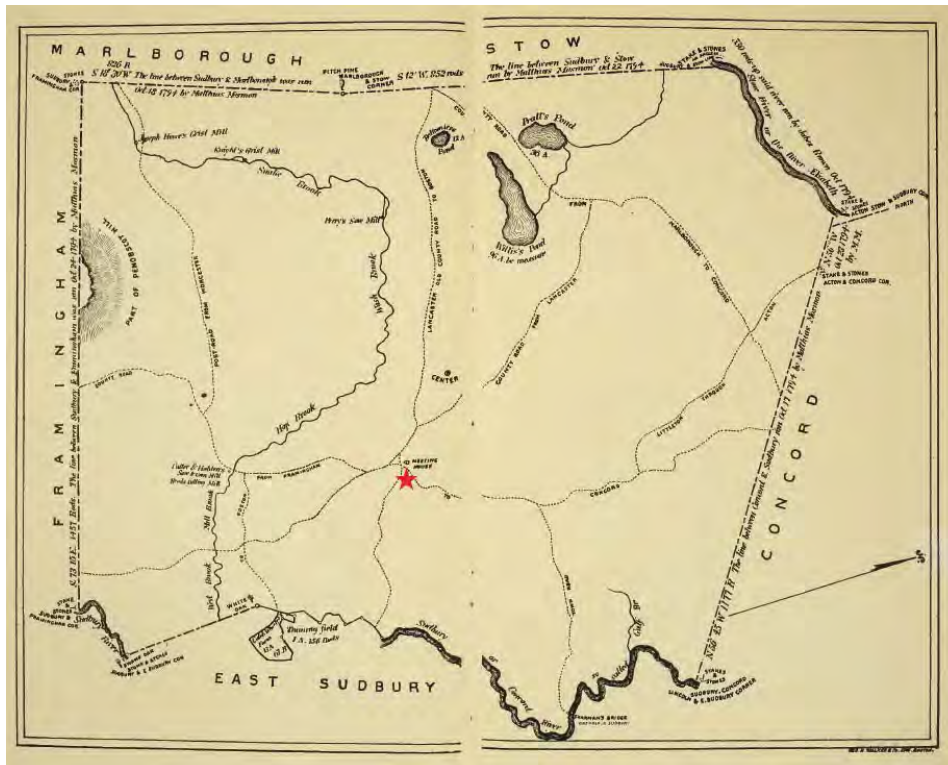


Figure 3.1-4
Map of Sudbury

Date: 1795

Star at Hosmer House
Location- [North is
indicated as being to
the right on map]

Mathias Mosmon

Source: *The History of
Sudbury
Massachusetts, 1638-
1889*¹⁵

¹⁴ Hardenbergh, *Historical Maps of Sudbury, Massachusetts*, 5.

¹⁵ Hudson, 429.



Figure 3.1-5
1798 Commonwealth
Map of Massachusetts

Date: 1798

Sudbury in Red
Rectangle

Source *Historical Maps
of Sudbury,
Massachusetts* ¹⁶

¹⁶ Hardenbergh, 40.

3.2 THE PEOPLE: EARLY FAMILY (PRE-HOSMER) HISTORIES

According to the deed transfers included in the “John Powers Letter” from 1979, there were four main families involved in ownership of the Hosmer House property. These families were: Noyes (also spelled Noyse, Noyce, etc), Goodnow (also spelled Goodnow, Goodnowe, etc.), Willis, and Hosmer. Other names which our research has determined to have bearing on the property are Wheeler and Moore. Each family has deep roots in the history of Sudbury, and all have numerous representatives in the listing of those who served in various military capacities throughout the years. As with all towns in this period of time, the families married, did business together, and transferred land and buildings back and forth generation to generation. A brief history of each of these families follows below.

First is a brief timeline of the important dates and property transfers concerning Hosmer House and associated property and the families involved. 1812 was the earliest clear deed related to the property which was ascertained without further extensive research:

- 1793 The Latady report states that the Hosmer House “was built in 1793 by Elisha Wheeler (1750 – 1794) and Asher Goodnow (1771 – 1852)”.¹⁷ These two were related as Elisha Wheeler married Sarah Goodnow, Asher’s first cousin.¹⁸
- 1806 Abel Moore sells 1/3 acre to Asakel [also spelled Asahel – Elisha’s brother] Wheeler Jr.¹⁹
- 1812 Luther Goodnow (1802 – 1844) [son of Asher] and Reuben Maynard sell to Oliver Noyes (Saddler) for \$1000.00 - 2/3 acre with buildings except store occupied by Abel Moore - “near meeting house”. Deed notes that this is adjacent to property of Asahel Wheeler (Elisha’s brother) and “always reserving to said Oliver Noyes the privileges of passing and repassing to the premises through land of Asahel Wheeler Jr. by the corner of said store said Noyes not to incumber said passway [sic]”.²⁰
- 1815 Luther Goodnow and Ruben Maynard sell to Chancy Moore for \$1135.00 – “a certain tract and parcel of land with the buildings thereon [sic] ... containing about **nine acres**”. (sixty rods south of meeting house).²¹
- 1817 Chancy Moore sold to Daniel Goodnow (Trader) [Son of Asher] – “store [occupied by Joseph Chapman]... joining the dwelling house of Oliver Noyes [Hadley House?]... to be occupied by ... Chapman until twenty third day of November.”²²
- 1817 Oliver Noyes (Saddler) sells to Daniel Goodnow (Trader) for \$800.00 – “certain tract and parcel of land [2/3 acre] with the buildings ... except the store owned by Chancy Moore”.²³
- 1866 Daniel Goodnow sells to James L. Willis for \$2,800.00 – “a certain parcel of land with the building standing [Hosmer House] containing **nine acres**...”²⁴

¹⁷ Latady Design Associates, *Architectural Survey & Drawings for Sudbury’s Hosmer House* (Bedford, MA: Latady Design Associates, 2004) Introduction.

¹⁸ Theodore James Fleming Banvard. *Goodenows Who Originated in Sudbury, Massachusetts, 1638 A.D.* (Baltimore, MD: Gateway Press, Inc., 1994).

¹⁹ “Sudbury’s historic homes: the Hadley House.” *Sudbury Town Crier* (Sudbury, MA), April 12, 1981.

²⁰ Middlesex South Registry of Deeds, Book 198, Page 396: June 19, 1812.

²¹ Middlesex South Registry of Deeds, Book 210, Page 392: March 21, 1815.

²² Middlesex South Registry of Deeds, Book 223, Page 223-224: November 5, 1817.

²³ Middlesex South Registry of Deeds, Book 223, Page 224-225: November 5, 1817.

1897 Ella S. Willis sells to Edwin B. Hosmer of Montowese, Connecticut for \$1.00 – “certain parcel of land with the buildings standing thereon [including Hosmer House] containing **nine acres**”.²⁵

GOODENOW:

Included in the early list of Grantees of property in 1638/39 following the establishment of the Sudbury Plantation, was Edmond Goodnowe (1611 – 1688) who is said to have arrived in America on the ship *Confidence* in 1638. He was granted a lot on the east side of the river and built the Goodnow Garrison, one of many homes which were defined as a refuge in the event of “expected” attack by the indigenous people of the area.²⁶ The Goodnow family was highly involved in many of the early endeavors of the settlement of Sudbury, serving in a variety of official capacities and general appointments such as clerk, surveyor and erecting tombs (for cemetery).²⁷ A descendant in this family, John Goodnow, “a well-known merchant of Boston”, donated the money to establish the Goodnow Library after his death in 1851.²⁸

Previous reports on Hosmer House, beginning with John Power’s 1979 Report include a “Title Search” for Hosmer Property. After an almost exhaustive review of deeds in the Middlesex South Registry of Deeds, the conclusion is that the property upon which Hosmer sits could have originated as a land grant to either a Goodnow or a Wheeler, or a Moore. It is not clear at this point which of these families was in possession of the property when Hosmer House was constructed, but the additional deed research performed for this report indicates it belonged to Asher Goodnow.

In the introduction to the 2004 “Architectural Survey & Drawings for Sudbury’s Hosmer House” by Latady Design & Associates, is found the following statement, “It [Hosmer House] was built in 1793 by Elisha Wheeler [1750 – 1794] and Asher Goodnow [1771 – 1852 – note that Asher would have only been 12 years old in 1793].²⁹ The earliest deed documented in Power’s Report occurred in 1817, 24 years after the assigned date of construction in the Latady report.

In Powers’ earliest documented deed, he states that Daniel Goodnow (1804 – 1890), the four-times great-grandson of Edmond Goodnowe and son of Asher Goodnow, mentioned above, purchased “an earlier store on approximately the same general location” from Chauncy Moore on November 5, 1817.³⁰ In reading the actual text of the deed, the Store was situated “near the center of said Sudbury and joining the dwelling house of Oliver Noyes”. The sale of the Store includes, “all the privileges thereof together with the case of drawers, other drawers, scales weights and beams and every apparatus belonging to said Store of what name or nature soever [sic]” At the time of the sale, the Store is “occupied by Joseph Chapman ... till the twenty third day of November”³¹ On the same date, Daniel Goodnow, is listed as purchasing related property from Oliver Noyes.³² The text of that deed specifies, “a certain tract and parcel of land with the buildings thereon except the Store owned by Chancy Moore ... containing two thirds of an acre.”³³ Daniel would have been 13 at the time, but is listed as a “Trader”. Did his father Asher purchase the property in Daniel’s name or was 13 old enough to be in business and own property in 1817? There does not appear to be another Daniel Goodnow in the family in the area at this time.

²⁴ Middlesex South Registry of Deeds, Book 1019, Page 545-546: Mar. 31, 1866.

²⁵ Middlesex South Registry of Deeds, Book 2594, Page 256-257, September 16, 1897.

²⁶ Hudson, 34.

²⁷ Hudson, 91, 136, 476.

²⁸ Hudson, 34.

²⁹ Latady Design Associates, Introduction.

³⁰ Powers, 1.

³¹ Middlesex South Registry of Deeds, Book 223, Page 223-224: November 5, 1817.

³² Powers, 1.

³³ Middlesex South Registry of Deeds, Book 223, Page 224-225: November 5, 1817.

In the narrative associated with the 1979 Grant application included as Appendix 7 in Power's Report he notes that the house was constructed in 1780. However, a narrative included in the submission, written by Powers states, "The four huge chimneys of this Federal period 'brick-ender' have dominated the Centre since sometime in the 1780s. Ashael [Asahel] Goodnow did more than he knew when he set his carpenters and masons to work." This statement does not fit with the deeds in Power's Title Search which indicate that Daniel Goodnow acquired the property and a store building in 1817.³⁴

Additional deed research performed for this report sheds light on the earlier circumstances which have the Goodnows selling the property to Noyes and Moore in 1812 and 1815 respectively, so it would seem that the 1817 deeds listed by Powers were actually a re-acquisition of the land and store by the Goodnows in the name of Daniel Goodnow. The earliest deed pinpointing land granted to Asher Goodnow listed as Grantee is 1802 which is after the assigned Powers 1780 date (and the Latady 1793 date) of construction of Hosmer House. Further indepth research is needed.

In Hudson's (1839 – 1907) History printed in 1889, he reminisces about the Goodnow store, "... the old Ashur Goodnow store. There a grocery was kept for years, and many a townsman still remembers the bent form of the aged proprietor as he dealt out his wares".³⁵ Author Hudson lived from 1839 to 1907 and Asher Goodnow died in 1852, so Asher ran the store during Hudson's early life.

The 1800 through 1840 Census for Asher Goodnow lists only numbers residing in the household – no names, the total number being: 1800 – 4; 1810 – 10; 1820 – 11; 1830 – 6; and 1840 – 5. Although all of these censuses were national and therefore include a column for listing of "Slaves", since slavery was abolished in 1783 in Massachusetts, there are no "slaves" listed in any household in Sudbury. As elsewhere in New England, the end of slave ownership was gradual, but by 1790, the date of the first U.S. Census, no "slaves" were registered in the Census in the entire state of Massachusetts.

The Massachusetts Cultural Resource Information System (MACRIS) Form B for 174 Boston Post Road notes it was the home of Asher and Fanny Sanger Goodnow. The report cites an 1831 map indicating that Asher lived at that location at that time. This report also notes it was later the home of Asher and Fanny's daughter Fanny and husband Timothy Johnson.³⁶

Daniel Goodnow was not found in a census until the 1860 and 1870 Census where Daniel Goodnow is listed as head of household residing in Boston. In the 1870 census, after the Hosmer property is sold to Willis in 1866, he is listed as a Wh. [Wholesale] Grocer and son Daniel Jr. (age 30) is listed as Ret. [Retail] Hardware.

Deeds indicate a good bit of parceling and transferring of property amongst the Goodnow descendants. No specific deed was located for the land upon which the Hosmer House was constructed, but it is assumed that the land was part of the Goodnow family holdings. Further research should clarify.

Regarding the use of the house as a Post Office, Steven Greene's presentation on the history of the Sudbury Post Office and follow up emails provided information on the sequence of Postmasters and the locations of the Post Office in Sudbury. A list shared by Mr. Greene entitled "F. Branshaw on 1st PO" indicates that during the time of the Goodnow ownership, Samuel D. Hunt was Postmaster beginning in 1847, and gives Hosmer House as a possible location. In 1858, one John Goodnow (apparently not an immediate relation to Asher or Daniel Goodnow) became Postmaster, but Branshaw lists known" for the location.³⁷ The 1830 Wood map (above), "J. Goodnow" is listed at the Hosmer House location, but the date does not coincide with Branshaw's list.

³⁴ Powers, Appendix 7.

³⁵ Hudson, 495.

³⁶ <https://mhc-macris.net/details?mhcid=SUD.19>

³⁷ "F. Branshaw on 1st PO." List of Postmasters shared by Steve Greene.



Figure 3.2-1
Map of Sudbury, Mass
- Detail at Hosmer
House

William H. Wood

Date: 1830

Note: "J(?) Goodnow's
House & Store" noted
at Hosmer House
location.

Source: *Historical Maps
of Sudbury,
Massachusetts* by Jan
C. Hardenberg. 2020.³⁸



Figure 3.2-2
Map of Middlesex
County - Sudbury
Center Detail

Henry F. Walling -
Boston

Date: 1856

Note: "A. [Asher]
Goodnow & Co." at
Hosmer House
Location,
Note also that Ashur
Goodnow's House is
located much further
south on Concord
Road. Note also, "A.
Johnson" listed
southeast of Hosmer
House (See section
below on George
Johnson).

Source: *Historical Maps
of Sudbury,
Massachusetts* by Jan
C. Hardenberg. 2020.³⁹

³⁸ Hardenbergh, 9.

³⁹ Hardenbergh, 20.

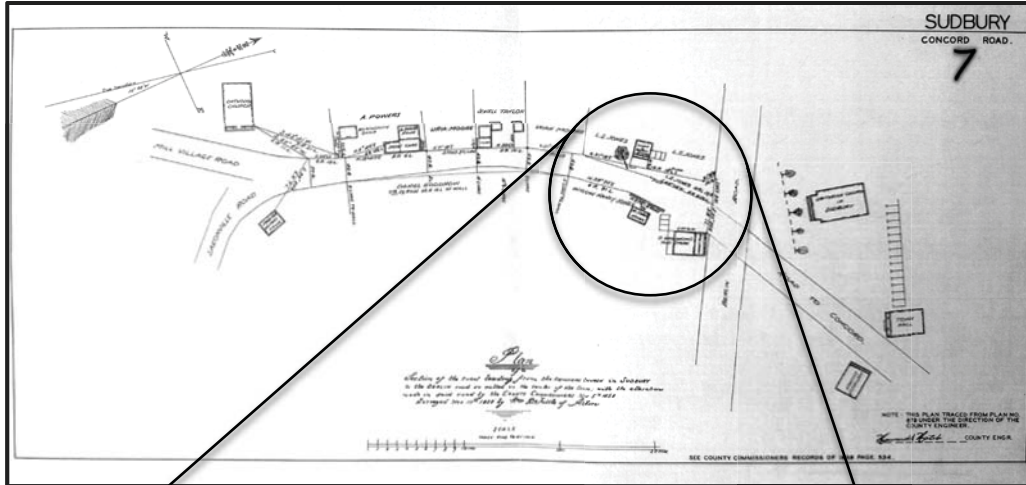


Figure 3.2-3
 Plan of a Section of the road leading from the Orthodox Church in Sudbury to the Berlin road so called in the center of the town, with the alterations made in said road by the County Commissioners Nov 5th 1858- Surveyed Nov 10th 1858 by Wm D. Tuttle of Acton

Date: 1858

Note: "D. Goodnow's Old Store" at Hosmer House Location – "Front Yard" noted between House and road. Is the rectangle with three compartments situated at the southwest corner of Hosmer House the "Store" purchased from Chancy Moore in 1817? Was it moved and relocated closer to Hosmer? Is it the barn-type structure in the 1866 and 1870 photos?

Source: Middlesex South Registry of Deeds

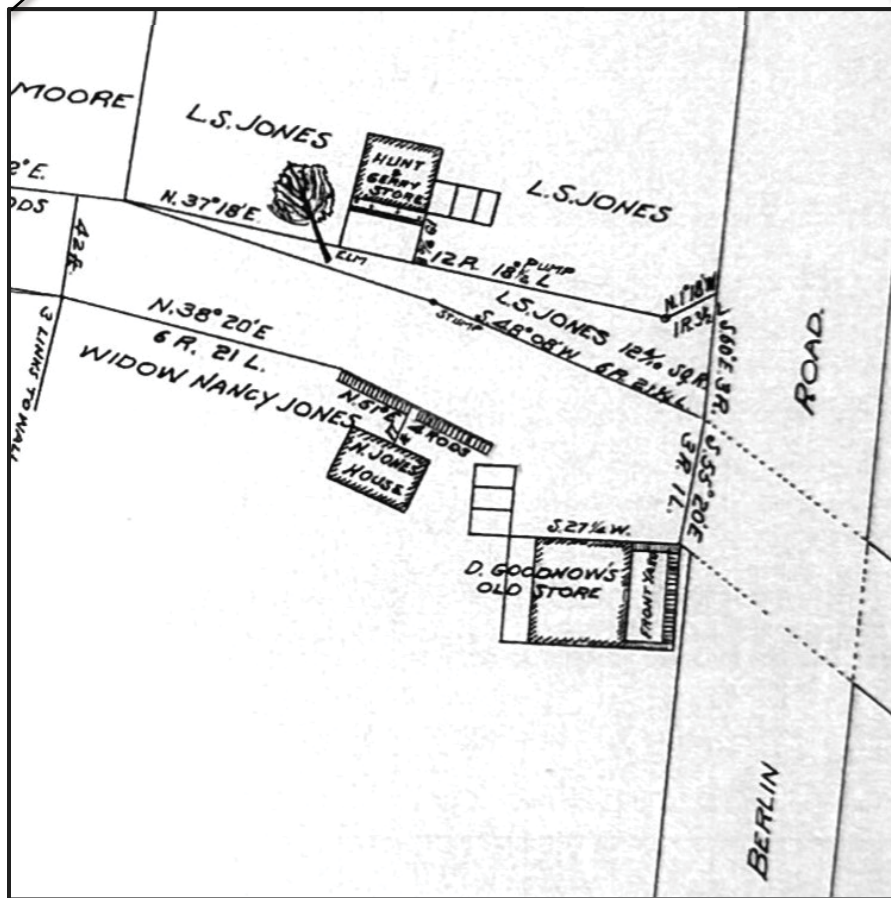




Figure 3.2-4
"Hosmer House about
1864 + Parmenter
Store, (Sudbury
Center)..." [written on
back]

Copper Plate for Intaglio
Printing

Date: Circa 1864

Note: Shutters visible
only at Store windows.
Livestock fencing
visible on east as
extension of stone wall.
Picket fence visible in
front of house.
Chimneys at original
height. No door on east
elevation.

Source: Hosmer House
Archives



Figure 3.2-5
"View from Church
Steeple - 1850"
[written on label – this
date is most likely too
early]

Copper Plate for Intaglio
Printing

Date: Circa 1864
[based on other photo
of same era]

Note: Shutters visible
only at Store windows.
Livestock fencing
visible on east as
extension of stone wall.
Picket fence visible in
front of house.
Chimneys at original
height. No door on east
elevation. Outhouse
appears to be larger
(deeper) with another
small shed situated on
the east wall of the
carriage house just
south of the outhouse

Source: Hosmer House
Archives

WHEELER:

Obediah Wheeler (1608 - 1671) emigrated from England and settled in Concord, just up the road from Sudbury. His grandson Uriah moved to Sudbury and his son, Elisha (1711 – 1785) married Mary Loring, daughter of the first and longtime minister, Israel Loring, in Sudbury. Elisha is said to have run the Old Mother Wheeler Tavern on the Old Causeway in West Sudbury.

Elisha Wheeler's son Elisha is mentioned in the Latady report as the builder of Hosmer House in 1793 with Asher Goodnow". Another of Elisha Wheeler's sons, Ashel Wheeler is noted as owning the property adjacent to the "2/3 acre with buildings" sold by Luther Goodnow and Reuben Maynard to Oliver Noyes (Saddler) in 1812. The deed notes, "always reserving to said Oliver Noyes the privileges of passing and re-passing to the premises through land of Asahel Wheeler Jr."⁴⁰

NOYES UP TO 1817:

From available information, without going deeply into family genealogy back in England, it would appear that the Oliver Noyes who sold property to Daniel Goodnow in 1817 was not directly descended from the Noyes family line which descends from Mr. Peter Noyes (1590 - 1657), who was pivotal in the settling of Sudbury in 1638/39. Peter Noyes was a yeoman of the parish of Weyhill, Hampshire, UK and emigrated to America on the ship *Confidence*. He was one of the original Grantees of property in Sudbury in 1638/9, served in numerous official posts for almost 20 years and was instrumental in the disbursement of property.

Reverend James Noyes (1608 - 1656), who appears to be our Oliver Noyes' (1738 - 1803) three times great-grandfather, emigrated from Cholderton, Wiltshire, UK and settled in Newberry, Massachusetts. His son, Joseph (1637 - 1717), Oliver's grandfather, relocated to Sudbury. The Noyes name has a very deep and active history not only in Massachusetts, but also throughout New England.

MOORE:

The history of the Hosmer House and its associated property appears to be closely allied with the "Hadley House" which is located just south of Hosmer and possibly was historically part of the Hosmer House property. The Moore family is another family with deep roots in Sudbury history. An article in a local paper relates the connection between the two properties "The Hadley house was built in 1806 by Abel More, a trader ... with his brother Joel, built his house and adjoining store on one acre of land in Sudbury Center. ... in 1809 he sold one-third of his one acre to Asakel Wheeler Jr, who built Hosmer House [this date does not support the 1780 building date for Hosmer]. In 1810 [Abel] sold his house, but retained his store. ... the next time the house was sold, in 1812 ... Finally, in 1817, poor Abel lost his store, and moved away. Daniel Goodnow bought the house and store".

Deed research revealed that it would appear that the property and building(s) sold by Moore to Daniel Goodnow in 1817 had been sold by Luther Goodnow to Oliver Noyes in 1812 and Chancy Moore in 1815. Further research and acquisition of the documentation upon which this article is based may be beneficial to a fuller history of Hosmer House.

JOHNSON - Pre-1866

A photo from the Sudbury Historical Society captures an image of the House, which appears to have the name "George Johnson" on the sign over the store's porch (See Figure 3.2-6). This photo has been dated circa 1870 in a book on the

⁴⁰ Middlesex South Registry of Deeds, Book 198, Page 396: June 19, 1812.

history of Sudbury,⁴¹ but that date has been called into question. Research determined that Fanny Goodnow (1808 - unknown), daughter of Asher Goodnow married a Timothy Johnson (1800 – 1864) in 1829. (note that an “A. Johnson” – Timothy’s father was Abiather Johnson - is listed southeast of Hosmer House on the 1856 Walling map – See Figure 3.2-2). Little else was discovered to confirm the “Johnson” name over the porch. However, census records from the 1850s and 1860s indicate that Fanny died, and Timothy re-married a lady named Hannah. The 1850 census lists Timothy as a farmer with 15 acres and having a 16-year-old George Johnson in the household. Perhaps this is our “George Johnson”. George apparently married first in 1873 in Boston, when he is listed as a merchant, and second in 1880 in Boston, when he is listed as a fruit dealer. Both occupations support this as being the George Johnson listed on the sign above the store porch in this pre 1866 photo.



Figure 3.2-6

“The Hosmer House, located on the corner of Route 27 and Concord Road in Sudbury Center, was built in the first quarter of the nineteenth century. The western part of the house, facing Concord Road, was once used by its owners as a general store... This photo ... shows the store front of George Johnson, circa 1870 [this date is believed to be incorrect – the date is pre 1866]. Over the years, parts of the house have also served as a post office, a cobbler’s shop, a candy shop, and a ballroom.”⁴²

Date: Pre 1866

Note: Shutters only at Store windows. Livestock fence at edge of house. Chimneys at original height. No window to right of Store Door. No windows flanking doors on southwest addition Door and stair accessing second floor of southwest addition.

Source: *Sudbury a Pictorial History* by Laura Scott 1989

⁴¹ Laura Scott., *Sudbury a Pictorial History* (Norfolk, VA: The Donning Company: 1989), 66.

⁴² Scott, 66.

WILLIS – 1866 TO 1897:

Samuel Willis (1675 – 1758) was one of the petitioners in the 1706/7 petition to separate from what would later be called East Sudbury, then Wayland. His father and grandfather resided in the area, namely Medford and Cambridge prior to the family settling in Sudbury.⁴³ Landmarks in the area are named after the family, specifically Willis Pond (“the largest pond in town”)⁴⁴ and Willis Hill.⁴⁵ As with the Noyes and Goodnow family, the Willis family, although not noted as one of the original families of the Sudbury plantation, are mentioned as highly involved in the activities of improvements and maintenance within the town.

James Luman Willis (1838 – 1895) is listed in Power’s Title Search as purchasing the “present house property” from Daniel Goodenow in 1866.⁴⁶ James Lumen Willis is listed as a “Grocer (ret.) [retail]” in the 1870 census when he would have been not quite 30 years old,⁴⁷ and listed as a “Farmer” in the 1880 census.⁴⁸ In Hudson’s *History*, Luman Willis is noted as occupying the house which was the “old Ashur Goodnow store”.⁴⁹ According to a previous report, Ella and James Willis, the second owners, ran the general store and post office.⁵⁰ The 1875 Beers Town of Sudbury map appears to indicate the Post Office at the intersection of Concord Road and Route 27, but the label is on the west side of Concord Road (See Figure 3.2-7).

Regarding the use of the house as a Post Office during the Willis’ ownership, according to the F. Branshaw list, John Goodnow’s term as Postmaster ends in 1866 when the house is sold to the Willises.⁵¹ A photo of Hosmer House which is on display in the house with no associated information, appears to have the name “Burbeck & Willis” over the store porch (See Figure 3.2-8). Apparently, the Willises’ purchase of the property and Burbeck’s beginning date as Postmaster coincide to most likely place the Post Office in the Hosmer House at that time. In 1869, Jonas S. Hunt became postmaster at which time it appears the Post Office moved across the road. The 1875 Beers Sudbury map notes the *L.S. Jones Store & P.O.* (later known as the Parmenter Store) with *J. S. Hunt (oc)*[occupant?] (See Figure 3.2-9). The 1889 map notes the Post Office as being in Hunt’s home, which again is across Concord Road from Hosmer⁵² (See Figure 3.2-10).

⁴³ James Lumen Willis. <https://www.findagrave.com/memorial/102241797/james-luman-willis> (9 July 2024)

⁴⁴ Hudson, 183.

⁴⁵ Hudson, 453.

⁴⁶ Powers, 1.

⁴⁷ U.S. Census Bureau. 1870 Census, James Lumen Willis. Via Genealogy Bank

⁴⁸ Ancestry,

⁴⁹ Hudson, 495.

⁵⁰ Latady Design Associates, Introduction.

⁵¹ “F. Branshaw on 1st PO.”

⁵² Branshaw



Figure 3.2-7
Atlas of Middlesex
County, Massachusetts

Frederick W. Beers

Date: 1875

Detail at Hosmer House
"Sudbury P.O."

Source: *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenberg. 2020.⁵³



Figure 3.2-8
Hosmer House
"Burbeck(?) & Willis"
on Sign

Date: Circa 1866

Note: Shutters visible only at Store windows. Livestock fence at edge of house. Picket fence at front. Chimneys at original height. Window to right of Store Door. No windows flanking doors on southwest addition. Door and stair accessing second floor of southwest addition.

Source: Hosmer House Archives

⁵³ Hardenberg, 13.

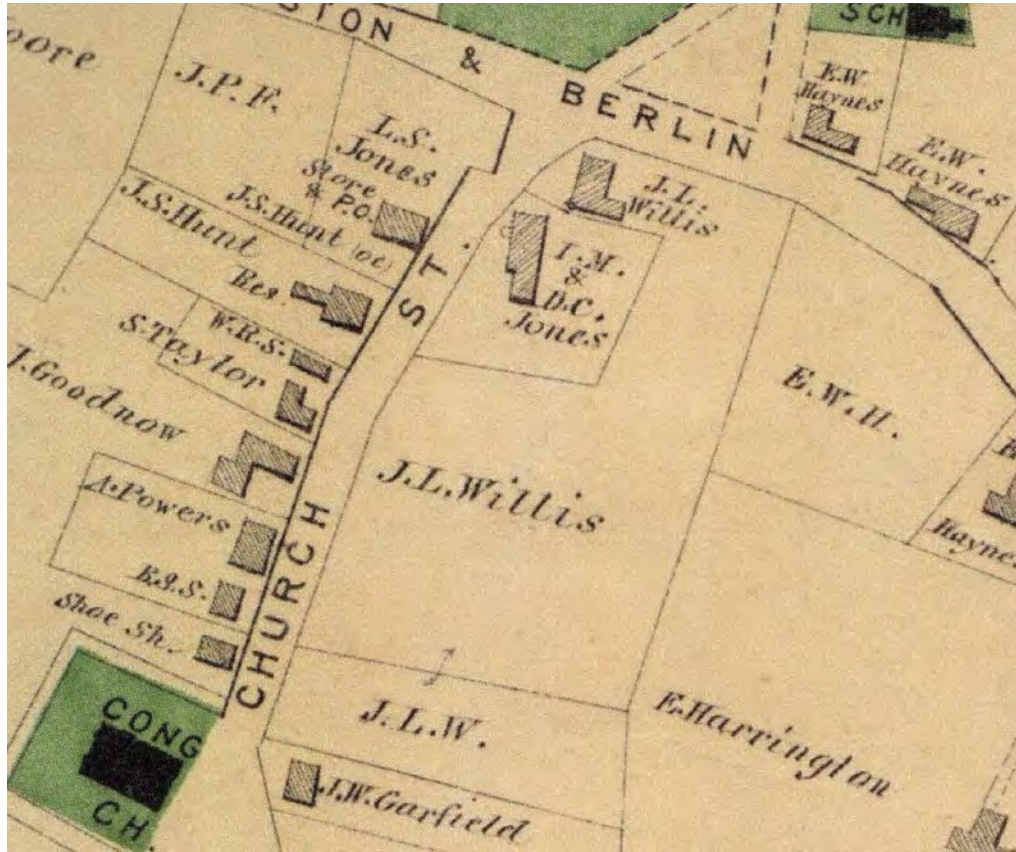


Figure 3.2-9
County Atlas of
Middlesex
Massachusetts - Town
of Sudbury

Frederick W. Beers

Date: 1875

Details at Hosmer
House (J. L. Willis) and
P.O.

Note: "J. L. Willis" at
Hosmer House location
- Also "J. L. Willis"
Property South of
House, and Separate
"J.L.W." Parcel Below.
Concord Road is
Named "Church Street",
and the Post Office is
across the Street in the
L.S. Jones Store with
"J.S. Hunt oc
[occupant?]"

Source: *Historical Maps
of Sudbury,
Massachusetts* by Jan
C. Hardenberg. 2020.⁵⁴

⁵⁴ Hardenburgh, 20.

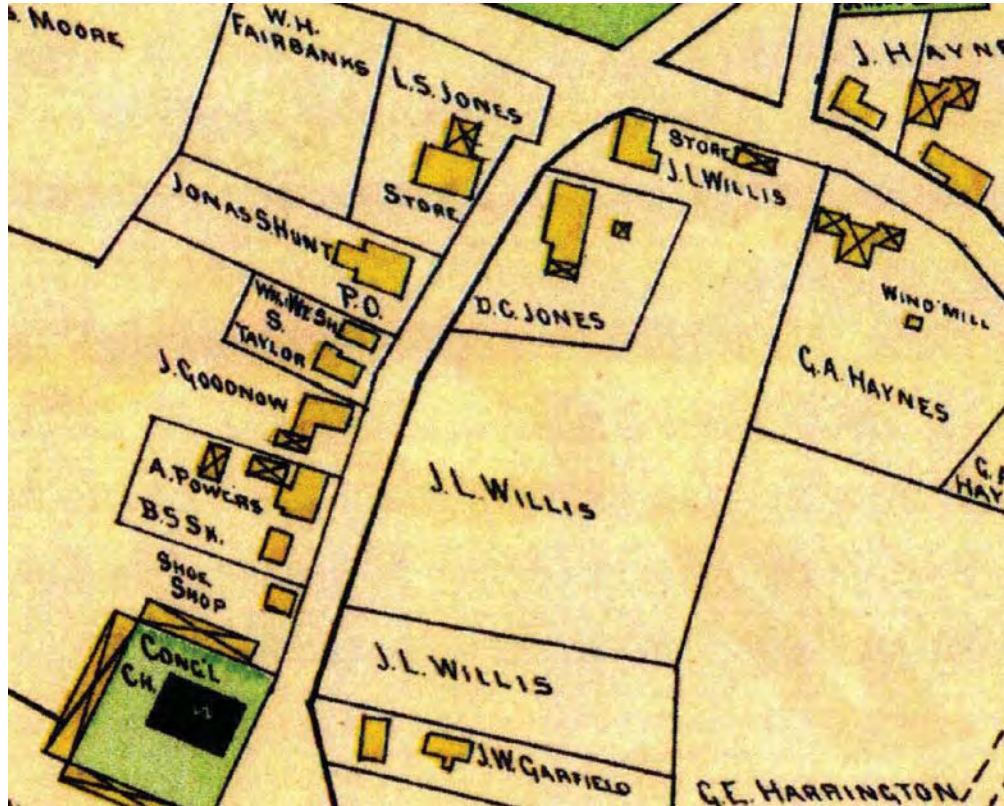


Figure 3.2-10
*Atlas of Middlesex
County, Massachusetts
- Village of Sudbury*

George H. Walker & Co.

Date: 1889

Detail at Hosmer House

Note: "Store - J.L. Willis" - Also "J.L. Willis" Property South of House, and Separate "J.L. Willis" Parcel Below

Source: *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenberg. 2020.⁵⁵

⁵⁵ Hardenburgh, 21.

3.3 THE PEOPLE: HOSMER'S – 1897 TO 1978

The first Hosmer in the family line to arrive in America seems to be James Hosmer Sr. (1605 – 1685), who was born in Hawkhurst, Kent, England. He settled in Concord and his descendants our line of interest continued to reside in Concord until his great-great-grandson, Amos Hosmer Jr. moved to New Ipswich, New Hampshire. This Amos' grandson Edwin Barrett Hosmer (1840 – 1910) was born in Mason, New Hampshire and married Abby Louisa Armes (1845 – 1912) in Canterbury, New Hampshire in 1864. They moved to, first Woodstock, Connecticut, then Montowese in the County of New Haven and State of Connecticut, and eventually to Sudbury.⁵⁶ So although the Hosmer family was comparatively late arrivals in Sudbury, they had deep roots in Middlesex County, Massachusetts.

Following the death of James Lumen Willis in 1895, Ella Willis sold “the house and property and an additional 3 acres” to Edwin B. [Barrett] Hosmer (1840 – 1910) for \$1, as recorded in a deed dated September 6, 1897.⁵⁷ This property transfer is also documented in the “Memorandum of Agreement” between Ella S. Willis and Albert B Hosmer (1871 – 1957) [note this Memorandum is between Mrs. Willis and Edwin Hosmer’s son, Albert – Florence’s brother, who would have been 26 at the time] dated 17 August, 1897 (See Figure 3.3-1). This Memorandum of Agreement is framed and hanging in the Hosmer House and states that “said Hosmer agrees to purchase the above described property and agrees to pay the sum of \$2000 ... on or before the sixth of September, 1897”.⁵⁸

Prior to their moving to Sudbury, Edwin and Abby Hosmer had five children; The first, a son, born in Mason, New Hampshire, died as an infant in 1865; Alice Lillian (1867 – 1924) and Albert Edwin (1871 – 1957) were both born in Mason; Frederick Everette (1879 – 1948), and Florence Armes (1880 – 1976) were born in Woodstock, Connecticut. Alice, who became a schoolteacher, was about 30 years old when the family moved to Sudbury (See Figure 3.3-2). She initially lived in the house with her family and taught school in Weston. Over the years, Alice is said to have resided in the small two-story addition south of the store which has been stated to have been a cobbler’s shop. Albert or Bert, was about 26 when the family moved into the house and had an affinity for music including voice. Frederick or Fred was about 18 when the family moved into the house and had an aptitude for poetry. Florence, the youngest, was about 17 when the family moved into the house.

Farming seems to be a consistent thread for the family whether at their home in Woodstock or in Sudbury. In journals and letters between family members there is mention of farm activities such as “butchering, killed and dressed four sheep⁵⁹, “pa went to dig his potatoes yesterday”⁶⁰, “The horse, the cows, the pigs and the poultry must be fed and looked after every day”⁶¹ Specifically mentioned in the Agreement with Ella Willis, is the condition of including “nine acres more or less with **nine acres** more or less with all the buildings thereon and all hay in barn, hay wagon, plow, some small tools pile wood next wall”.⁶²

The 1908 Walker Map of Sudbury illustrates the extent of the Hosmer property (See Figure 3.2-3). While the largest section of the “farm” remains (outlined in red), the smaller south-most section is not noted to be Hosmer property. Did Hosmer sell this section before 1908, or is this an error? Later documents indicate this parcel as belonging to Garfield, the neighbor to the south.

⁵⁶ Helen Marie Casey. *Dear Girl* (Pittsburgh: Black Lawrence Press: 2011), 15 - 26.

⁵⁷ Powers, 1.

⁵⁸ Framed Memorandum of Agreement at Hosmer House

⁵⁹ Casey, 18.

⁶⁰ Casey, 29.

⁶¹ Casey, 103.

⁶² *Memorandum of Agreement*, Original document at Hosmer House.

A Land Records entry in Book 3465, Page 447, dated September 13, 1909, records that Edwin B. Hosmer paid his mortgage of \$1200.00 with the Middlesex Institution for Savings which was begun on September 14, 1897.⁶³

The 1900 Census lists father Edwin as head of household and for occupation, lists, “Boarding House Keeper”. At the time of the Census. Florence L. Sherman (age 24) is listed as a Boarder and her occupation is listed as “Teacher”. Other members of the Hosmer family include mother Abby L., with no occupation listed, Alice L, listed as “Teacher”, Albert E. , listed as “Music Teacher”, and Florence A., who is noted to be “At School”.⁶⁴

Edwin Barrett Hosmer died on 15 January 1910. John Powers notes in his 1979 report that the house “served as a store through the death of Edwin”⁶⁵

By 1910, Abbie L. Hosmer is listed as head of household in the Census with no profession or trade listed, just “Own Money”. Alice L. is listed as a Teacher in a Public School. Florence A. is noted to be a Teacher and her general nature of industry is “Drawing”.

From the *Collection Study* by Erin Richardson: “In 1913 she [Alice] was a teacher at the Intermediate school in Weston and lived at home (a long travel distance). Two years later she had moved into the Teachers’ Lodge on Central Ave in Weston. By 1917 she was the Principal at Centre Grammar school.”⁶⁶

Fred transferred his interest in five acres with the buildings to his siblings, Alice, Florence and Bert via a property transfer dated June 18, 1915.⁶⁷

In 1920 there is a significant change to the household, which is listed as being located on Hudson Road (the road that runs in front of Hosmer House – the name of this road varies over the years). Alice L., age 41 listed as Head of Household, is listed as a “Teacher” at a “Public School” with Florence A. listed as her sister and an “Artist”. Fifty-nine-year-old Margaret Sample is listed as a “Housekeeper” in a Private House, presumably the Hosmer Home.⁶⁸

No listing for Florence was found in the 1930 or 1940 census. However, in the 1940 Census Albert E. Hosmer is listed as living on Concord Road next door to the Hadley family (the house just south of Hosmer House) with his wife, “J. Gean H. Hosmer. They are the only occupants listed in the house and are noted as having lived in Pawucket, Rhode Island in 1935, but have no occupation listed. It is interesting to note that in this version of the Census has a column entitled, “Does this household live on a farm” and the entry for the Hosmers is, “No”.⁶⁹

The Edwin Hosmer family had never been particularly affluent; in fact, they seemed to continually have financial difficulties. Boarders, specifically teachers brought in extra money. In 1951, it appears that an offer was made to purchase the house for \$2,000. A letter from Bert in 1952 indicates that Florence was having difficulty paying her taxes. Bert had hoped that Florence would sell some land to alleviate the financial difficulties.⁷⁰

⁶³ Middlesex South Registry of Deeds. Book 2594, Page 256-257: 1897; & Book 3465, Page 447: 1909.

⁶⁴ U.S. Census Bureau. 1900 Census, Edwin B. Hosmer. (via Genealogy Bank)

⁶⁵ Powers, 8.

⁶⁶ Erin Richardson. *Collection Study – Hosmer House 2024*. (Cooperstown, NY: Frank and Glory, LLC., 2024).

⁶⁷ Middlesex South Registry of Deeds. Book 3982, Page 441-442: 1915.

⁶⁸ U.S. Census Bureau. 1920 Census, Alice L. Hosmer. (via Genealogy Bank)

⁶⁹ U.S. Census Bureau. 1940 Census, Albert E. Hosmer. (via Genealogy Bank)

⁷⁰ Casey, 126 – 127.

In 1955 Florence and Burt sold the 3.39 acre "farm property" south of the house to Wilfred and Cora Allen⁷¹. One year later, the Allens sold the property to Donald and Constance Neelon.⁷²

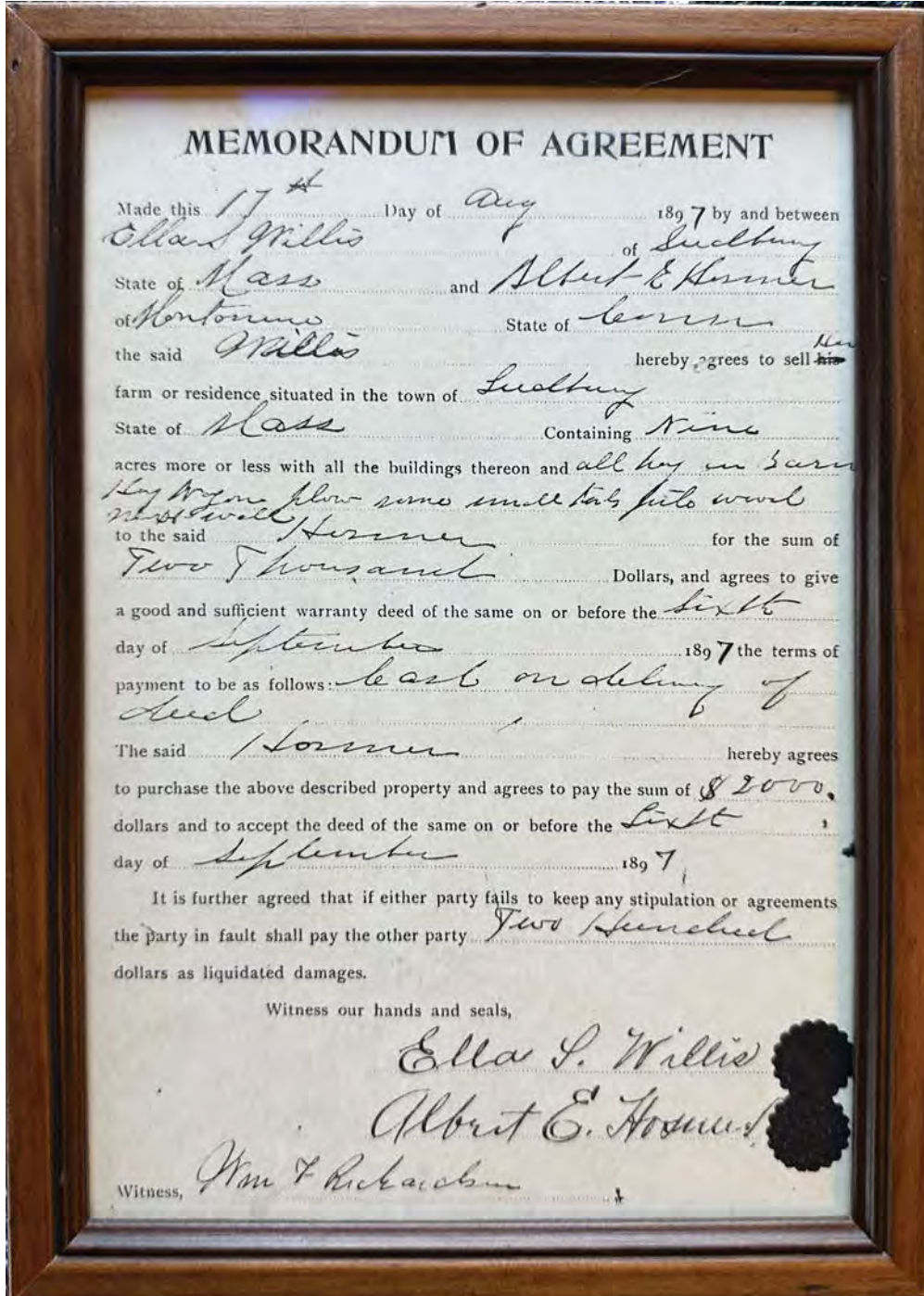


Figure 3.3 -1
Memorandum of
Agreement

Between Ella S. Willis
and Albert E. Hosmer

Date: 17 August 1897

Source: On display in
Hosmer House

⁷¹ Middlesex South Registry of Deeds, Book 3506, Page 336, June 29, 1955.

⁷² Middlesex South Registry of Deeds, Book 8732 Page 387, May 28, 1956.



Figure 3.3-2
“Grandfather and
Grandmother’s 50th
Anniversary”

Armes Family

First Row, Center:
Alice; Middle Row,
Center: “Grandmother”
[Marcia Kingman Keith
Armes], third from
right “Grandfather”
Josiah Lyman Armes],
Second from Right:
Mother-Abigail Armes
Hosmer; Back Row,
Left: Fred (Winifred)
Hosmer; Second from
Left: Florence Hosmer;
Fourth from Right Burt
(Albert) Hosmer; Third
from Right: Father –
Edwin Hosmer.

Date: Circa 1890

Prior to purchase of
Hosmer House

Source: Hosmer
House Archives



Figure 3.3-3
*Atlas of Middlesex
County, Massachusetts
– Part of Town of
Sudbury*

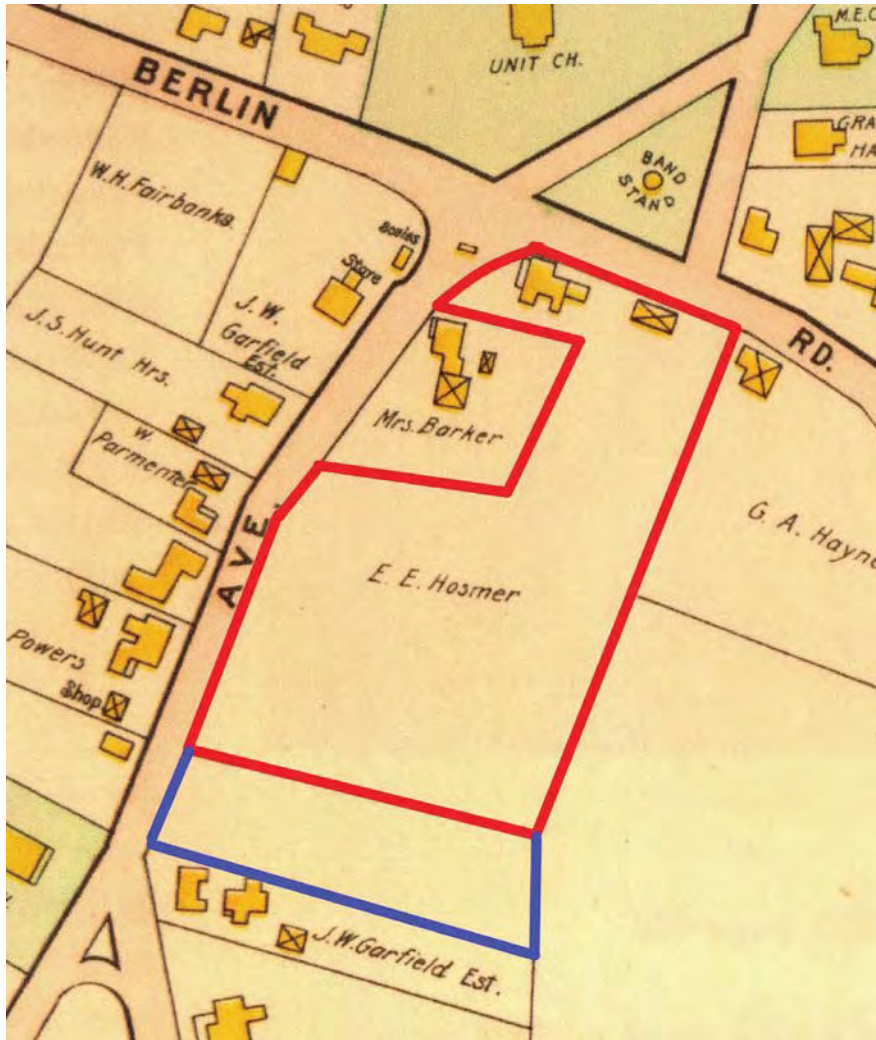
George H. Walker & Co.

Date: 1908

Detail at Hosmer House

Note: "E. E. [sic]
Hosmer" for property –
Separate Parcel Below
Not Labeled

Source: *Historical
Maps of Sudbury,
Massachusetts* by Jan
C. Hardenbergh. 2020.⁷³



⁷³ Hardenbergh, 21.

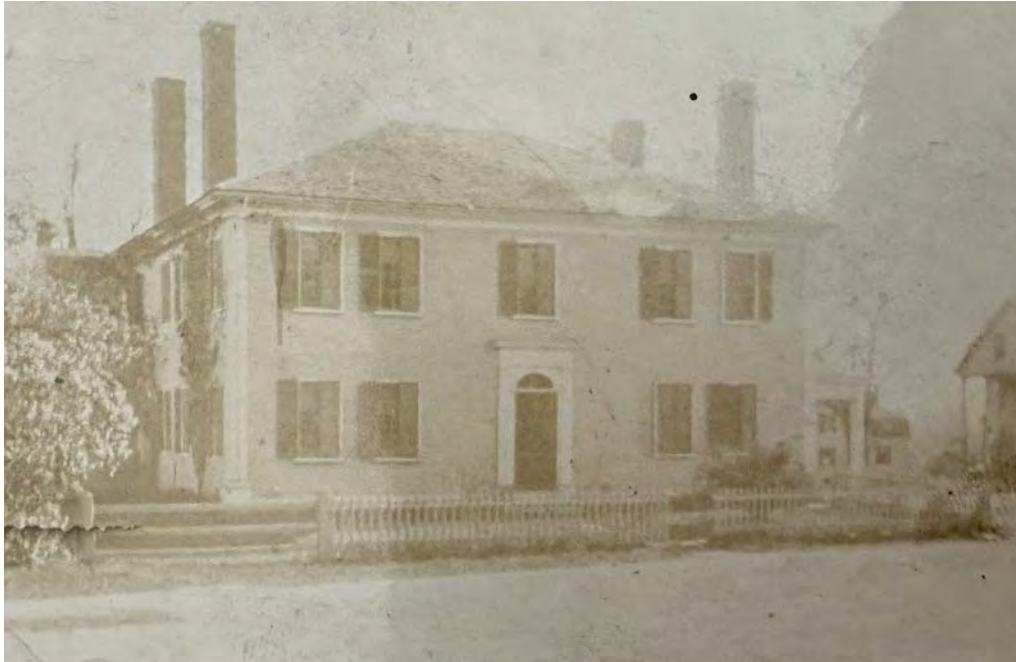


Figure 3.3-4
Hosmer House – Early
Image

Black and White Photo
Mounted on Board

Date: Prior to 1929
When Parmenter Store
was moved. Also prior
to 1910 photo after
fence was removed.

Note: Shutters on all
windows visible in
photo. Fence only along
road at front, livestock
fencing to east, picket
fence in front of house.
Chimneys at original
height. No door on east
elevation.

Source: Hosmer House
Archives

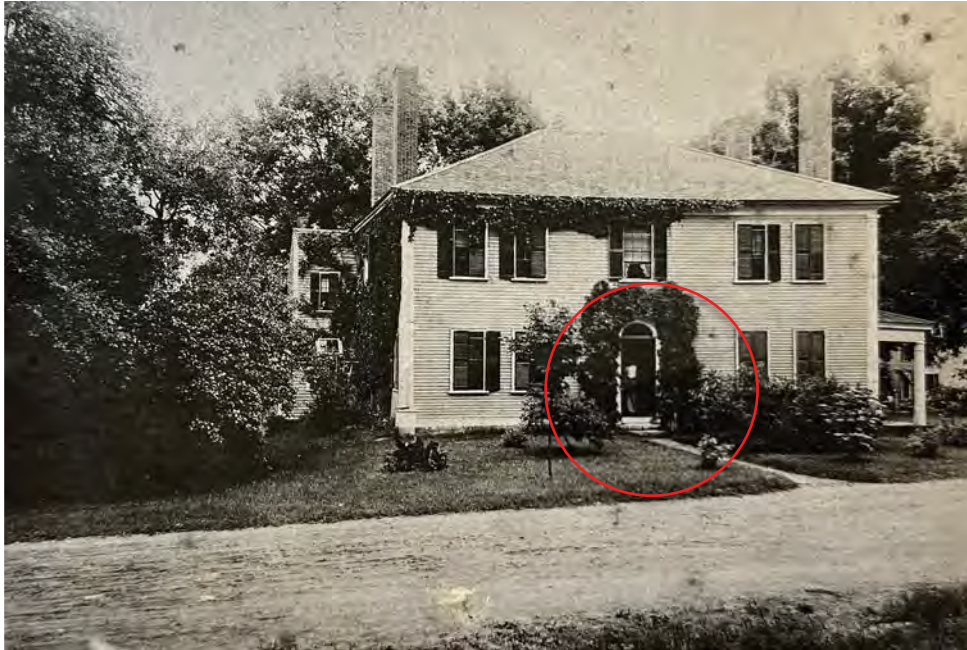


Figure 3.3-5
"When Rev. Edwin Hosmer moved to Sudbury in 1897 with his wife and four children, he bought this house from the widow of James Willis for one dollar. It is probably his daughter, Florence standing in the doorway, in this circa 1900 photograph."

Black and White Photograph

Date: Circa 1900/1910

Note: Shutters on all windows visible in photo. Fence has been removed.

Source: Sudbury Historical Society Archives





Figure 3.3-6
West Elevation

Black and White
Photograph

Date: Circa 1900/1910

Note: Shutters on all
windows visible in
photo. Ladies on porch
appear to be Florence
and her mother Abby
Hosmer.

Source: Hosmer House
Archives



Figure 3.3-7
Hosmer House – Early
Image

Copper Plate

Date: Circa 1910

Note: No fence.
Shutters on all windows
visible in photo.

Source: Sudbury
Historical Society
Archives



Figure 3.3-8
Man at Pump in front of
adjacent Hadley House
with Hosmer House in
background

Black and White Photo

Date: No Date - Circa
1920s

Note: Shutters on all
windows visible in
photo. No fence.
Chimneys are original
height.

Source: Sudbury
Historical Society
Archives



Figure 3.3-9
Hosmer House – Early
Image

Black and White Photo

Date: February 1937

Note: Shutters on all
windows visible in
photo. No fence.
Chimneys are original
height.

Source: Hosmer House
Archives

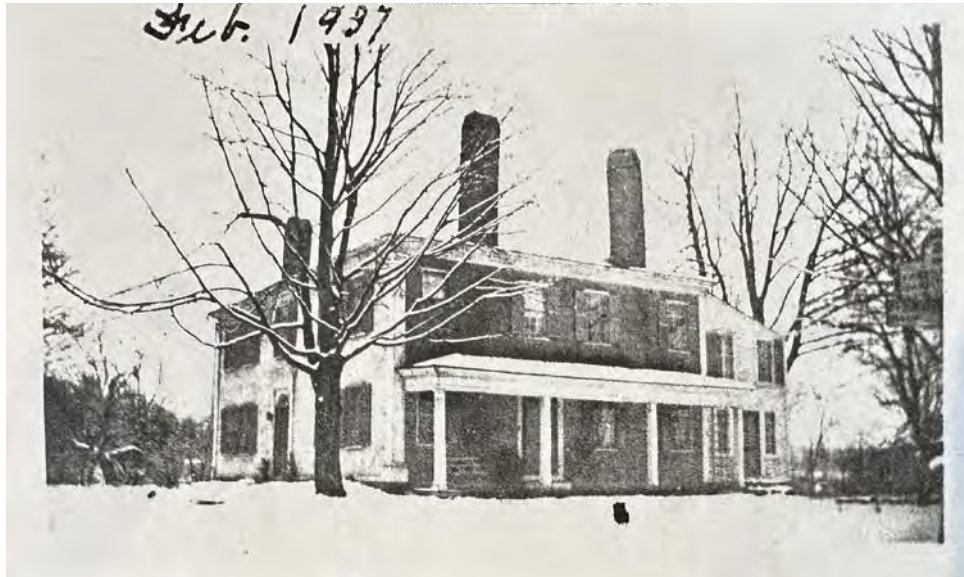


Figure 3.3-10
Hosmer House – Early
Image

Black and White Photo

Date: February 1937

Note: Shutters on almost all windows visible in photo, except the southwest addition windows on the first floor. No fence. Chimneys are original height. Windows flanking door on southwest addition.

Source: Hosmer House Archives



Figure 3.3-11
Hosmer House

Black and White Photo

Date: After 1937

Note: No Shutters on house. No fence. Chimneys are at current height. Windows flanking doors on southwest addition.

Source: Hosmer House Archives



Figure 3.3-12
Hosmer House

Black and White Photo

Date: No Date - Circa
1930s

Note: Single shutter on
back of house (first
floor, east elevation of
southwest addition.
Small window at right
of rear door has not
been installed.

Source: Hosmer House
Archives



Figure 3.3-13
Florence posing as
artist in front of Hosmer
House

Black and White Photo

Date: No Date - Circa
1930s

Note: Shutters on all
windows on north
elevation.

Source: Hosmer House
Archives



Figure 3.3-14
Bert or Fred Hosmer in
garden with East
Elevation in
background.

Black and White Photo

Date: "February of
1940"

Note: No shutters on
windows on east
elevation.

Source: Hosmer House
Archives



Figure 3.3-15
Hosmer House viewed
from northwest

Black and White Photo

Date: 1958

Note: No Shutters on
house. No fence.
Chimneys are at current
height. Windows
flanking door on
southwest addition.

Source: Sudbury
Historical Society



Figure 3.3-16
Florence on terrace in
front of east elevation.

Black and White Photo

Date: July 1965

Note: Shutters on
windows and door on
east elevation.

Source: Hosmer House
Archives

3.4 THE PROPERTY: HOSMER HOUSE & THE SUDBURY POST OFFICE

As noted in the section covering the Willis ownership, based on available documentation, the only time that the post office could be determined to be located in Hosmer House itself was during the Willis ownership. Regarding the association of Hosmer House and the Sudbury Post Office during the Hosmer’s ownership, according to Steven Greene, 1912, the year of the death of Abby Armes Hosmer, was the year that the Hosmer’s were first assessed for the Post Office. The conclusion is that 1912 is the year that the “Little Red Building” was constructed on the Hosmer property, just south of the Hadley House (See Figures 3.4-1, 3.4-2 and 3.4-8).

This building served as the Sudbury Post Office until 1956/7 when the Sudbury Post Offices were consolidated, and the Sudbury Post Office was relocated to South Sudbury on the Post Road.⁷⁴



Figure 3.4-1
Sudbury Then and Now

Charles Way

Date: 1939

Detail at Hosmer House

Note: “Post Office”
South of Hadley House

Source: Sudbury
Historical Society via
email.

⁷⁴ Steven Greene, email message to APS, August 7 – 12, 2024.

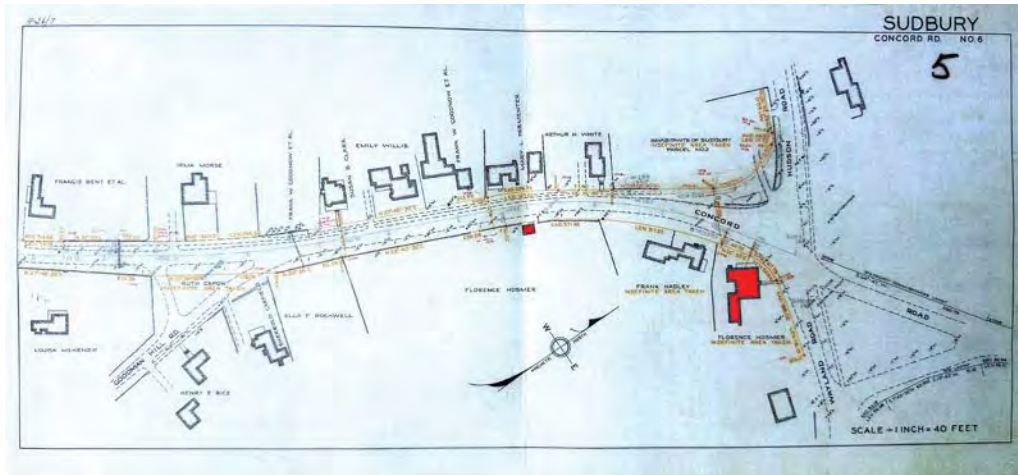


Figure 3.4-2
Sudbury Concord Rd.
No. 6

Map indicating alterations to Concord Road South of Hudson/Wayland Road Intersection.

Date: Between 1928 and 1955 (after relocation of Parmenter Store, originally located on SW corner, in 1928, and before Florence and Burt sold the property south of Hosmer House to the Allens in 1955.

Note: Post Office Located on East side of Concord Road on Hosmer property. Hosmer House and Post Office in Red.

Source: Middlesex South Registry of Deeds



Figure 3.4-3
Street View Sudbury
Mass. (looking north on
Concord Road)

Date: Circa 1936

Post Card Photo

Note: "Little Red Post
Office" at far right.

Source: Sudbury
Historical Society⁷⁵



Figure 3.4-4
Sudbury Post Office
(Little Red Post Office)

No Date

Photograph

Source: Photo Boxes in
Hosmer House

⁷⁵ sudbury01776.catalogaccess.com/archives/16852



Figure 3.4-5
Sudbury Post Office
located on Hosmer
Property

Newspaper Clipping in
Sudbury Historical
Society Archives.



Figure 3.4-6
Sudbury Post Office
located on Hosmer
property. Assistant Post
Mistress Marian
Hansen.

Date: 1950

Source: Sudbury
Historical Society⁷⁶



Figure 3.4-7
Sudbury Post Office
located on Hosmer
property. Postmaster
Joe Welsh

Date: 1953

Source: Sudbury
Historical Society⁷⁷

⁷⁶ sudbury01776.catalogaccess.com/photos/12373

⁷⁷ sudbury01776.catalogaccess.com/photos/12375

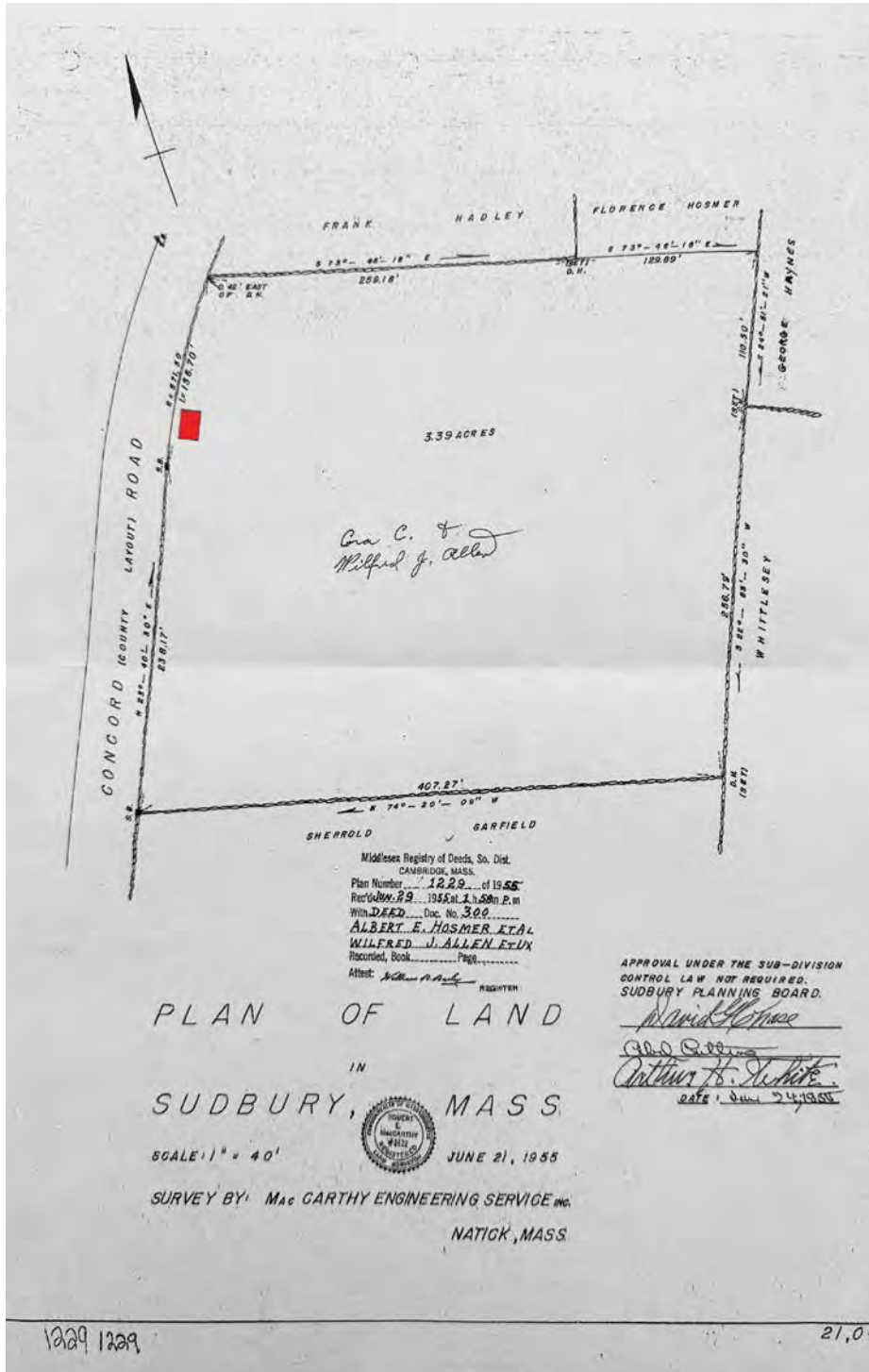


Figure 3.4-8
Plan of Land in
Sudbury, Mass.

Date: June 21, 1955

Note: Post Office
Located on East side of
Concord Road. Post
Office in Red. Florence
retains the parcel north
of the documented
parcel and east of the
"Hadley House"
property.

Source: Middlesex
South Registry of
Deeds

3.5 THE PROPERTY: THE TOWN OF SUDBURY – 1956 THROUGH 1978 TO CURRENT

According to the first report compiled for the Town of Sudbury in reference to the Hosmer House, which was written in 1979 by John Powers, discussions between Florence Hosmer and the Town of Sudbury regarding the transfer of the House to the Town of Sudbury began in 1957.⁷⁸ A “Legal Notice” posted in the local newspaper in May of 1956 may have spearheaded the discussion. In the article, which is submitted by Donald Neelon, who was a “local builder”, a member of School Building Committee, and the owner of what is now the Heritage Park area, it announces that a public hearing is to be held to consider amending the Zoning By-Laws to establish a new Limited Business District. The location of this new business district was to be located on “A certain parcel of land in Sudbury Center, situated on the Easterly side of Concord Road, where the **Sudbury Center Post Office** now stands and commonly known as the **Hosmer Swamp**, ...”⁷⁹ Mr. Neelon desired to build a small shopping center which would require demolishing the existing little red Post Office and constructing a new, larger building in the Colonial style.⁸⁰ At a Town Meeting on March 7, 1957, a vote was taken to take up Article 47, “A motion in the words of the article was lost; in favor – 25, opposed – 275. The meeting was recessed until March 14 at which time, Mr. John Powers made the following resolution: “Be it resolved that whereas it appears that the rapid growth of the Town will continue for some time to come, undoubtedly necessitating additional area in the center of Town for municipal buildings or activities, it is the desire of this meeting that the Selectmen should investigate the possibility of acquiring additional area in the center of Town with prime interest in the southeast corner of the Town Center.”⁸¹

In a Special Town Meeting on April 22, 1957, an Article was included in the Agenda which presented the “feasibility of acquisition of Hosmer property and Hosmer Swamp”. The 1957 Annual Town Report includes a Committee to investigate Acquisition of Hosmer Property” which included the Hosmer House and the Open Land adjacent to the Hosmer House.⁸² A newspaper article dated January 1, 1958 reported that “only 44 people favor the town buy and fix up the Hosmer House and meadow, for a suggested \$50,000.00 while 149 are in opposition.”⁸³ An article dated February 27, 1958 reports, “A sum of \$13,000 is asked for town purchase of several land parcels at the Centre for parking and other municipals purposes. Finance Committee feels that, unless two homes on the corner under consideration are included and a price for the whole area determined, it cannot approve. As we understand, they mean the Hosmer and Hadley dwellings.”⁸⁴

At the Town Meeting on March 12, 1958, Article 19 read, “To see if the Town will ... acquire by purchase for parking and other municipal purposes certain parcels of land ... belonging to George A. Haynes, Florence Hosmer, Donald Neelon and Charles A. Crum, Jr. ... [for] the sum of \$13,000 ...”⁸⁵. Discussion of this topic, included in the Article, was “indefinitely postponed”⁸⁶.

On December 30, 1958, Florence wrote to attorney John C. Powers, “You must have been misinformed about my selling to the town at any price for I never thought of selling to anyone or the town. I have been considering willing the place to the

⁷⁸ Powers, 2.

⁷⁹ “Legal Notice.” Sudbury Citizen (Sudbury, MA), May 24, 1956.

⁸⁰ “Lively Discussion...,” Sudbury Citizen (Sudbury, MA), February 28, 1957.

⁸¹ Town of Sudbury. Town Meeting, 7 March and 14 March 1957, Sudbury Historical Society Archives

⁸² Powers, Appendix 1

⁸³ “Answers to Planning Board Questionnaire Show Unanimity of Opinion on Many Subjects,” Sudbury Citizen (Sudbury, MA), January 1, 1958.

⁸⁴ “Heavy Budget to Greet Sudbury’s Annual Town Meeting,” Sudbury Citizen (Sudbury, MA), February 27, 1958.

⁸⁵ Town of Sudbury. Town Meeting, 12 March 1958, Sudbury Historical Society Archives

⁸⁶ Powers, Appendix 1.

town for the Historic Society if arrangements could be made rightly in memory of my father Edwin Barrett Hosmer and family.”⁸⁷

Finally on May 26, 1959, Article 29, the Hosmer House Agreement, was voted upon and approved.⁸⁸ The vote was “In favor - 212; opposed – 6”⁸⁹ On 3 March 1960, the Neelon property was acquired for \$9,000.⁹⁰

An agreement on May 28, 1959, between Florence Armes Hosmer and the Inhabitants of the Town of Sudbury made official that Ms. Hosmer would convey to the Town of Sudbury, for one dollar, the buildings, all personal property, and 1.6 acres to the Town as a memorial to her father for community purposes. Included was an agreement that Ms. Hosmer would “occupy said premises during the remainder of her natural life.” Not included in this agreement was a specific mention of Florence’s paintings. The Town agreed to maintain the property and give Ms. Hosmer an annual payment of \$2000.⁹¹ The deed for this transfer of property was dated June 1, 1959.⁹²

At the 1961 Annual Town Meeting, the “Hosmer Property Jurisdiction was given to the recently formed Commission on Historical Structures. In 1968 Sudbury established a Historical Commission, whose purpose was “the preservation, protection and development of the historical or archeological assets”. On April 5, 1978, the Commission for Preservation of Historic Structures was abolished, and its duties were transferred to the Historical Commission.⁹³ Hosmer House is therefore a pivotal character in the acknowledgment of the importance of Sudbury’s built history and the need to protect and preserve the same.

During the period of time between the 1959 agreement and Florence’s death in 1978, Hosmer House was the venue for fundraisers for the property. Numerous newspaper articles relate sales specifically for the Faire [Fairy] Garden.⁹⁴

Florence’s will, dated May 18, 1976 further confirmed that with the exception of a few specific items, her estate, personal and real was to be conveyed to the Town per the 1959 agreement.⁹⁵ Florence Armes Hosmer died February 17, 1978, at which point, the Hosmer House became the responsibility of the Town of Sudbury.

More information on the Hosmer family, Florence Hosmer and the personal belongings including Florence’s artwork, which are integral to the history of Hosmer House, is the focus of a separate report, which was taking place concurrently.⁹⁶

⁸⁷ Casey, 126.

⁸⁸ Powers, Appendix 1.

⁸⁹ Town of Sudbury. Town Meeting, 26 May 1959, Sudbury Historical Society Archives.

⁹⁰ Town of Sudbury. Town Meeting, 3 March 1960, Sudbury Historical Society Archives.

⁹¹ Powers, Appendix 3.

⁹² Powers, Appendix 4.

⁹³ Town of Sudbury, Town Meeting, 1978 and 5 April 1978.

⁹⁴ “Women’s Club Highlights,” Sudbury Citizen (Sudbury, MA), October 14, 1965.

⁹⁵ Powers, Appendix 5

⁹⁶ Erin Richardson.

3.6 THE HOUSE

DATE OF CONSTRUCTION OF HOSMER HOUSE

A definitive date for the construction of Hosmer House has not been determined. Varying sources give varying dates for construction. In his 1980 report, John Powers states that it was built in the late 1700s or early 1800s.⁹⁷ The title search included in John Powers' report and inserted in the subsequent Hosmer House reports, which starts with transactions in 1817 created a bit of a "red herring". Since the house has been stated to have been constructed in either the 1780s or 1793, locating deed information from those dates or before would assist in identifying the owner, builder and date. The 1817 transactions appear to actually be related more to Hadley House, not Hosmer and are preceded by transactions between the same families. Research for this report identified transactions prior to the 1817 deeds which indicate that both the Hosmer and Hadley parcels were part of one parcel and belonged to the Goodnow, Wheeler or possibly Moore family. An attempt was made to trace the ownership further back, but was unsuccessful.

Transcription of deeds included in John Powers 1980 report indicate that when the property was purchased by Daniel Goodnow in 1817, a different structure was on the site. The 1858 Plan included in Powers' report also indicates a different footprint from the present building. The footprint, if accurate would not support any of the conjectured dates and therefore does not seem to be representative of Hosmer House. All of this information is misleading as the sequence of deeds listed earlier indicates that the property in question in these 1817 deeds may have been for the Hadley House location instead of the Hosmer House location.

In a newspaper article from the same period, architect David Hart, based to a degree on Powers' earliest title search dates, "theorized that the house was built between 1817 and 1820 in a late Federal Style".⁹⁸ Since Hart's dating is based somewhat on the 1817 transactions, these dates are called into question.

Both the Hosmer House website as well as in a report by Latady Associates, dated 2004, include the statement that the house was built in 1793. Such a specific date indicates accuracy, but there is no source noted for this statement in the report, and communications with Latady, revealed that the source was verbal from a now-deceased individual.⁹⁹ Communications with the Sudbury Historical Society also could not pinpoint the source.

The 1976 National Register Nomination for the Sudbury Center Historic District gives a date of 1780 for the Hosmer House.¹⁰⁰ Taking all these dates into consideration, and factoring in information on "brick-enders" (those structures, which like Hosmer House are constructed of brick - typically with engaged chimneys - on two sides), it would appear that John Powers' statement, "late 1700s or early 1800s", would appear to be the safest dating without further intense research.

In the 1962 Town Annual Report, John Powers credits Ashael [Asahel or Asher] Goodnow with constructing the house in the 1780s.¹⁰¹ This would not fit Asher Goodnow's lifespan of 1771 to 1852, as he would have been less than ten years old at the time. The proposed 1793 date would have Asher at 22 years old and better fit with the statements that it was constructed by Asher Goodnow and Elisha Wheeler (1750 – 1794).¹⁰² So once again, we have support for the house

⁹⁷ Powers, 8.

⁹⁸ David McLaren Hart & Associates, *Historic Structures Report and Feasibility Study – Hosmer House* (Boston: David McLaren Hart & Associates, 1980) 1.

⁹⁹ Latady Design Associates, *Architectural Survey & Drawings for Sudbury's Hosmer House* (Bedford, MA: Latady Design Associates, 2004) Introduction.

¹⁰⁰ Judy D. Dobbs. "Susbury Center Historic District." National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1975), Sections 7 and Map Key, Page 2.

¹⁰¹ Powers, Appendix 7.

¹⁰² Latady Design Associates, Introduction.

being constructed during the late 1700s to early 1800s. Perhaps 1793 is a reasonable conclusion, but at this time, no hard evidence has been presented to support this specific date.

BRICKENDERS

Buildings constructed during the Colonial and early years of our nation's founding were typically constructed of wood. This is attributed to the vast availability and the ease, speed, and cost-savings of building with wood. Stone was plentiful as well in New England, but lime which was needed for mortar was not. Materials needed to manufacture brick also were not universally available.

In *Sightseeking – Clues to the Landscape History of New England*, Christopher Lenney makes the following observations regarding the use of brick in New England:

In the Federal era the Center Hall house assumed a shallower hipped or gable roof and four end wall chimneys, and was called a brick-ender, when these end walls were built entirely of brick. Brick-enders were a considerable status mark in the country towns about Boston. In the Concord of the 1820s and 1830ss they were within the means of only a handful.¹⁰³

Brick anywhere in New England outside of cities sticks out like a sore thumb, and brick in the preindustrial landscape most of all. After 1850, cheap hydraulic-pressed brick carried far and wide by railroads, would obscure the traditional patterns. In eastern Massachusetts, the Federal brick-ender, modest in its use of brick ... is the most masonry one can decently hope for outside of a mill village. The idea of a brick-built house came slowly to older rural districts; brick end wall (and rearwalls) popularly recommended themselves only when integral with chimneys. The downcountry New England landscape was ... less affected by the Federal taste in brick and the rise in brick-making. ... rare as hens teeth in Middlesex County MA.

Several factors were at work. Obviously, clay for brick, lime for mortar, and men with brick-making and bricklaying skills had to come together. By 1793 two brickyards in Bolton MA [22 miles from Sudbury] produced 200,000 bricks annually; lime for mortar was also quarried locally. ... explanations for the geography of brick may lie in the Pleistocene geology of clay deposits.¹⁰⁴

A further review of identified Brick-enders in the region included on the Massachusetts Historical Commission's MACRIS database, identifies the Thaddeus Chapin House in Auburn as the oldest, dated 1780 and three houses (in Marshfield, Hanover and Billerica) constructed in 1810 at the end of the time period. Again, John Powers' "late 1700s, early 1800s" time frame seems to ring true. All of the "brick-enders" included in the list have hipped roofs.

Regarding use of brick in early American homes, Fiske Kimball dismisses the notion that brick was brought as ballast on ships from England and the Netherlands and supports the issue of availability of lime for mortar. Clay was a poor substitute and the use of creating lime from burning oyster shells produced an inferior product. Limestone specifically was not prevalent in eastern Massachusetts, but the discovery of limestone in Newbury in 1697 perhaps led to an increase in the

¹⁰³ Christopher Lenney, *Sightseeking – Clues to the Landscape History of New England*, (Durham, NH: University of New Hampshire Press, 2003), 254.

¹⁰⁴ Lenney, 254.

prevalence of masonry in construction.¹⁰⁵ G. Burton Long states in his 1971 lecture that “the first brick kiln was probably built in Salem, Massachusetts in 1629.” (However, Mr. Long supports the brick brought over as ballast tale)¹⁰⁶



Figure 3.6-1
“A Part of Sudbury
Center – View From a
Point to the Easterly”

No Date

Note: View appears to be from the east, looking across the lower portion of what would have been the Willis farm property. Hosmer House is just out of view to the right

Source: The History of Sudbury, Massachusetts, 1638 – 1889 by Alfred Sereno Hudson, published in 1889

¹⁰⁵ Fiske Kimball, *Domestic Architecture of the American colonies and of the Early Republic* (Mineola, NY: Dover Publications, Inc. 1950), 35-36 & 38-39.

¹⁰⁶ G. Burton Long, “The Romance of Brick,” *The Proceedings of the Cambridge Historical Society*, vol. 42 (1970-1971): 67.

DATES OF CONSTRUCTION OF ADDITIONS

Beyond the main block of Hosmer House there are three appendages: A two-story wood structure, frequently labeled as a cobbler's shop attached to the southwest corner, a two-story wood structure which served as a kitchen and servant's wing attached to the southeast corner which includes a one-story entrance vestibule between the kitchen and the carriage barn, and the carriage barn with outhouse.

Previous reports conclude that the southeast kitchen/servant's wing "shows clear evidence of being an addition to the main house undertaken during the latter stages of its construction". Based on the evidence presented in Hart's 1980 report, this appears plausible. Hart also indicates that this addition was always two-stories. In conflict with this conclusion is the 1858 Road Plan which represents the footprint of the house without such an asymmetrical appendage and rather illustrates a continuous addition across the south wall. Such a drawing is not a reliable single source, but together with other information may assist in dating the additions. Also, the fact that the second floor level on the main house is three steps up from the second floor level in the kitchen/servant's wing might also go against this addition being an original or early addition. A newspaper article from 1983 speculates that the kitchen/servant's wing is the "store" which was purchased by Daniel Goodnow from Chancy Moore in 1817.¹⁰⁷

Concerning the southwest cobbler's shop addition, the Hart report states that "a one story structure was built first and was later enlarged or replaced by the present two story structure".¹⁰⁸ Early images (1860s/70s) include a two-story structure, which indicates that it was two-stories at the time those photos were taken.

Included in previous reports is the conjecture that the rear additions were structures which existed before Hosmer House. This supposition is based primarily on the 1817 property transactions, which as stated above, should not be used as a basis for the dating of the house or its additions.

Hart's report states that the carriage house (also referred to as the carriage barn, or stable) "was added shortly after the original construction of the house".¹⁰⁹ Again, such a footprint is not represented in the 1858 Plan. Later maps beginning in 1878 show this "leg" extending, but do not represent the east and west additions accurately. Again, relying on these maps alone is not definitive. As noted in Hart's report and elsewhere, the stable was largely reconstructed shortly after the town's acquisition of the property.¹¹⁰

Figures: 3.2-4 and 3.2-5 are the earliest views of Hosmer House and the southeast addition. These photographs are dated by various sources as either 1850s or 1860s.

Figures 3.2-6 and 3.2-8 dated pre 1866 and circa 1866 respectively reveal that the two-story southwest addition was in place at this time. A structure which appears to be a barn or stable is located just south and west of the house.

ARCHITECTURAL DESCRIPTION

Several reports have been produced documenting the architectural and human history of Hosmer House. The first being John Powers' report from 1979, the Hart report from 1980, the Latady report from 2004, and the Detwiller report from 2004. All of these reports were provided to APS and were thoroughly reviewed. The 1980 Hart report gives the most comprehensive description of the house including justifications of conclusions based on testing and probes. Based upon

¹⁰⁷ "Sudbury's historic homes: the Hadley House." Sudbury Town Crier (Sudbury, MA), April 12, 1981.

¹⁰⁸ Hart, 3.

¹⁰⁹ Hart, 3 & 38.

¹¹⁰ Hart, 3 & 38.

the thoroughness and accuracy of the descriptions in that report, we insert excerpts from the Hart report, with our notes and comments inserted in brackets, for this aspect of our report. Some of the text has been reorganized for clearer sequence.

Stylistic Analysis

The exterior of the Hosmer House does not fall easily into one precisely-defined style or period. The end wall chimneys, which were originally considerably higher, the moderately pitched hip roof and the balanced elevation and plan are features common to both the Federal and Georgian styles. The details of the house, though, are generally Federal in character and include the window sash, the interior paneled doors, the stairway details (except for the newel post), the fireplace mantles, the front door and the mouldings throughout the house.¹¹¹

Exterior

The main house is a two story post-and-beam wood structure with a hipped roof. The east and west side walls are of brick masonry laid in Flemish bond. The north and south walls of the main house, as well as the walls of both additions and the stable, are fully clapboarded. Two brick chimneys in each side wall of the main house originally rose to a height of approximately twelve feet above the eaves, but are now approximately seven feet high. The northeast and southwest chimneys appear to have been completely rebuilt above the roof line. The northwest and southeast chimneys both appear to contain original masonry. A rubble stone foundation of granite supports the main house and both southern appendages. The granite rubble is exposed on the exterior of both appendages but is covered on the main house by uniformly sized sections of granite ashlar masonry. The two frame additions on the south side of the house are closely linked to the original construction of the main house. The kitchen addition to the east shows clear evidence of being an addition to the main house undertaken during the latter stages of its construction. The store addition to the west is not as easily interpreted. From the available physical evidence, it appears that a one story structure was built first and was later enlarged or replaced by the present two story structure.¹¹²

The stable which is attached to the east elevation of the main house has been substantially rebuilt in recent years. The available physical evidence, however, suggests that the stable was added shortly after the original construction of the house.¹¹³

An unusual feature of the main house is the former general store which runs the full length of the west side of the main house. The store relates directly to an exterior porch immediately abutting the store by way of an unusually wide door.¹¹⁴

Interior

The interior of the house is organized around the central hallway which runs the full depth of the house. At the first floor level, the general store occupies the entire western section. Access to the southwest addition [at the first floor level] is provided through the store. The eastern section of the main house is divided into two similarly-sized spaces, one a formal parlor and the other a kitchen. Access to the southeast addition is provided through the kitchen. At the second floor level, the central hallway is flanked by two bedrooms on each side. Access to the second floor of each addition is by way of a doorway in the abutting walls of the

¹¹¹ Hart, 4.

¹¹² Hart, 2 -3.

¹¹³ Hart, 3.

¹¹⁴ Hart, 3.

southern bedrooms. A full basement lies beneath the main house and a full attic, completely floored, lies underneath the roof.¹¹⁵

First Floor

Parlor, Kitchen and Hallway

The first floor hallway runs the full depth of the house and separates the store from the parlor and kitchen. The hallway walls are clad with a smooth wainscoting which runs the full perimeter of the room. A small bathroom has been added at the southeast corner of the hallway. Because of the many cut nails present in the door trim, one may assume that the bathroom was probably an amenity built in the late nineteenth century by either the Willis or Hosmer families. An exterior door of late century manufacture next to the bathroom provides access to the rear of the house from the hallway.

The stairway appears to date from both the time of original construction and also the late nineteenth century. Specifically, framing, stringers, risers, treads and end brackets definitely date from the original construction. The heavy, varnished newel posts and handrail and the painted balusters are replacements of original elements undoubtedly removed fifty to seventy five years later. Evidence remains indicating the size of the original newel posts. Note the sawed-off newel posts at the top corner of the open stair well next to the last stair bracket and where the balusters return at the second floor level. Beneath the main staircase are the stairs to the basement. The door to the basement is grained on its basement side and contains an original Suffolk door latch on its hallway side.

The first floor parlor is a room approximately 15'-6" deep by 16'-3" wide. The parlor has the most generously detailed woodwork in the entire house, especially the fireplace surround and the wainscoting. A section of a church pew has been incorporated into the northeast section of the parlor. Access into the parlor is from both the hallway and the adjacent original kitchen, although the kitchen doorway is an obvious extension of the original parlor closet; note the original door trim on the parlor side but the simple finished boards on the kitchen side. As originally constructed, all movement to and from the parlor from the kitchen would have taken place only from the hallway.

Hart does not describe the small shelves which are set into the thickness of the wall which divides the parlor from the original kitchen. This wall is thicker than most as shallow closets have been built into the thickness of the wall. Hart does not mention investigating this wall to determine its date of alteration or if original.

The [original] first floor kitchen [now presented as the dining room] is a room approximately 16'-3" square. The kitchen contains a large cooking fireplace and bake oven which occupies almost the entire east wall. Various closets and storage cabinets occupy spaces on the west, south and north walls of the fireplace. An exterior doorway has been installed where an original window existed immediately north of the fire- place. The doorway now provides access to the brick garden patio which abuts the east wall of the main house.

The wood frame addition which abuts the southeast corner of the house contains the room which has functioned as the day-to day kitchen during most of the twentieth century. The addition was almost certainly built at the same time as the main house, and is discussed in this report in reference to the southeast bedroom on the second floor. A flight of steep stairs along the west wall of the addition connects with the door in the south wall of this [second floor] bedroom.¹¹⁶

¹¹⁵ Hart, 3-4.

¹¹⁶ Hart, 7-9.

General Store

The general store is a space which occupies the entire western end of the main house, approximately 33'-6" long by 18'-0" wide. The east, south and north walls of the store are plastered and painted. The entire west wall is the exposed brick of the masonry end wall of the house, which also contains two exposed brick fireplaces. The fireplaces and the masonry surrounding each window in the west wall contain horizontal wood sleepers embedded at irregular intervals.¹¹⁷

The masonry west wall of the store presents a problem concerning its original appearance, especially when one imagines the room with its plaster ceiling intact. The existence of wood sleepers in the two fireplaces and around each of the rough masonry window openings strongly suggests that a plaster wall, supported on wood furring and lath, once existed along the full length of the west wall.¹¹⁸

The ceiling of the Store has been altered twice since this description was composed. The following description from Hart's report describes the ceiling as it was immediately after the Town acquired the house after the death of Florence Hosmer. It therefore assumedly represents the appearance of the ceiling during the Hosmer family's residency. If the house is to be presented as primarily representing the period of time in which the Hosmer family lived in the house this appearance should be taken into consideration. See updated information concerning the subsequent phases of the Store ceiling below.

The ceiling of the store reveals the exposed framing of the second floor. Our examination of the store reveals that it is the most altered room in the entire house. The exposed ceiling framing shows evidence of having been stained and/or oiled after a thick layer of whitewash had been removed. A thick paint ridge approximately one inch below the ceiling girts and beams around the complete perimeter of the room strongly suggests the existence of an earlier plaster ceiling. Many broken nails and empty nail holes in the beams and joists strongly suggest hangers and strapping used in suspending a plaster ceiling. Close inspection of the board secured to the underside of the girt running along the eastern interior wall reveals ghost lines of the earlier lath and plaster of the ceiling. Note also that the previously mentioned board acts as a plaster stop for the wall plaster below and was obviously installed prior to the application of the wall plaster. The underside of the second floor subfloor is heavily whitewashed and is presently covered by lightweight particleboard panels. It would appear that when the framing of the ceiling was stripped of whitewash, the subfloor was skipped and simply covered over for the sake of economy. Since the nails holding the panels in place are wire nails, one may safely assume that the panels were installed and the stripping undertaken sometime after 1900 by the Hosmers. The date when the plaster ceiling was removed is harder to pinpoint. We do know, however, that the build-up of whitewash is considerable on the isolated area of beams not stripped and also in the sub-flooring. Apparently, a reasonable amount of time must have passed between when the ceiling was removed and the subfloor and framing whitewashed, and when the white-wash was stripped from the subfloor and framing. The reason for removing the ceiling is not clear, although two reasons come quickly to mind. First, the plaster of the ceiling may have broken free from its lath due to the ballroom activity directly above and had to be removed for reasons of safety. Second, the ceiling may have been removed to alter the appearance of the room in an effort to make it appear more rustic and obviously "colonial". ... according to Miss Hosmer, a heavy post once supported the central girder of the general store at its midpoint. Indeed, a large brick masonry pier still remains directly below in the basement. When the Hosmers removed the post, they evidently installed the steel tension rod and saddle hanger visible in the attic and beneath the girder.¹¹⁹

¹¹⁷ Hart, 11.

¹¹⁸ Hart, 13.

¹¹⁹ Hart, 11-13.

The south wall of the store abuts the small addition which originally functioned either as a storeroom or another small store and may even be the earlier abutting store mentioned in the pre-1817 deed descriptions. [See previous comments debunking this hypothesis which was based on the title search in the 1979 report. Also, the southwest addition would not have had only three walls as the addition does, and a third wall would not have been removed.] Both sides of the south wall of the store offer interesting evidence concerning the alterations which have taken place at this location. Note for example the skived clapboards which cover the entire first floor wall of the small storeroom. Obviously, at some point in time the clapboarded wall of the storeroom functioned as the exterior wall of the main house. No evidence of earlier window locations in the wall is apparent, unlike the upper second floor section of the wall, which contains two former window locations. A simple interpretation of the evidence suggests that the entire south wall of the house was originally constructed with two windows at the second floor level and no windows or doors at the first floor level. The door which now exists in the south wall quite clearly was cut through the wall after its clapboards had been applied, as evidenced by how closely some of the clapboard ends come to the frame of the door. Partial removal of the door frame from the clapboards allowed inspection of the concealed area beyond. Visible behind the frame were the heavily whitewashed boards of the original sheathing and the ends of the clapboards. Apparently the exposed clapboards had been stripped of their whitewash by the same person that installed the door frame, most probably the Hosmers. To provide additional information on any concealed conditions, several X-ray photographs were taken through the wall immediately east of the door. The X-rays revealed that the lath on the store side of the wall is sawn on all four sides and is quite unlike the accordion lath throughout the rest of the house, possibly indicating that the wall was re-lathed and replastered some time after the period of initial construction. Concrete conclusions regarding the evolution of the south wall are difficult to make, but the following suppositions can be made with a reasonable degree of confidence: 1) the south wall was originally clad with clapboards entirely at the first floor level with no windows or doors, 2) the south wall originally had two windows at the second floor level 3) the addition was initially probably only one story in height [perhaps, but earliest photos represent a two-story addition], 4) the doorway is a mid-to-late century change undertaken by the Willis or Hosmer family.¹²⁰

¹²⁰ Hart, 14-15.



Figure 3.6-2
Images of "General
Store" Soon After
Florence Hosmer's
Death

"Back of Store Room
1983"

Note: Ceiling Beams
Exposed; West Wall
Stripped of Plaster

Source: Binder at
Hosmer House



Figure 3.6-3
Images of "General
Store" Soon After
Florence Hosmer's
Death

"South Side Store
Room – Hosmer –
1983"

Note: Ceiling Beams
Exposed; West Wall
Stripped of Plaster

Source: Binder at
Hosmer House



Figure 3.6-4
Images of “General
Store” After
Implementation of
Recommendations in
Hart Report

“Store Room – Hosmer
- South View – 1985”

Note: New Column
Supports Installed;
Ceiling Finished
(presumably sheetrock
as opposed to plaster)

Source: Binder at
Hosmer House



Figure 3.6-5
Images of “General
Store” After
Implementation of
Recommendations in
Hart Report

“Store Room – Hosmer
- North View - 1985”

Note: New Column
Supports Installed;
Ceiling Finished
(presumably sheetrock
as opposed to plaster)

Source: Binder at
Hosmer House



Figure 3.6-6
"Current View of
"General Store"

Looking South

Note: Steel structure
clad in wood Installed
after the 2004 Latady
Report

Source: Binder at
Hosmer House



Figure 3.6-7
"Current View of
"General Store"

Looking North

Note: Steel structure
clad in wood Installed
after the 2004 Latady
Report

Source: Binder at
Hosmer House

Description of Work implemented in the Store

From the 2004 Latady report: “A great deal of restoration was done to the general store since 1980. A desire to “stiffen” the ballroom floor above, led to the addition of three steel posts down the center of the room. These are directly above an existing beam, and above new columns below the first floor. During this renovation, new wide pine flooring and plaster walls and ceiling were also added. Latady recommended: “Consider replacing columns in general store with a series of “summer beams” if columns are to remain, their coverings should be replaced with era-appropriate wood casings.” Within the Latady report is a *Structural Systems Report* by Siegel Associates, Inc. Structural Engineers who state: “In the room that presently serves as the store, three new columns have been added in recent years, apparently in an effort to stiffen up the floor of the ballroom on the second floor.” Siegel then goes on to state: “The building structure of the Hosmer House appears to be in reasonable condition considering its age. ... During our investigation, we noted no evidence that the building frame of the Hosmer House was not performing as originally designed or modified. Another way of putting this is that it has withstood the test of time, and most visible structural elements appear to be in very serviceable condition. ...with regular maintenance, and with small repair projects ... the building structure of Hosmer House will continue to safely support the types of activities presently housed inside.” Basically, Siegel did not recommend any further alteration of the Store structure.¹²¹

In Frederick Detwiler’s 2004 Preservation Plan in which recommendations are prioritized, is the following: “A priority of the Historical Commission is addressed with structural inspection and remedial work to allow the restoration of the store and ballroom. This work includes an engineer’s exploration of the structural implications of removal of temporary support columns in the store and reinforcement of the second floor structure, to allow restoration of the store.”¹²²

Continuing Hart’s descriptions:

Second Floor

Northwest and Southeast Bedrooms

The two eastern bedrooms present a contrast in appearances that is certainly a result of the functional use of the rooms. The northeast bedroom was the apparent master bedroom of the house. In addition to containing the most elaborately detailed fireplace, the northeast bedroom is the brightest bedroom in the house. It is also connected to the southeast bedroom, often referred to as the servant's bedroom, by a doorway created by punching through the original closet of the servant's room.

A landing at the top of the stairs [in the southeast addition] ... gives access to a second floor bedroom in the addition which is said to have been used by a servant or housekeeper. The construction of the partition wall separating the servant's bedroom from the stairs used circular sawn lath that is clearly sawn on all four sides and thus post-dates the construction of the addition by at least twenty to thirty years. The one window sash in the north wall of the servant's bedroom appears to be typical of window muntins of the 1850-1870 period.

The function of the southeast bedroom as a servant's bedroom may account for the numerous economies of detailing the room and the placement of several service stairways in it. For example, the fireplace is severely simple and lacking in any applied mouldings or decoration. Also, all five of the doors in the room are stylistically of an earlier period, although certainly constructed at the same time as the rest of the house. It is interesting to compare the moulded stiles and rails and feather-edged panels of the servant's room doors

¹²¹ Latady, 26 &-27.

¹²² Frederic C. Detweiler, *Sudbury's Hosmer House Preservation Plan, Prioritized Repair/Restoration Needs, Drawings and Outline Specifications*. (South Natic, MA: Frederic C. Detweiler, 2004), 3.

with the applied mouldings and flat panels of the doors of the rest of the house. The feather-edged panel doors belong to a period of style considered somewhat out of favor by the time the house was constructed in circa 1820. One may assume that the servant's room was purposely provided with stylistically different doors in an attempt to downgrade its appearance or possibly the doors here simply cheaper than the currently stylish Federal doors. Another possibility is that the doors were reused from another building. With regard to economies of function, several are particularly obvious. Note how both a rear service access to the kitchen [southeast addition] has been provided in the south wall, how stairs to the attic have been provided along the north wall and how the loss of a south window has considerably darkened the room. Obviously, a concerted effort was made at the time of original construction to concentrate all of the service and storage functions of the house in this one room, making it the least desirable room of the main house and an obvious room for servants or household help.

Second Floor Bathroom and Hall

The bathroom at the south end of the second floor hall initially strikes one as being an obvious addition. Closer inspection, however, shows that the door is an original one, although it could have been relocated from elsewhere in the house. An X-ray of the bathroom wall reveals that the lath used in its construction is very similar, if not identical, to the lath used in the construction of the rest of the house. Based on this evidence, one may assume that the bathroom is an original room of the house or was added shortly thereafter. [Such a space was typical in houses of this era and is frequently referred to as a Nursery or Sewing Room.] The second floor hallway retains all of its original finishes, but lacks the wainscotting of the first floor hall.

Ballroom (Southwest and Northwest Bedrooms at Time of 1980 Report)

John Powers states that the front room was a “master bedroom in the Lincoln style” and the “large rear [room] was occupied by Professor Hosmer [Fred?]”¹²³

The following description of the “Ballroom” space from Hart’s report describes the space as it was immediately after the Town acquired the house after the death of Florence Hosmer. It therefore assumedly represents the appearance of the room/rooms during the Hosmer family’s residency when the space was divided into two bedrooms. If the house is to be presented as primarily representing the period of time in which the Hosmer family lived in the house this appearance should be taken into consideration. See post-Hart/1980 information concerning the Ballroom space below.

According to local tradition, the two western bedrooms were originally constructed as one large space and functioned as a ballroom. Evaluation of materials and elements of both rooms was made in order to either prove or disprove the tradition. The southwest bedroom is of special interest because of the interesting evidence which exists on the south wall. Examination of the south wall with a raking light reveals the location of two former window locations beneath the wallpaper. At present, a door partially occupies the easternmost former Window opening and provides access to the second floor of the abutting addition. Two possibilities exist as to why these former window openings were made and then filled in. First, the windows may have actually existed until the addition was increased to two stories [this hypothesis has not been confirmed. Rather, the fact that the second floor level in the southwest addition is three steps lower than that in the “Ballroom” level lends credence to the hypothesis that the southwest addition was an existing two-story building which was attached to the back of the house. However, if the southwest addition was originally not accessible from the main portion of the house, then the floor levels would not have related]. Second, during the original construction the windows may have been framed in and shortly thereafter filled in due to the initial erection of the two story addition. One would of course assume that a ballroom would require as much

¹²³ Powers, 8.

light as possible and that the windows on the south side would have provided a large portion of the needed light.

Stylistically, the fireplaces of both bedrooms are identical; both make use of shouldered surrounds of matching dimensions. The two fireplaces on the east side of the house, however, are markedly different from each other and also from the two fireplaces on the west side. One would assume that if the ballroom did indeed exist, its' two fireplaces certainly would have been very similar in appearance.¹²⁴

The wall described in the following paragraph no longer exists, but existed at the time of the 1980 report. It was removed soon after the report was written. We include the description here for informational purposes.

The wall which now acts as a common wall between the two bedrooms was visually inspected and additionally examined with a portable X-ray machine in order to assign the wall to a particular period of time based upon its manner and materials of construction. Our examination of the wall revealed that it directly abuts the plaster of both intersecting west and east end walls and is not integral to these walls. We also observed that the lath of the wall was same on all sides, indicating a date of construction after circa 1825 [this would place the construction of this wall as being constructed during the Goodnow period of ownership, and fairly early in the history of the house], whereas the lath throughout the rest of the house is typically of the easily identified "accordion" variety. The best evidence supporting the existence of a large ballroom is the fact that the ceiling plaster and the wall plaster on both the east and west walls continue uninterrupted beyond the common wall partition. The same is true for the floor boards in both rooms. One would normally expect to find the plaster and floorboards stopping where they meet the partition, if the framing of the partition had been part of the original construction.¹²⁵

¹²⁴ Hart, 18-19.

¹²⁵ Hart, 19.



Figure 3.6-8
Images of Ballroom
After Implementation of
Recommendations in
Hart Report

"Restored Ballroom –
Looking South - 1985"

Note: Wall Which
Divided the Ballroom
into Two Bedrooms
Has Been Removed

Source: Binder at
Hosmer House



Figure 3.6-9
Images of Ballroom
After Implementation of
Recommendations in
Hart Report

"Ballroom – Hosmer -
[Looking North] –
1985"

Note: Wall Which
Divided the Ballroom
into Two Bedrooms
Has Been Removed

Source: Binder at
Hosmer House

Description of 1980s Work Implemented in the Ballroom

From the 2004 Latady report: "A ballroom may have been the very first intended use of this space, with a later conversion to two separate rooms. Photo documentation from the late 1980s shows the Ballroom being converted back to one large room. This work is evident today by the cracking and uneven plaster where the separation wall once stood."

Continuing Hart's descriptions: *Southeast (Kitchen) Addition*

The southeast bedroom is of special interest in explaining the chronology of the kitchen addition which abuts the south wall of the bedroom. Initial examination of the south wall indicates no filled-in previous window location where the access door now is and no exterior cladding on the wall, which one initially assumes was the original exterior wall. Closer examination of both sides of the wall reveals that 1) accordion lath extends completely across the present wall with no large or obvious patches, 2) two wall studs were cut approximately three-quarters of the way up after initial framing had occurred but before the lath was applied, the lower stud sections were then moved to the side to frame a door opening, the lath was then nailed to the wall studs, the door frame was installed and the plaster was applied to the lath using the door frame as a screed, 3) the main building cornice on the exterior stops just inside the west wall of the kitchen addition; the cornice does not continue across the main building wall enclosed by the kitchen addition. All of the above evidence is visible from the second floor of the kitchen addition. The conclusion which can be drawn from the above information is that the kitchen addition was an integral part of the original construction of the main house and is definitely not a later addition.¹²⁶ [As in the southwest addition, the floor level of this addition is three steps lower than that in the main portion of the house. This might indicate that this was a two-story structure which was not originally accessed from the main house.]

Southwest (Cobbler Shop) Addition

The finishes in the first and second floor rooms of the store [southwest] addition date almost exclusively from the early Hosmer period. All of the horizontal sheathing in the first floor room is installed with wire nails, the stair framing and stairs are obvious later additions, the main girder is a replacement and the plaster ceiling between the ceiling joists is modern plaster. The perimeter girts, however, are hewn and are undoubtedly part of the original frame of the addition. The joists, which are 3" x 4" and 24" o.c., are sawn with an up and down saw and probably are contemporary with the framing of the addition. The joists, however, have been rehung by carrying them on a ledger strip cut to fit beneath and in-between the joists. The ledger strip goes up beyond the level of the ceiling plaster. All of the window trim is fastened with wire nails and was undoubtedly installed by the Hosmers. The main [exterior] entry door, which is 3'-0" wide, and the door frame appear to be original. The windows flanking the door are units probably installed by the Hosmers. Note the historic photographs from 1869 which clearly show no windows flanking the door. [The 1980 report does not mention the second floor exterior door at the top of an exterior stair – which seems to cut across the first floor door - in the "1869" photo] The windows at the east wall and the west end of the south wall both date from the early 19th century and are very similar to the window muntin profiles of the main house. The window on the east wall still retains its original exterior shutter and hardware, and is the only such shutter from the store to remain. The window at the east end of the south wall has a mid-nineteenth century window muntin profile. The floor boards of the first floor room appear to be original to the date of erection but the second floor floorboards contain round-headed wire nails and probably date from the early Hosmer occupancy of the house. Most of the sash of the second floor room dates from the mid-nineteenth century, except for the window on the east wall and the upper sash in the northernmost window on the west wall, which have muntin profiles similar to those in the main house.¹²⁷

¹²⁶ Hart, 22-23.

¹²⁷ Hart, 15-16.

MATERIALS OF CONSTRUCTION

Main House

The Hosmer House is a typical residence of the first quarter of the nineteenth century. The braced frame of the house is composed of large oak timbers mortised and tenoned together to form a skeletal frame composed of widely spaced vertical posts and horizontal beams. The braced frame is, however, used only for the front and rear facades of the house. Masonry bearing walls are used for both endwalls. The braced frame walls have their vertical supports located at the midpoint of the store and the parlor/kitchen, the outside corners and at the intersection of the central corridor walls. Both the framed walls and the masonry end walls are supported by a granite, rubble masonry foundation.

The original exterior finishing materials of the house are reasonably intact except for the roofing shingles, which have been replaced with asphalt shingles. Undoubtedly, the original shingles were either slate or wood. Otherwise, the clapboards, trim, cornices and mouldings of the house are original. The porch adjacent to the store still retains its original posts and roof structure but the floor decking and framing has been replaced. The window sash in the main house are all original, however, the window sash in both additions are a mix of early, middle and late nineteenth century sash.

The original interior finishing materials of the house are also reasonably intact except for the ceiling and west wall of the store. All of the original lime plastered surfaces of the main house were applied to accordion lath. At all interior partitions, the lath was nailed to both sides of 2" thick vertical planks. Where wainscoting exists in the hall and parlor, it too was nailed directly to the plank walls. At the exterior perimeter of the house, the accordion lath was nailed to studs secured between the girts. Finally, at the masonry end walls and chimneys, the lath was nailed to wood sleepers embedded in the masonry. All nails in the house with a very few isolated exceptions, are cut nails.¹²⁸

¹²⁸ Hart, 5-6.

3.7 CHRONOLOGY OF CHANGE: SIGNIFICANT DATES OF CONSTRUCTION & ALTERATION

The following is a sequence of alterations to the house over the course of its existence. Dates for these alterations are based on previous reports, especially the Hart report which employed x-ray and other materials analysis, and APS research and are not definitive. Additional extensive, in-depth research may reveal more definitive dates. For dates regarding transfer of land, refer to Section 3.2 and the Appendix.

1793 – According to the Latady report - Hosmer House is constructed by Elisha Wheeler and Asher Goodnow.¹²⁹ This date needs primary source confirmation. The 1980 Hart report concludes that both the Kitchen/Servant's Wing (Southeast Addition) and the Carriage Barn/Shed and Outhouse were constructed either at the same time or shortly after the construction of the main house.¹³⁰

1817 – Daniel Goodnow, son of Asher, purchases store and land associated with adjacent Hadley House from Chancey Moore. Although the 1980 Hart report concludes that the Kitchen/Servant's Wing (Southeast Addition) is either an original or early addition to the house, there is some conjecture that this store was moved and attached to Hosmer as the Kitchen (Southeast) Addition to Hosmer.¹³¹

Circa 1825 – Installation of dividing wall in Ballroom – based upon investigations in the 1980 Hart report.¹³²

Before 1866 (Willis ownership) – Earliest photo of west side of house (See Figure 3.2-6), which is dated pre-1866, shows two-story Cobbler's Shop addition in place. The 1980 Hart report concludes this was an early addition and proposed that it was originally only one story.¹³³ Hart also describes the infill of the windows in the south wall of the ballroom which assumedly occurred when the second story of the southeast addition was constructed.¹³⁴

Circa 1866 – A window is added on the west wall just south of the Store's entrance door (based on photo documentation).

Post 1897 (Hosmer ownership):

Alterations to the Exterior

- Circa 1938 – Height of Chimneys altered (lowered) to current height – most likely due to damage from the Hurricane of 1938 which did extensive damage in the Sudbury area. Shutters may have been removed at this point as well.
- After 1980, Shutters were added to the north side of the house.¹³⁵

¹²⁹ Latady Design Associates, *Architectural Survey & Drawings for Sudbury's Hosmer House* (Bedford, MA: Latady Design Associates, 2004) Introduction.

¹³⁰ David McLaren Hart & Associates, *Historic Structures Report and Feasibility Study – Hosmer House* (Boston: David McLaren Hart & Associates, 1980), 3, 9, 37 & 38

¹³¹ "Sudbury's historic homes: the Hadley House." *Sudbury Town Crier* (Sudbury, MA), April 12, 1981.

¹³² Hart, 19 & 39

¹³³ Hart, 14-15 & 39

¹³⁴ Hart, 18.

¹³⁵ Latady Design Associates, *Architectural Survey & Drawings for Sudbury's Hosmer House* (Bedford, MA: Latady Design Associates, 2004) Introduction.

Significant Alterations to the Interior – as described in the 1980 Hart and 2004 Latady Reports – All Post 1897 (Hosmer Ownership) Specific Dates Unknown:

- Store: Removal of “large heavy post ... [which] supported the central girder of the general store at its midpoint”¹³⁶
- Store: Finished plaster ceiling removed to expose structural beams. Installation of lightweight particle panels.¹³⁷
- Store: Finished plaster walls and trim removed from west wall including fireplaces. This would have included removal of all wood mantles and trim.¹³⁸
- Structural: Installation of supplemental support system needed to support Ballroom floor/Store ceiling structure after removal of “large heavy post... [which] supported the central girder of the general store at its midpoint”. This support system was composed of steel rods installed in attic and in Ballroom partition wall.¹³⁹
- Door connecting Store to First Floor of Cobbler’s Shop (Southwest Addition).¹⁴⁰
- Door connecting Second Floor at “Ballroom” (Bedroom at that time) to Second Floor of Cobbler’s Shop Wing (Southwest Addition).¹⁴¹
- Cobbler’s Shop: Installation of interior stair
- Cobbler’s Shop: Installation of various windows (some installed previously, perhaps during Willis ownership)
- Cobbler’s Shop: Paint stripped from clapboard sheathing of original south wall of house
- Cobbler’s Shop: Installation of horizontal sheathing
- Cobbler’s Shop: Replacement of main ceiling girder
- Cobbler’s Shop: Ceiling joists re-hung
- Cobbler’s Shop: Ceiling re-plastered
- Cobbler’s Shop: Installation of window trim
- Cobbler’s Shop: Installation of windows flanking west, exterior entrance door
- Cobbler’s Shop: Second Floor: Replacement of floor boards¹⁴²

¹³⁶ Hart, 12, 13 & 37.

¹³⁷ Hart, 11, 12 & 37.

¹³⁸ Hart, 11, 12, & 37.

¹³⁹ Hart, 12-13 & 39.

¹⁴⁰ Hart, 14-15.

¹⁴¹ Hart, 15.

¹⁴² Hart, 15, 16, , 37 & 39

3.8 STATEMENT OF SIGNIFICANCE

PERIODS OF SIGNIFICANCE AND CRITERIA FOR HOUSE AND SITE

The following Periods of Significance are based upon the following National Register of Historic Places Criteria for Significance, many of which are interrelated and overlap.

- Criteria A - Associated with events that have made a significant contribution to the broad patterns of our history.
- Criteria B - Associated with the lives of persons significant in our past.
- Criteria C - Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

1780 – 1866 – Criterion A – Significant due to its part in the early development of the area, specifically the town now known as Sudbury after its separation from the original community of Sudbury, later known as Wayland, in 1780. Significant in the establishment of this structure at the intersection of Concord Road and Boston & Berlin Street/Old Sudbury Road at the core of Sudbury Centre, being an important landmark in Sudbury Centre. This location was important as the siting of critical entities in the town: a general store, possibly a community space in the second floor ballroom and the Sudbury Post Office, both in the house and sited separately on the property.

1956 – Ongoing – Criterion A – House, Site and Landscape are significant in Community Planning and Development encompassing not only community planning and development but also local agriculture and the local and regional history of the preservation movement the efforts to save the house and site spearheaded the establishment of the town's Historic Preservation Commissions – well before the National Preservation Act of 1966. The house and property were donated/purchased and a park created in order to “save” the crossroads corner of Sudbury Centre – a reaction to a proposed Shopping Center in 1957.

1897 – 1978 – Hosmer ownership – Criterion B – Significant regarding Florence's position as an artist bridging the John Singer Sargent period, specifically in genre and portraiture painting, to a later period of realism. Also for her role in supporting the arts in the area, and her significant cache of paintings which document and reflect the period. The landscape around the Hosmer House is also significant for its association with Florence Hosmer's art, notably for her landscape and flower paintings.

1780 – 1810 – Criterion C – Significant due to it being a classic example of a “Brick-Ender” architectural building type: Two exterior walls of brick with two integral chimneys, the other two walls being of wood construction and a hip roof. Architecturally unique in its floor plan, having one room, the store on the first floor and the ballroom on the second floor, along one side of the central hallway as opposed to the typical two rooms.

3.9 SUGGESTIONS FOR FURTHER RESEARCH

The history of Hosmer House is integral with the history of Sudbury and is entwined with several families with deep roots in the founding of the town. In spite of extensive and exhaustive research into the history of Sudbury and the sequence of property transfers related to Hosmer House, no definitive date of original construction of the house could be ascertained. It was determined that the Title Search included in the 1979 report which was repeated in the 2004 report cannot be used as a basis for determining the date of construction. Indeed, the information in and conclusions from the earliest property transfers may actually relate more to the adjacent Hadley House. Earlier property transfers helped clarify the history of the property, but a more in-depth dive into the earlier history, specifically an effort to determine the original granting of the property is needed to make a definitive determination. Also, the source of the construction date of 1793 included in the Latady report could not be verified, nor a source pinpointed for that date. Being such a specific date does indicate that at some point a primary source document was discovered to support the date, but such a source was not found. APS encourages a deeper dive to pinpoint the date of construction and to definitively identify those involved.

Sudbury's very early agricultural heritage is well documented as it was an open field system brought over from England. By the time the area west of the river was being developed, the open field system was becoming "out of fashion". Perhaps as this later system became the norm and was not unique, documentation was not deemed of interest. It does not appear that Sudbury's extensive greenhouse-based agriculture was sited on Hosmer property, but instead the agriculture that took place there was more "typical", low-key agricultural activity. It is recommended that a more extensive link between the owners of Hosmer and the related agricultural history be part of a general documentation on this subject for the town.

3.10 SUMMARY

Hosmer House was most likely constructed in 1793 by Asher Goodnow and Elisha Wheeler on Goodnow property. This remains an unsubstantiated statement based on several factors, none being definitive. The late 1700s and early 1800s was the "Brickender" period. Until definitive evidence can be produced for a date of construction, the statement that the house was constructed during that time period is the safest statement.

Hosmer House has undergone minimal and significant architectural alterations over the 200 plus years of its existence. Additions to the rear (south) elevation and the one-story carriage barn extension were the most significant alteration to its exterior, but the form of the main house still reads as originally constructed. This form of a simple "box" with a hipped roof and a relatively square footprint with the one story porch along the entire length of the west elevation is very much what we see today.

Interior architectural alterations in the house are even less impactful overall and none are non-reversible. Most of the interior alterations consisted of dividing and un-dividing the large ballroom; adding or sealing fenestration mostly on the south elevations at the additions; and structural interventions in the store.

The more temporal visual finishes, furnishings, fixtures and appearance in the interior spaces undoubtedly have changed over the years as the owners and uses of the house as a home, a store, community post office, and a boarding house. Currently, with some exceptions (divided ballroom, and structural support system in the store) the house, inside and out remains very much as a representation of its existence during the Hosmer occupancy, but also to a significant degree as it was originally constructed and existed for approaching 250 years.

4.0 ARCHITECTURAL:

EXISTING CONDITIONS, ASSESSMENT & RECOMMENDATIONS

It should be noted that each deficiency described below could include conditions at multiple locations in a particular area. Photographs of representative existing conditions are provided for each deleterious finding.

EXTERIOR ASSESSMENT:

4.1 CLAPBOARD SIDING & DECORATIVE WOODEN CLADDING ELEMENTS

Existing Conditions & Analysis

The Hosmer House is clad partially in clapboard, painted a pale yellow, with an average exposure of four inches (See Figure 4.1-1). The cornice, trim, water table, and pilasters are all painted white. The clapboard and trim on the north and south elevations as well as the additions to the building; the new kitchen and servant's room (F-05 & S-04), the office and shoe shop (F-07 & S-08) are in fair-to-good condition overall. The open-air carriage house and back entry into room F-05 at the rear of the house is constructed both with wide and narrow wooden planks placed vertically which are in fair condition. Over all the elevations, it was typically noted that the paint atop the clapboard and decorative wooden elements is peeling and cracking; there are mildew stains on the lower lying wood elements; and dispersed over the elevations are abandoned metal fasteners and hardware that show signs of corrosion.

There is a clear differentiation between older and newer clapboard evident when examining the elevations. The clapboard on the entire north elevation, the upper portion of the west elevation of the southwest addition, and a small portion on the south elevation are butt-beveled (See Figure 4.1-2). The clapboard laps on the south elevation and courtyard returns, and both two-story additions are butted-up to each other, and visibly look like a recent siding replacement (See Figure 4.1-3).

In areas where the paint has peeled or cracked, it has allowed water to migrate onto the surface of the clapboard, resulting in split wood and rotted sections of board (See Figure 4.1-4). The splits observed run horizontally through the planks, and range from 6 inches to 4 linear feet in length. While this condition was observed on all elevations clad in clapboard, it was most prevalent on the north elevation. Also to be noted on the north elevation is a depression in the clapboard, approximately 4 square feet in size (See Figure 4.1-5). The paint on the butt-beveled clapboard has blistered in some places, which could be due to the use of incorrect non-breathable paint (See Figure 4.1-6), while the paint on the additions clad in clapboard is in relatively good condition.

Bordering each of the elevations clad in clapboard are trim, corner boards and water tables painted in white, while the main roof of the house has a modestly decorated cornice running the entire perimeter, also painted in white. The trim, corner boards and water table elements all seem to have been replaced relatively recently. On the replaced trim, there is a brand name visible, 'LifeSpan Solid Select' which is a product engineered to ward off rot and insects. It seems to be primed with a primer system, which protects against water infiltration and weathering (See Figure 4.1-6). Of concern are the splits in the wood ranging from one linear foot to two linear feet (See Figure 4.1-7).

The cornice around the main roof is in good condition, with a few minor splits in the wood ranging from one linear foot to two linear feet in length. There are also signs of repair to the cornice visible along the north elevation.

The carriage house connected to the southeast edge of the house, and outhouse (accessed through the carriage house) are non-weatherized structures. The carriage house is constructed of wooden, vertical planks, with an average width of six and a half inches (See Figure 4.1-8). The columns supporting the carriage house have been refaced along the south elevation;

however, the wood does require a new coat of paint, as it is currently peeling due to exposure to the elements (See Figure 4.1-9 & 4.1-10). The entire outhouse and the north elevation of the carriage house are constructed of wide, vertical planks with an average exposure of fifteen inches. Overall, the siding has separated, leaving gaps in the wall, varying approximately one inch to two inches in width (See Figure 4.1-10). The outhouse was constructed with two, non-glazed openings to the south and east which have wooden trims, in fine condition. Evident on all elevations of the outhouse and east elevation of the carriage house is: peeling paint, separating and cracked wood cladding, ivy roots, and rusted abandoned metal hardware still fastened into the wood. Along the north elevation of the carriage house, there is an approximately 1 foot high mildew stain running the length of the wall, most likely due to the proximity of vegetation to the wood siding.

A metal drip edge has been installed on top of the new water table on the north elevation to wick any water away and off the wood. A drip edge is an angled piece of flashing which is installed along the top edge of a fascia board. The purpose of a drip edge is to help redirect water from the fascia and protects the building elements below. However, at several locations this drip edge has been bent, and segments have become detached from one another.

At several locations, the fasteners used to secure the trim, corner boards and water tables have begun to corrode and are staining the wood (See Figure 4.1-11). As the Hosmer House was used throughout the years, there seems to have been the need for anchors, screws and nails used to presumably fasten holiday decorations to the exterior of the house, which are now corroding.

Additional decorative wood cladding elements on the exterior of the house are Doric pilasters bookending the north elevation, which wrap onto the east and west elevations respectively (See Figure 4.1-12). It was evident upon inspection that the bottom 3 feet of each pilaster has been repaired through replacement. At the joint of the repaired pilasters, there are several vertical splits in the wood ranging from 8 inches to 2 feet in length (See Figure 4.1-13). Additionally, there were instances where the pilasters were separating from the brick walls creating gaps between the materials (See Figure 4.1-14). This is likely due to improper fastening between the two materials, and water infiltration causing the wood to expand. Both bases of the pilasters are covered in a slight layer of biological growth and mildew most likely due to stagnant water on the surface of the wood, and the proximity of vegetation to the lower elements of the building (See Figure 4.1-15).

In general, the clapboard and decorative wood cladding elements on the house were found to be in fair-to-good condition. The deficiencies observed mainly relate to deferred maintenance, inadequate flashing systems, and materials reaching the end of their normal life cycle.

Recommendations

To APS's knowledge, no paint color analysis has been performed. After wood repairs have been completed, all wooden elements on the exterior of the house should be prepped, primed, and painted, for a unison color finish. Prior to any painting, an analysis should be performed to determine historic paint finishes. Many surfaces in landmark buildings have been over-coated many times during their history without stripping the layers beneath. These layers form an important archaeological record. It is often possible to remove a fragment of the surface coatings containing all of the accumulated layers. This composite piece can be sent away for analysis in a specialist laboratory, where the material and color of each layer can be analyzed. This can reveal a wealth of information about the history of the building. They provide the evidence to justify changing from a modern paint scheme to a historically appropriate scheme, which has proven historical precedent.

Peeling paint seen at various locations across the elevations clad in clapboard no longer provides protection to the wood and accelerates deterioration. Regarding the areas clad in older clapboard, the paint has cracked in a rectilinear pattern

which could be a sign of lead-containing paint, and investigation of the house's exterior for lead-based paint (LBP) should be conducted prior to any repairs or paint removal. All wood clapboard siding, trim, and other decorative wooden elements should be 100% repainted. The Carriage House should be 100% repainted due to visible cracks in the paint seen throughout the structure. Approximately 10% of all clapboard planks on the exterior need to be replaced due to deterioration past the point of repair, and all abandoned metal nails, screws etc. which cause expansion and stress to the surrounding wood, should be 100% removed from the façade, and holes should be filled with wood filler and repaired in situ.

The existing wood clapboard siding, where damaged, should be reattached using stainless-steel nails, repaired in situ using epoxy consolidation, or selectively replaced to match existing. All new wood siding should be back primed. The area on the north elevation where a 4 square foot depression has formed should be investigated for the cause of the issue to determine if there are any concealed conditions within the wall structure.

The cornice, while in relatively good condition, should be selectively replaced at approximately 15% of its total area due to splits and cracks visible in the wood.

In areas where the cladding on the carriage house and outhouse are separating; small cracks should be filled with wood filler, whereas larger gaps should be dealt with through replacement.

Typical over all facades clad in clapboard is evidence of past ivy growth and vegetation which touches the structure. While it is evident that the ivy has been removed and much of the vegetation has been trimmed, there are remaining vestiges of the ivy on the carriage house. Vegetation should be managed as part of a regular maintenance plan to halt any further growth.

At some locations, the vertical distance between grade and the lowest course of siding is minimal, which could result in further damage due to moisture. Best practice includes a six inch (6") minimum clearance above grade. In areas where biological growth and mildew and/or mold are found at the base of the wooden elements, the wood should be cleaned with a non-toxic cleaner.

It is evident that over the course of maintenance for the Hosmer House, clapboard planks, trim, and other decorative wooden elements have been replaced. In these areas it seems that the replacement pieces have been fastened to the building using flathead nails. In several areas where this work has been performed, the fasteners have become displaced, and in some areas have begun to rust. Areas where this condition is observed should be refastened with non-rusting fasteners and rust should be cleaned from the wood surfaces. The gaps found at the joints between the pilasters and the adjacent walls can be repaired by refastening the pilasters to the masonry or filling the gaps with appropriate material such as sealant for small gaps and supplemental wood filler pieces for larger gaps.



Figure 4.1-1
Clapboard painted a
pale yellow, with an
average exposure of
4".



Figure 4.1-2
Butt-beveled laps to
fasten the siding.



Figure 4.1-3
Butted-up laps to
fasten the siding.



Figure 4.1-4
Large horizontal
cracks visible across
the north elevation.



Figure 4.1-5
Depression in the
clapboard,
approximately 4
square feet in size.



Figure 4.1-6
Blistering paint on
butt-beveled
clapboard.



Figure 4.1-7
Splits in the wood
ranging from 1 linear
foot to 2 linear feet.



Figure 4.1-8
Vertical planks of
carriage house with
an average of 6-1/2"
in width.



Figure 4.1-9
Peeling paint at
carriage house
columns and arches.



Figure 4.1-9
Carriage house
column.



Figure 4.1-10
Vertical planks at
outhouse are an
average of 15" in width.
Visible gaps varying
approximately 1" to 2"
in width, and peeling
paint.



Figure 4.1-11
Fasteners used to
secure the trim,
corner boards and
water tables have
begun to corrode
and stain the wood.



Figure 4.1-12
Bottom 3' of each
pilaster shaft and
both bases have
been replaced.



Figure 4.1-13
At the joint of the repaired pilasters, there are several splits in the wood ranging from 8 inches to 2 feet in length.



Figure 4.1-14
The pilasters are separating from the brick walls causing gaps between the materials.



Figure 4.1-15
Both bases of the pilasters are covered in a slight layer of biological growth and mildew due to excessive moisture on the surface of the wood, and the proximity of vegetation to the lower elements of the building.

4.2 BRICK MASONRY

Existing Conditions & Analysis

While the Hosmer House is predominantly clad in clapboard, the second most prominent material on the exterior is brick masonry. The east and west brick-ends of the building are characteristic of the Federal period of 'brick-enders'. The bricks are laid in a Flemish Bond pattern, are red in color and are set in white mortar with one quarter inch (1/4") joints (See Figure 4.2-1). Conditions of the brick vary across both elevations however, overall the brick is in fair condition, and the mortar is in fair-to-good condition, however the most visible deterioration is water infiltration into the bricks. There are open joints which permit the intrusion of water leading to freezing and expansion within the masonry. Most notably this is evident on the west elevation above the porch roof where the bricks are stained and discolored (See Figure 4.2-2) due to excessive moisture as a result of splashback from the lack of gutter at the roofline above, and inadequate flashing above the roof. In some areas, this has allowed for extensive biological growth which is particularly evident on the east elevation along the entire wall just above the stone foundation (See Figure 4.2-3). This condition can be attributed to the brick's inability to dry out after being exposed to large amounts of water, and the freeze-thaw cycle.

There are two large cracks present in the brick walls of the east and west elevations ranging between 11 to 26 courses of brick in length (See Figures 4.2-4 & 4.2-5). Both cracks have previously been remedially patched with mortar, which has failed, as the cracks have reappeared. The first crack is approximately one eighth inch (1/8") wide and located below window W-23 running through both brick and mortar, and is approximately thirty-three inches long. It is evident that this crack has previously been repaired as the first seven inches of the crack has a different color mortar. The second crack runs the whole length of the building from the wooden cornice to window W-32, between W-32 and W-07 following the mortar joints, and approximately thirty-nine down from W-07's sill towards the stone foundation wall. The width of this second crack varies throughout. Refer to Section 8.3 *Existing Conditions* 'Exterior' *Cracking in Brick Masonry of East Wall & Hairline Cracking in West Wall* for more information regarding these conditions.

Along many of the window casing edges are signs of past repair. Several of the bricks at the outer edge of the masonry openings are cracked, missing pieces, and patched with mortar (See Figure 4.2-6).

There are two areas on the west elevation of approximately three feet by five feet (3' x 5') between windows W-46 and W-47, and windows W-48 and W-49, on the second floor where the brick has lost their fire faces and show mortar loss. (See Figure 4.2-7).

Additionally, there are several areas along the base of the building on the east elevation in which the mortar has deteriorated due to water infiltration, and in these gaps, small plants have taken root (See Figure 4.2-8).

At either side of all the windows across the east and west elevations, there are abandoned shutter anchors, and scattered over the first floor of both elevations are abandoned nails. This condition if left untreated could lead to masonry damage due to rust forming, which would exert stress on the surrounding masonry.

Recommendations

The largest issue determined in regards to the brick exteriors is excessive water infiltration, which is causing expedited deterioration of the brick and surrounding mortar of the Hosmer House in certain locations. The deteriorated mortar permits the intrusion of water, which becomes trapped within the masonry. During the winter, the water freezes and expands, enlarging the crevice in which it resides. Masonry deterioration (open mortar joints, cracked brick, etc.) increases with each successive freeze-thaw cycle.

Above the porch roof, it appears that the metal flashing has failed in its entirety. All flashing above and around joints between roofs and brick should be replaced. Refer to Section 4.6 *Roofs* for further recommendations.

The mortar between the bricks is generally in fair-to-good condition, with a few obvious problem spots on the east and west elevations. Therefore, approximately 30% of the building should be re-pointed. Additionally, approximately 5-10% of the elevations clad in brick masonry should be selectively replaced due to cracked and spalling bricks. APS recommends that a qualified testing lab undertake mortar-sample analysis to determine the composition and formula of binders and sand to provide an exact mortar match, including type, compressive strength, and color match, and the mortar joints should be repointed with white mortar with one quarter inch (1/4") joints. Additionally, anywhere where an abandoned piece of metal such as a nail, or shutter anchor remain should be removed, and the missing brick replaced.

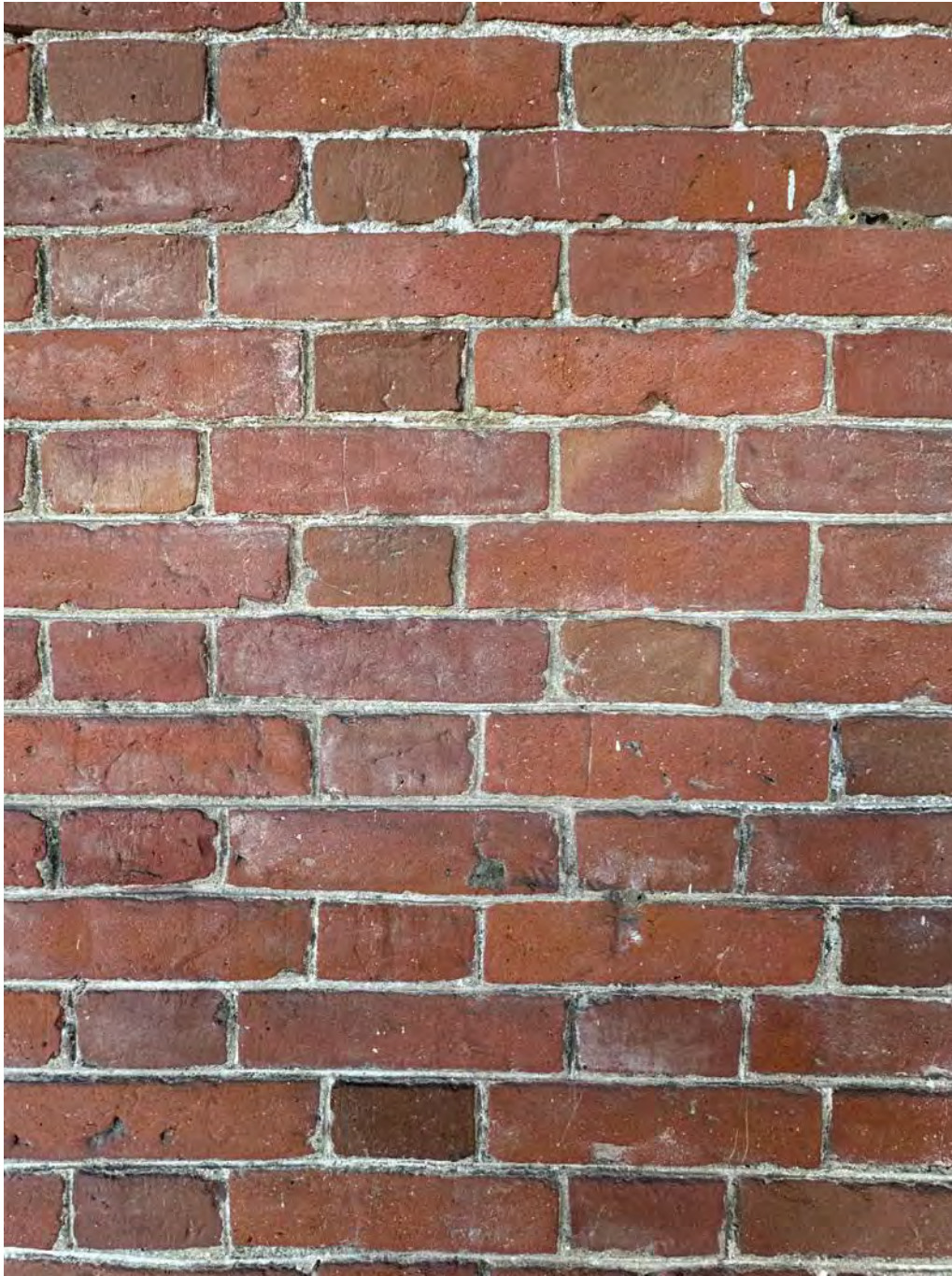


Figure 4.2-1
Bricks laid in Flemish
Bond pattern with
1/4" mortar joints.



Figure 4.2-2
Discolored bricks due
to water infiltration.
And inadequate
flashing.



Figure 4.2-3
Extensive biological
growth on the east
elevation along the
entire wall.

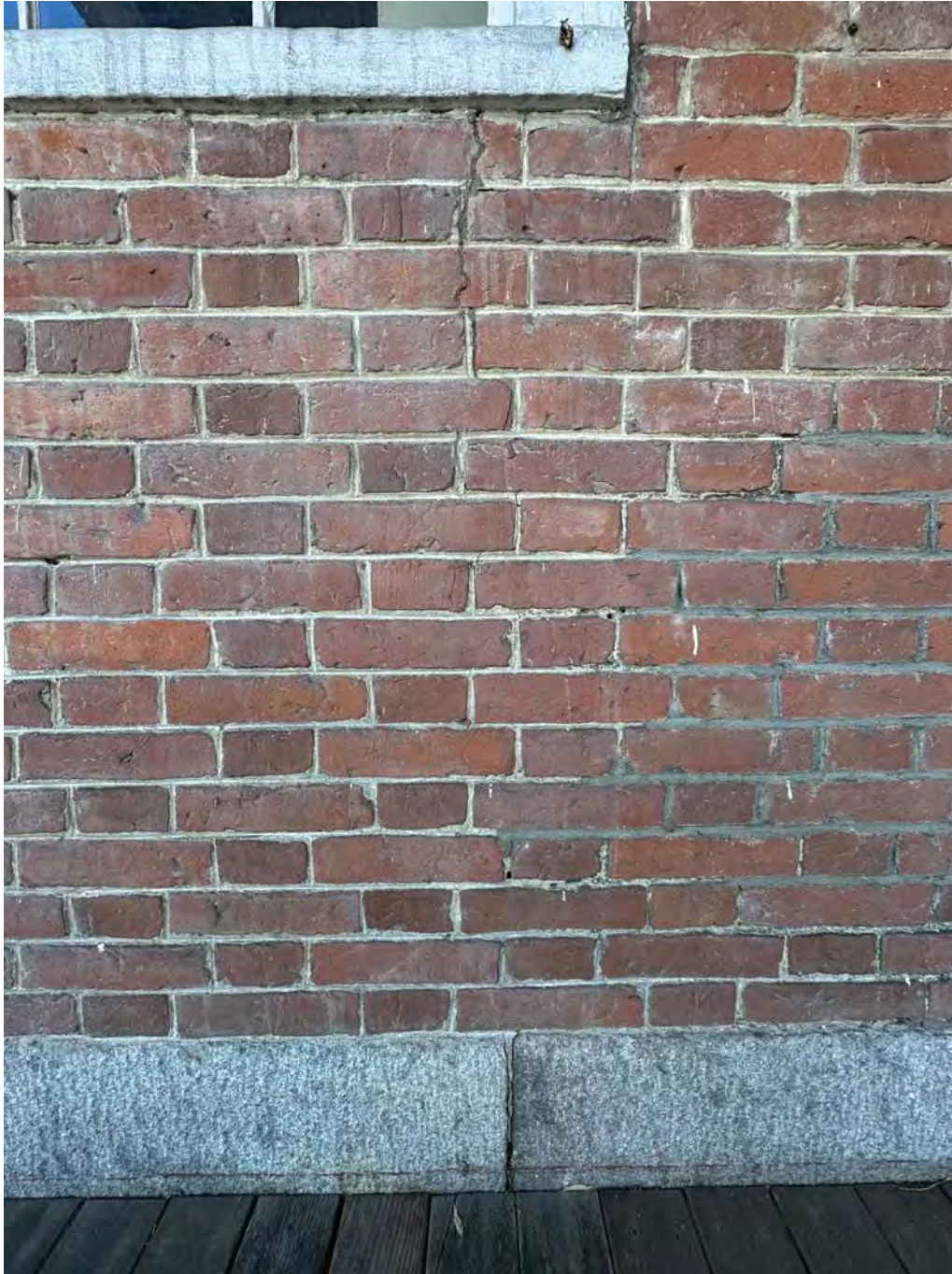


Figure 4.2-4
Crack on the west
elevation below W-23.
Previously improperly
patched.



Figure 4.2-5
Crack on the east
elevation below
W-07. Previously
improperly
patched.



Figure 4.2-6
Several of the bricks
at the outer edge of
the masonry openings
are damaged, missing
pieces, and patched
with mortar.



Figure 4.2-7
There are two areas on the west elevation of approximately 3' by 5' between windows W-46 and W-47, which show signs of deterioration. Bricks are missing their fire faces or cracked, and there is extensive mortar loss.



Figure 4.2-8
Several areas along
the base of the
building on the east
elevation in which the
mortar has
deteriorated due to
water infiltration, and
in these gaps, small
plants have taken
root.

4.3 GRANITE FOUNDATION WALLS

Existing Conditions & Analysis

The Hosmer House sits atop a granite base. Along the north, east and west elevations, the visible foundation is laid as a single course of rectilinear cut stone, which sits directly below the exterior brick or cladding (See Figure 4.3-1). The visible foundation below rooms F-05 and F-07 is constructed from ashlar masonry alone (See Figure 4.3-2).

Overall, the foundation of the Hosmer House is in fair condition. Typical conditions observed throughout are failing mortar joints and biological growth on the stones where vegetation is growing in close proximity to the foundation wall (See Figure 4.3-3). In both laying patterns, the stones have become displaced overtime which has formed large gaps between stones, or stone foundation and the cladding system. In addition, base flashing is missing at several locations and segments of the water table were installed too far back to the building face, and do not overhang the foundation stone (See Figures 4.3-3, 4.3-4, 4.3-5, 4.3-6). This allows for water infiltration into the foundation stones. Base flashing is typically installed along the top edge of a foundation wall to expel water away from the skyward facing joint of a foundation; however, due to the lack of base flashing, there is an increased chance of water infiltration into the stone when these two conditions are combined.

At some locations, the vertical distance between grade and the lowest course of siding is minimal, which could result in further infiltration and damage due to moisture, therefore removing vegetation should become a regular maintenance item.

The carriage house is built out from the eastern exterior wall of the kitchen addition (room F-05), and shares the ashlar masonry foundation of room F-05 along its western edge (See Figure 4.3-7). The foundation along the northern wall is constructed of concrete masonry units (CMU's) and timber (See Figure 4.3-8). Repairs to the carriage house foundation were recommended by Latady Design & Associates in 2004. Since the 2004 report, the foundations have been visibly repaired, and are in fair condition.

The basement is partially below-grade with an exterior access door along the south wall of the southwest addition. The foundation walls are constructed of ashlar masonry, which are also exposed in the basement (See Figure 4.3-9). There is one crawl space (room B-02) directly below room F-05, which is accessed from outside with no access to the basement, and is also constructed of both ashlar and loose laid stone masonry (See Figure 4.3-10).

Recommendations

Moisture penetrates the foundation wall through capillary action when mortar joints are open. During winter, the moisture freezes and expands, further deteriorating the mortar joints. It is recommended that all open mortar joints along the cut stone foundation walls be repointed, resulting in approximately 50% repointing, while approximately 25% of the joints in the ashlar laid foundation walls require repointing.

In instances where there is displacement noted across the cut stone laid foundation, the stones should be reset. The foundation below the stone should be cleaned, and assessed for the cause of the displacement. Once the foundation stone is reset, the joints should be repointed to avoid further water infiltration.

At instances where the vertical distance between grade and the lowest course of siding is minimal, base flashing should be installed to protect the cladding system. All vegetation should be removed from these areas, and it should also be insured that an adequate drainage systems expelling water away from the building be installed above these areas.



Figure 4.3-1
Along the north, east and west elevations, the base is constructed with a single rectilinear cut stone which sits directly below the exterior cladding system.

There is no evident base flashing at several of these walls.



Figure 4.3-2
Foundation below
rooms F-05 and F-
07 is constructed
from ashlar
masonry.

There is no evident
base flashing at
majority of these
wall segments.



Figure 4.3-3
Base flashing was
found in certain
locations along the
ashlar stone walls;
however it is not
entirely covering the
foundation wall, and
is bent out of shape
in several locations.



Figure 4.3-4
There is no evident base flashing between the wood pilaster and the granite foundation.

The granite stone is set further out than the pilaster base, allowing for further water infiltration.



Figure 4.3-5
There is no
evident base
flashing between
the wood pilaster
and the granite
foundation.

The granite stone
is set further out
than the pilaster
base, allowing for
further water
infiltration.



Figure 4.3-6
There is no evident base flashing between the cladding system and the ashlar stone foundation wall.

The wood water table has been damaged, most likely due to water atop the stones.



Figure 4.3-7
Ashlar foundation
wall shared by the
east wall of the
southeast addition,
and the carriage
house.



Figure 4.3-8
The foundation along
the northern wall is
constructed of concrete
masonry units (CMU's)
and timber. These
foundations seem to
have been restored in
the recent past and are
in good condition.



Figure 4.3-9
The basement is partially below-grade with an exterior access door along the south wall of the southwest addition. The foundation walls are constructed of ashlar masonry, which are also exposed in the basement.



Figure 4.3-10
There is one crawl
space (room B-02)
directly below room F-
05, which is accessed
from outside with no
access to the
basement, and is also
constructed of both
ashlar and loose laid
stone masonry.

4.4 WINDOWS, DOORS, & CASING

Conditions and Analysis

All windows are wood, single-glazed, and painted white on the exterior with different colors on the interior. The main house windows, shoe shop (S-08), and the south and east façades of the office (F-07) are double-hung with a six-over-six lite configuration (See Figure 4.4-1). Other configurations include six-over-nine lites in the kitchen (F-05), servant's room (S-04), and back hall (S-05), as well as an awning window in the kitchen and fixed windows in the kitchen and shoe shop bathroom. Additionally, two vertical fixed wood windows flank the office entrance door (D-21) on the west side of the office (See Figure 4.4-2).

Wood storm windows painted white are installed on the exterior side of the north façade windows and three second-floor windows of the east façade. Interior window inserts were observed in some windows, but most had been removed at the time of inspection (See Figure 4.4-3).

There are seven exterior doors with varying configurations, including a double door (D-22) (Figure 4.4-4). These doors appear to be from different periods, with one door (D-06) showing signs of recent replacement, including new tempered glass (See Figure 4.4-5). Only one door (D-21) is fitted with a wood screen door (See Figure 4.4-2).

The overall condition of the wood windows, doors, and casing is fair-to-good condition, with minor wood damage and peeling paint in some areas (See Figure 4.4-6). However, doors D-01 and D-12 are in poor to fair condition, showing signs of wood deterioration, cracks, and previous repairs (See Figures 4.4-7 and 4.4-8).

Wood door sills, such as those on D-12 and D-06, were found to be damaged, cupped, and pitched backward (See Figure 4.4-9).

None of the windows appear to be operable, with no locks present, and the chains/cords or balances missing or unobserved, except for the south windows in the dining room.

The storm windows are non-operable and are screwed to the wood casing. One storm window on the north façade (W-05) was installed upside down (See Figure 4.4-10).

During the Request for Proposal process in December 2023, condensation was observed between the window and storm window (See Figure 4.4-11). This is a common issue with storm windows that can create a greenhouse effect, leading to temperature buildup and condensation, which can cause deterioration of the protective coating and wood rot. Venting the exterior glazing at the top and bottom can prevent this, though it will reduce the insulating value of the air layer between the glazing.

Historical photos from 1983-1984 show storm windows on the first floor of the north, west, and east elevations with a different configuration than what is seen today.

While storm windows generally provide thermal comfort, reduce noise, and minimize energy loss, they require maintenance, ventilation, and cleaning. Additionally, they can impact the historic character of the house, as they often appear flat and lack the depth and shade of traditional windows. Thus, although they provide the best protection, they are not always the best approach for historic windows.

The screen door was found to be damaged and inappropriate in design (See Figure 4.4-2). If a screen door is needed, it should be made of wood and kept as simple as possible. If a horizontal rail is required, its location should align with the

height of the lock rail of the paneled door behind it, which is not the case here. Additionally, the current screen door obscures the finely paneled door behind it.

The perimeter sealant and glazing putty around the windows appear deteriorated, with cracks and gaps in some locations, leading to poor performance (See Figures 4.4-12 and 4.4-13). Properly maintained joints are crucial for waterproofing. The glazing putty creates an airtight seal that prevents drafts and energy loss.

Several broken glass panes were observed.

Metal window head flashing was noted at most windows but appears bent or poorly installed in some areas (See Figure 4.4-14).

Recommendations

Restoring existing historic windows is always challenging. Improving energy efficiency is a primary concern, though it can be achieved without replacing windows that contribute to the building's historical significance.

Rather than focusing solely on windows, energy conservation measures should be considered that address the building's overall thermal efficiency. This should include physical measures like attic insulation, as well as the efficiency of heating systems and controls. The goal should be to strike a balance between energy conservation and building preservation.

Since the existing windows are in fair-to-good condition, replacement is not recommended. All windows should be repaired to ensure full operability. As needed, remove windows/doors for complete restoration off-site. Restore, prepare, prime, and paint the windows/doors. A paint analysis should be performed to determine appropriate colors. Repairs to wooden elements must match the existing historic materials, and profiles. Install weather-stripping at all windows/doors (meeting rail, threshold seal, etc.) to reduce air infiltration, enhance energy efficiency, and improve comfort. Reinstall the windows/doors after repairs are completed, ensuring full operability by installing chains, pulleys, and hardware. Repair or repaint the wood casing, frames, sill, stool, and install new window/door head flashing as necessary. Remove all storm windows, window inserts, and the screen door.

Installing new weather-stripping and glazing putty at the window perimeter, along with routine caulking of the exterior frame, can substantially upgrade a window's energy and acoustic performance. If additional energy improvements are desired, consideration should be given to replacing the existing single glass with new high-performance laminated glass or vacuum-insulated glass, both ranging between 7 to 10 mm in thickness. Though these options are costly, they can be implemented without significantly altering the sash and muntins to accommodate the increased thickness and weight of the glazing.

Alternatively, the installation of new storm windows on the exterior or interior side (e.g., Allied Storm Window) can be considered, using more attractive and efficiently designed wood storm sashes that are more in keeping with the character of historic windows. These should be openable and removable to allow for maintenance and cleaning.

APS's preferred option, included in the preliminary budget, involves installing new glass without storm windows.



Figure 4.4-1
Double-hung six-over-six
lite window configuration
found typically on the
main house.



Figure 4.4-2
Two vertical fixed wood
windows flanking the
office entrance door (D-
21). The screen door
was found to be
damaged and
inappropriate in design.



Figure 4.4-3
Window inserts painted
white and installed at the
interior of the windows.



Figure 4.4-4
Throughout the house
there are varying door
configurations. Pictured
here is D-22, a double
door.



Figure 4.4-5
D-06 is a new tempered
glass door.



Figure 4.4-6
Minor wood damage and
peeling paint found
typically over all
elevations.



Figure 4.4-7
D-01 in poor-to-fair
condition, showing signs
of wood deterioration,
cracks, and previous
repairs.



Figure 4.4-8
D-12 in poor-to-fair
condition, showing signs
of wood deterioration,
cracks, and previous
repairs.



Figure 4.4-9
Door and sill on D-12
and D-06 were found to
be damaged, cupped,
and pitched backward.



Figure 4.4-10
The storm windows are non-operable and are screwed to the wood casing. One storm window on the north façade (W-05) was installed upside down.



Figure 4.4-11
During the Request for
Proposal process in
December 2023,
condensation was
observed between the
window and storm
window.



Figure 4.4-12
The perimeter sealant and glazing putty around the windows appear deteriorated, with cracks and gaps in some locations, leading to poor performance.



Figure 4.4-13
The perimeter sealant and glazing putty around the windows appear deteriorated, with cracks and gaps in some locations, leading to poor performance.



Figure 4.4-14
Metal window head
flashing was noted at
most windows but
appears bent or poorly
installed in some areas.

4.5 SHUTTERS

Existing Conditions & Analysis

Earliest images of Hosmer House represent shutters only on the windows associated with the store. In these images there is a pair of shutters on the two store windows on the north elevation and single, large shutters on the west store elevation windows. The earliest image which indicates shutters on the domestic spaces is dated circa 1910, during the period of the Hosmer occupancy. In those photos the north elevation almost always has shutters, but the existence of shutters varies on the east and west elevation. Only a few historic images exist of the south elevation. It would appear that only the first floor window on the southwest addition had a single, large shutter.

Currently, all nine windows on the north elevation of the Hosmer House, are flanked by fixed-louvered shutters painted in a black finish. Each shutter is operable and held open by metal shutter tiebacks, which were traditionally known as “shutter dogs.” Each shutter is constructed of a top, mid/divider and bottom rail, and flanked by two stiles. Between the rails are fixed louvers without tilt bars. These shutters seem to have been recently installed, however, overall are in poor condition. While the wood of the shutters is quite new, it seems that they have been constructed poorly, and are falling apart in several locations. Typical conditions observed across most shutters were loose bottom rails (See Figure 4.5-1), louvers falling out of place (See Figure 4.5-2) and splitting wood where the dowels were placed to hold in the upper and lower rails. In instances where the fasteners of the bottom rails were failing, it was evident that a repair had been made by inserting a screw into the side of the stiles, through to the bottom rail, however this seems to have failed as well, as the wood around the screw is now splitting (See Figure 4.5-3). Behind many shutters was evidence of soiling such as dust, dirt and debris piling up (See Figure 4.5-4). Less typical conditions found were that the shutters have been loosely anchored to the building, and many of the tiebacks are loosely installed and are rusting (See Figure 4.5-5).

Shutters appear to be in poor condition. The most evident explanation for the failing shutters is poor construction. Wood joineries have failed, and protective paint is peeling. Metal screws are rusting, causing stress and damage to the surrounding wood window and wood siding.

Recommendations

Recommendations for use of shutters on Hosmer House should be based upon the period that is to be represented. If representing the Hosmer period, shutters should only be present on the north elevations based on the current visual information. If the Hosmer period is to be represented, all existing shutters should either be repaired properly, by re-securing each of the loose louvers, removing and refastening the wooden dowels securing the bottom rails, and the shutter tiebacks should be reinstalled properly. All elements of the shutters should be prepped, primed and painted. An alternative would be to replace 100% of the shutters with historically appropriate counterparts constructed from a superior wood. The Cost estimating portion of the report will include pricing for full replacement of the shutters. If shutters are to be added to the east and or west elevations, to represent the Hosmer period, an additional cost would be incurred.



Figure 4.5-1
Loose bottom rail of
a shutter. Typical
conditions seen
throughout.



Figure 4.5-2
Louvers which
have fallen out of
place. Typical
condition seen
throughout.



Figure 4.5-3
Instances where the bottom rail of the shutter has become loose. A repair had been made by inserting a screw into the side of the stiles, through to the bottom rail, however this seems to have failed as well, as the wood around the screw is now splitting.



Figure 4.5-4
Evidence of
soiling such as
dust, dirt and
debris piling up.
Typical condition
seen throughout.



Figure 4.5-5
Less typical
conditions found
were that the
shutters have
been loosely
anchored to the
building, and
many of the
tiebacks are
loosely installed
and are rusting.

4.6 ROOFS

There are five roof structures of the Hosmer House, the main roof (A) sheltering the main rectangular body of the house, the porch roof (B) above the covered porch along the west elevation, the roof of the southwest edition (C), the roof of the southeast edition (D), and the roof of the carriage house (E). The roof is of major concern both functionality and historically. All of the roofs are in poor condition, and should be replaced with urgency. While no leaks were observed at the time of the inspection, it was disclosed to the project team that there have been several leaks, and one major point of failure event in the house's recent history. There are signs of selective repair visible from the drone inspection conducted by APS.

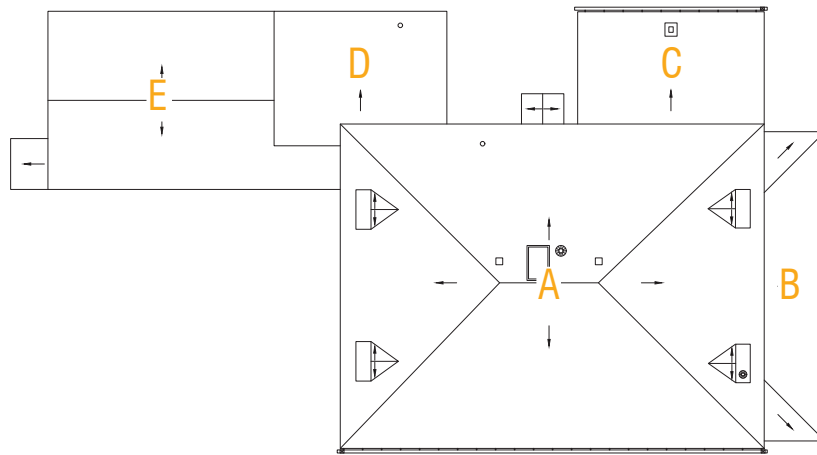
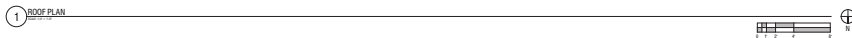


Figure 4.6-1
Roof plan with
identifiers.



Existing Conditions & Analysis

MAIN ROOF

The main roof of the Hosmer House is a moderately pitched hip roof, finished with asphalt shingles (See Figure 4.6-2). Historically, this would not have been the original finish of the roof however, due to the presumed date of construction being between the late 1700s and early 1800s, it is plausible that the roof would have originally been constructed with wood shingles as due to the rural location of the house, wood was used more extensively for roofing. However, there is no concrete evidence of this other than a few black and white photos from around the period in which the Hosmer's would have lived in the house.

The entire roof has nine (9) penetrations; four (4) chimneys, three (3) vents one (1) vent pipe and one (1) skylight (Refer to Section 4.8 *Chimneys* for further information). None of the vents, vent pipes or skylights are original to the building. The step-flashing around the chimneystacks and crickets are in poor condition due to general end-of-life degradation as sections of the flashing are upturned and have become detached from the finished roof surface, or itself (See Figure 4.6-3). All of these penetrations require new flashing and shingles at the edges of their penetrations.

There are signs of biological growth typical across the entire north slope of the main roof, and edge of the south roof (See Figure 4.6-4). Selective remedial repairs have been done on a portion of the roof on the south slope, where a large hole was patched (See Figure 4.6-5). This area relates to the roof above the attic, which through conversations with the Sudbury Historical Commission, was determined to have been replaced due to extensive damage during a heavy rainfall.

Selective shingle replacement is visible at several locations on the east slope of the main roof, and south slope near a vent pipe, as well as a portion of the ridge cap shingles along the southeast ridge. Additionally, each of these patches and remedial repair jobs, while affective, are aesthetically displeasing, and as the Hosmer House has a sloped roof, the remedial repairs are visible from street level.

Also visible were shingles which have become dislodged (See Figure 4.6-6). Along the west slope, there are signs of water damage seen in the form of discoloration, evident near the chimneys (See Figure 4.6-7).

The Town of Sudbury representative noted that the granules (Small, stone like particles that cover the surface of asphalt singles) were falling off. Granules act as a protective layer against UV rays, as well as providing a layer of fire resistance. The granules protect the underlying asphalt material, and without this protection, the shingles will age and deteriorate at a faster rate.

PORCH ROOF

The porch roof is a hip roof, which is also finished in asphalt shingles. Due to the evidence of water infiltration above the porch roof, evident in the brick face (See Section 4.2 for Brick Masonry), there may be more damage to the roof than is visible.

SOUTHWEST & SOUTHEAST EDITION ROOFS

See Figures 4.6-8 & 4.6-9

Both roofs of the additions are in the style of a shed roof, in fair condition, however signs of remedial repair are visible.

The southwest addition has two (2) penetrations; one (1) chimney, and one (1) vent pipe. While there is no evidence of repairs to the southwest addition roof, the membrane of the roof has been punctured. When the gutter along the southern

edge of the addition's roof was installed, the installer fastened the gutter straps above the shingles, thus puncturing the roofing membranes. This roof is no longer watertight, and will continue to fail overtime. Additionally, there is minimal biological growth along the edge of the slope.

The southeast roof has one (1) penetration, a pipe, which requires new flashing and shingles around the penetration. It is also evident that there have been repairs along the top ridge, which was remedially repaired with a secondary roofing membrane. This portion of the roof seems to have been repaired with asphalt roll roofing, rather than asphalt shingles.

CARRIAGE HOUSE ROOF

The carriage house roof is an open gable roof structure which slopes north and south on the site, and has no penetrations. Along the north-facing slope, there is extensive biological growth in the form of moss growing sporadically over the entire surface (See Figure 4.6-10 & 4.6-11). The step-flashing at the building joint of the north-facing slope along the east elevation of the house is in need of replacement. Portions have become unattached from the brick wall and roof, and are deflected in many places (See Figure 4.6-12). The south-facing slope of the carriage house roof is in relatively better condition, with minimal conditions observed.

Recommendations

The service life of an asphalt shingle roof is on average, 20–25 years, with proper care and maintenance. There are multiple conditions made visible through the drone inspection which would support the argument to replace the entirety of the Hosmer House roofs.

Due to the extensive damage to which the main roof has endured, the loose material visible, and the excess of biological growth and staining, it is strongly recommended that a full roof replacement campaign be undertaken. This should include all associated crickets, metal flashing, gutters and downspouts to both create a watertight barrier and aid in the proper drainage of the roof.

The porch roof should be replaced in it's entirely. Due to the extensive evidence of water infiltration visible at the time of the inspection, a 20% wood roof deck replacement should also be accounted for. Because the porch roof is original to the building, it would be in best preservation practice to restore the roof to its original material, presumably wood shingles.

While the roofs of both additions are in generally better condition than main roof, APS also recommends to replace all asphalt roofs with wood shingles, as the additions as well, would most likely have originally had wood shingles for roofs.

The carriage house roof is covered in extensive biological growth, and should be dealt with promptly. Similar to the roofs of the additions, APS also recommends to replace the asphalt roof of the carriage house, with wood shingles, as the carriage house would most likely have originally had wood shingles for roofs.

Ultimately, the asphalt shingles are not historically appropriate for a building of this age. There are several historic photographs which support the notion that the house, for the period of time while inhabited by the Hosmer's, had a wooden shingle roof as this was also a more commonly seen roof finish in rural areas, however, none of the photographs allow us to determine the type of historic roof with certainty.

Key signifiers, which would typically support a particular roof finish, such as the roof deck, or nailing patterns, also do not provide a definitive answer. The Hosmer House has a full wood roof deck. Typically, a roof finished in wood shingles would not have a full wood roof decking, but rather had spaced wood purlins so that the wood could breathe and dry out underneath. It is possible that the solid wood decking could have been installed in the house at a later date, however there are no known records of this. Alternatively, the nails used to finish the roof could produce an answer (if historic nails are

still present) as nails for slate are typically spaced farther apart than the nail pattern of wooden shingles, resulting in fewer nails. Perhaps a closer look at the attic might reveal remnants of wood or slate below the current roof, particularly in tight locations such as edges or junctures where removal might have been difficult in the past.

The Sudbury Historical Commission disclosed that there is a current roof replacement project ongoing at the Hosmer House by another architecture firm (See Appendix 12.1 *Meeting Minutes*). This project is currently in the design phase. The current design replaces the asphalt shingles with cedar wood shingles, the aluminum gutters with copper gutters, and all flashings will be replaced in copper. Rotten fascia and associated trim will be replaced in the roof and gutter install portion of the project. Once fully designed, and if funding becomes available, the project will go out to bid in the spring of 2026. With this project in mind, this condition assessment should be considered prior to the commencement of work.

APS recommends that the Sudbury Historical Commission document the roof replacement process, to provide a record, including dates, of the progression of restoration work undertaken at the Hosmer House.



Figure 4.6-2
The main roof of the Hosmer House is a moderately pitched hip roof, finished with asphalt shingles.



Figure 4.6-3
The step-flashing around the chimneystacks and crickets are in poor condition due to general end-of-life degradation as sections of the flashing are upturned and have become detached from the finished roof surface, or itself.



Figure 4.6-4
There are signs of biological growth typical across the entire north slope of the main roof, and edge of the south roof.



Figure 4.6-5
Selective repairs have been done on a portion of the roof on the south slope, where a large hole was patched.



Figure 4.6-6
Selective shingle replacement is visible at several locations on the east slope of the main roof, and south slope near a vent pipe, as well as a portion of the ridge cap shingles along the southeast ridge. Also visible were some shingles which have become dislodged.



Figure 4.6-7
Along the west slope, there are signs of water damage seen in the form of discoloration, evident near the chimneys.



Figure 4.6-8
Both roofs of the
additions are in the
style of a shed roof, in
fair condition.



Figure 4.6-9
Both roofs of the
additions are in the
style of a shed roof, in
fair condition.



Figure 4.6-10
The carriage house roof is an open gable roof structure which slopes north and south on the site, and has no penetrations. Along the north-facing slope, there is extensive biological growth in the form of moss growing sporadically over the entire surface.



Figure 4.6-11
The carriage house roof is an open gable roof structure which slopes north and south on the site, and has no penetrations. Along the north-facing slope, there is extensive biological growth in the form of moss growing sporadically over the entire surface.



Figure 4.6-12
The step-flashing at the building joint of the north-facing slope along the east elevation of the house is in need of replacement. Portions have become unattached from the brick wall and roof, and are deflected in many places.

4.7 ROOF DRAINAGE

Existing Conditions & Analysis

The gutters and downspouts are in fair condition, however it is unknown if the Hosmer House historically had gutters for roof drainage. At some point in the building's history between 1980 and 2004, white, corrugated aluminum metal gutters were installed along the rooflines of the north elevation and southwest extension elevation. There are three aluminum downspouts which are also white, round and corrugated, two which run along both edges of the north elevation and one along the southwest corner of the house. At the northeast corner of the house, the downspout expels water below grade (See Figure 4.7-1), whereas the downspouts at the northwest and southwest of the house expel water through a gutter extension above grade, away from the house's foundation walls (See Figure 4.7-2). While the gutters themselves are in good condition, they have been inappropriately installed along the roofline, and some of the fasteners into the building façade are failing. The downspout shown in Figure 4.7-1 is incorrectly designed, as there is no elbow in the downspout, which is used to expel water away from the immediate perimeter of the house. Additionally, the gutter material, shape, and placement, are historically inaccurate for a building of this significance.

Along the north elevation, a gutter was installed along the roofline, supported by wood blocking (See Figure 4.7-3). Small blocks cut to match the profile of the fascia were installed at evenly spaced intervals to facilitate securing the gutter to the detailed fascia. These blocks extend past the edge of the roof (See Figure 4.7-4).

The gutter on the north elevation drains to two downspouts, at the corners of the building, and are fastened directly to the wooden pilasters with downspout straps. These downspout straps are installed without spacers at the northwest and northeast corners. The lack of spacers can lead to increased maintenance of the decorative pilaster. (See Figure 4.7-5).

A second gutter was installed along the southern roofline of the southwest extension. Wood blocking cut to match the profile of the fascia was installed on this elevation as well, however only one of the three blocks is actually fastened to the body of the gutter (See Figure 4.7-6). This gutter is fastened to the roof rafter at the southeast corner with a spike-and-ferrule, while the remaining length of gutter is fastened using strap hangers, which were installed atop the roof membrane, compromising the integrity of the membrane (See Figure 4.7-7).

There is one downspout along the length of the second gutter which is fastened to the trim of the clapboard at the southwest corner. This downspout extends an appropriate distance from the house's foundation, and expels water above grade however was visibly clogged at its termination (See Figure 4.7-8).

Typical conditions found across all downspouts are; segments are bent or out of plumb, hangers are missing - specifically on the north elevation, open seams on downspouts, mildew stains on lower segments of downspouts, and short leader terminations prevent adequate drainage away from the base of the house (See Figure 4.7-9). In addition, the grade around the building is sloped towards the building at some locations, which prevents adequate water runoff.

Recommendations

The roof drainage of the Hosmer House is visually inappropriate and improperly installed. In consideration of the architectural design and historic lack of gutters and downspouts on the house, an appropriate drainage system should be designed and implemented incorporating appropriate drainage at grade.

APS recommends installing gutters along all roof eaves, including the porch. New gutters would help prevent water splashback and the resulting excessive moisture that can cause deterioration of masonry or siding. Additionally, they would reduce water accumulation near entryways, mitigating potential safety hazards.

The design of the new gutters should be carefully considered, as they can alter the historic appearance or architectural integrity of the house. APS recommends using metal gutters, such as lead-coated copper. Further research should be conducted to determine the most appropriate style, ensure proper connection with downspouts, and calculate their adequate size to handle the volume of water draining from the roof. Gutter installation should take place concurrently with the roof replacement. Once installed, the gutters will require regular maintenance, including cleaning, to prevent clogs and damage.

It would be beneficial for the Town of Sudbury, and the Sudbury Historical Commission (SHC) to understand the layout of the storm drainage system – where it runs, and where the water from the roof ends up. APS recommends that the Town and the SHC document the location of the storm drainage system and frequently test the system to make sure it is intact, clear, and functioning properly.



Figure 4.7-1
Located at the northeast corner of the house is a downspout missing an elbow to help expel water away from the immediate perimeter of the house, below grade.



Figure 4.7-2
Located at the northwest corner of the house is a downspout that expels water through a downspout extension above grade, away from the house's foundation walls.



Figure 4.7-3
Along the north
elevation, a gutter
was installed
along the roofline,
supported by
wood blocking.



Figure 4.7-4
Small blocks cut to match the profile of the fascia were installed at evenly spaced intervals and protrude out just past the roof edge.



Figure 4.7-5
Downspouts
fastened directly
to the wooden
pilasters with
downspout straps
installed without
spacers at the
northwest and
northeast
corners.



Figure 4.7-6
Visible along the
sloped edge of the
roof are gutter
straps, which are
puncturing the roof
membrane.



Figure 4.7-7
This gutter is fastened to the roof rafter at the southeast corner with a spike-and-ferrule, while the remaining length of gutter is fastened using strap hangers, which were installed atop the roof membrane, rather than below.



Figure 4.7-8
This downspout terminates an appropriate distance from the house's foundation, and expels water above grade, however is visibly clogged at its termination.

4.8 CHIMNEYS

Existing Conditions & Analysis

There are five chimneys at the Hosmer House, which were inspected by drone. Four tall, brick-masonry chimneys are situated in pairs along the east and west elevations of the main house, slightly set back from the hipped roofline (See Figure 4.8-1).

Chimneys FP-05 and FP-09, and FP-06 and FP-10 have stacks in the basement and hearths in rooms F-08 and above in room S-09, which extend to the height of the main roof.

Chimneys FP-01 and FP-07 and FP-02 and FP-08, terminate at grade, and extend to the height of the main roof.

Originally, the chimneys reached a height above the roofline, however shortly after February 1937, all four chimneys were shortened, and it is evident that the chimneys have been repaired at some point in the building's history, as the brick and mortar seem to be of a different visual quality.

The four chimneys on the main roof appear capped with a stone, with the exception of one at the northwest corner which has a vent. All chimneys are laid in stretcherbond pattern. Just below the coping stone the chimneys is crowned with two courses of protruding brick and cement, creating a drip edge (See Figure 4.8-2). These four chimneys appear to be in good condition and do not appear out of plumb. There are however, several instances of brick deterioration seen in all four chimneys, such as cracked and chipped bricks.

The step-flashing around the chimneystacks and crickets is in poor condition due to general end-of-life degradation as edges of the flashing are upturned and portions of the step-flashing are separating (See Figure 4.8-3).

The fifth chimney, located in the southwest addition, has a hearth in room F-07, FP-03, and a visible stack in room S-08. This chimney is topped with a vent cap (See Figure 4.8-4).

There is a Fireplace (FP-03) in room F-05 of the southeast edition, which has no visible venting above the roofline, yet has a visible chimneystack in room S-04. In the 2004 Latady Design Associates Architectural Survey & Drawings, a sixth chimney stack was recorded at the southeast addition. This chimneystack has since been removed, while the interior fireplace remains (FP-03). There is now a singular vent pipe penetrating the roof over the addition.

Recommendations

All five chimneys require 100% repointing of masonry joints and selective brick replacement where necessary, of approximately 5-10%. While the chimneys are not in poor condition, it is important to maintain the masonry with selective repairs.

Historically, the chimneys at the Hosmer House reached above the roofline of the house. While it may be considered to rebuild the chimneys to their appropriate and historical height for a house of this significance, it is dependent on the date to which the building is being presented. If the chimneys were shortened prior to the date of presentation, then they should remain their current height. Functionally (since they are not being used), there is no need to restore the original height. The current height is also safer and less maintenance is required.



Figure 4.8-1
Four tall, brick-masonry chimneys are situated in pairs along the east and west elevations of the main house, slightly set back from the hipped roofline. The fifth chimney is located in the southwest addition.



Figure 4.8-2
All chimneys are laid in stretcherbond pattern. Just below the coping stone the chimneys is crowned with two courses of protruding brick and cement, creating a drip edge.



Figure 4.8-3
The step-flashing around the chimneystacks and crickets is in poor condition due to general end-of-life degradation as edges of the flashing are upturned and portions of the step-flashing are separating.



Figure 4.8-4
The fifth chimney, located in the southwest addition, is topped with a vent cap.

4.9 PORCH

Existing Conditions & Analysis

A single-story open porch extends along the entire length of the west elevation. It is constructed of a wood deck, wood columns and a shingled hip roof (See Figure 4.9-1). This porch facilitates entrance into room F-08, a room currently being used as a shop and visitors center. The porch is raised approximately six inches (6") above the ground, with a white painted fascia five and a half inches (5-1/2") in height and three quarter inch (3/4") deep. The planks which make up the decking, run the depth of the porch and are three and a half (3-1/2") wide and three quarter inch (3/4") deep, and overhang the deck fascia by an average of one inch. The porch roof is supported by four columns along the outermost edge which are approximately six inches by six inches, square. Overall the porch is in fair condition, however typical conditions are mildew and mold due to proximity to vegetation and the earth, and peeling paint on the roof, columns, and fascia.

Portions of the fascia surrounding the porch has been replaced recently, as the wood is of the same quality and character as the replaced sections of the pilasters. There is extensive mildew and mold on the deck fascia, most likely due to its proximity to the earth and surrounding vegetation and the section of fascia between the second and third columns is rotted through, the wood is cracked, and a portion of the fascia has fallen off (See Figure 4.9-2). Along the entire perimeter of the porch are rusted nail fasteners embedded in the fascia. Along the base of the whole porch is a gap between the ground and fascia, large enough for rodents and wildlife to enter through.

The planks which deck the porch are weathered and have mildew stains. Some planks have been repaired, but not in full length. The decking planks directly below the door threshold are rotted, and are exhibit the most severe deterioration of the deck (See Figure 4.9-3). Atop the deck there is a movable stair to aid in entering into F-08 as the door opening is quite high from the finished porch deck. This stair is unattached from the building and poses a danger if improperly placed, as the stair becomes wobbly.

The 4 columns which support the porch roof are in poor-to-fair condition. The shaft of the columns have degraded over time, and have lost material mass at various locations (See Figure 4.9-4). Between twelve inches to fourteen inches (12" - 14") of the shafts of the two columns at either end of the porch have been replaced along with all four column capitals and bases, most likely at the same time as portions of both the fascia and pilasters were replaced due to the similarity of the replacement wood, specifically treated to deter mildew and insects (See Figures 4.9-5 & 4.9-6).

The porch ceiling is in good condition. The ceiling board at the underside of the roof is relatively new, however, oils are being drawn out from the knots in the wood, creating brown rings which telegraph through the white paint, typical throughout (See Figure 4.9-7). The frieze board and fascia of the porch roof have as well been replaced, most likely at the same time as the earlier mentioned repairs (See Figure 4.9-8), and instances where the wood has split, in some cases showing cracks as long as fourteen inches. The portion of fascia and frieze along the south elevation of the porch has been reinforced with a metal 'L' bracket and bolts, which fastens into the trim of the clapboard siding on the west elevation (See Figure 4.9-9). According to the Structural Engineer, the iron or steel strap appears to have been in place for an extended period of time, particularly in light of the square-headed bolt heads. It appears however that this was not original to the structure, but added at some point to augment the connection of the porch roof framing to the main wall of the house. This was likely in response to some separation observed at this interface, which was perhaps the result of some differential foundation movement between the porch and the main house. The magnitude of separation appears relatively small and not recently active. As such, no structural repair is recommended at this time other than normal maintenance of coatings and waterproofing / sealing of the skyward facing joint at the roofing level.

Recommendations

In general, the porch attached to the west elevation of the Hosmer House is in fair condition. Vegetation should be cleared periodically from the grounds to achieve a two foot buffer between the building and vegetation. The areas of fascia where mildew growth has occurred on sound material should be cleaned with a non-toxic cleaner, brushed and dried. In areas where mildew and vegetation has led to material loss and wood rot, the section of rotted wooden planks should be replaced and new planks (approximately 20%) should be spliced in with a wood of same quality and species as the original wood of the porch. Rotted deck planks below the detachable stair should be replaced in full length, and all sound planks should be treated to prevent further mildew growth. A new removable step should be fastened into the porch decking and secured for safety purposes.

The portions of the fascia which have long cracks should be removed, and new planks should be spliced in, made with wood of the same quality and species as the surrounding material.

The four columns supporting the porch roof seem to have been replaced in sections (either both the base and capitals, or in vertical sections). The columns should be restored with wood of the same quality and species as the surrounding material.



Figure 4.9-1
A single-story open porch extends along the entire length of the west elevation. It is constructed of a wood deck, wood columns and a shingled hip roof.



Figure 4.9-2
There is extensive mildew and mold on the deck fascia, most likely due to its proximity to the earth and surrounding vegetation and the section of fascia between the second and third columns is rotted through, the wood is cracked, and a portion of the fascia has fallen off.



Figure 4.9-3
The decking planks directly below the door threshold are rotted, and are exhibit the most severe deterioration of the deck.



Figure 4.9-4
The 4 columns
which support the
porch roof are in
poor-to-fair
condition. The
shaft of the
columns have
degraded over
time, and have
lost material
mass at various
locations.



Figure 4.9-5
Between 12" to
14" of the shafts
of the two
columns at either
end of the porch
have been
replaced along
with all 4 column
capitals and
bases.



Figure 4.9-6
Between 12" to
14" of the shafts
of the two
columns at either
end of the porch
have been
replaced along
with all 4 column
capitals and
bases.



Figure 4.9-7
The porch ceiling is in good condition. The ceiling board at the underside of the roof is relatively new, however, oils are being drawn out from the knots in the wood, creating brown rings which telegraph through the white paint, typical throughout.



Figure 4.9-8
The frieze board and
fascia of the porch
roof have as well
been replaced.

INTERIOR ASSESSMENT:

4.10 WALL FINISHES

The Hosmer House has several interior wall finishes, ranging from ashlar walls, uninsulated and unfinished walls, to plasterwork and wallpaper. Overall, the finished interior walls are in good condition.

WALLPAPER

Existing Conditions & Analysis

Rooms F-01, S-01 and S-03 are the only rooms in the Hosmer House, which are clad in wallpaper. F-01 and S-01 are the central corridors of the house, giving access into almost all rooms (See Figures 4.10-1 & 4.10-2). Room F-01 and S-01 have wallpaper on all four walls. The wallpaper is in a grid pattern with large floral accents (See Figure 4.10-3). Due to the quality and visual aspects of the paper, it seems that it is a modern addition to the spectrum of wall finishes of the house. All trim in both central corridors is painted white, while Room F-01 is clad with a smooth wainscoting, which runs the full perimeter of the room, reaching approximately 2 feet up the wall from the finished floor, and reaching 1 foot down from the finished ceiling, framing the wallpaper. The full perimeters of the rooms have simple crown molding along the ceiling line, also painted white. S-01 is an extension of room F-01 below, and therefore the wallpaper is continuous. Room S-03 is clad on all walls in a multi-color floral pattern, which seems to be industrially fabricated (See Figure 4.10-4).

Recommendations

The wallpaper in these rooms is in good condition, with minor deleterious conditions observed. While the wallpaper chosen for F-01 and S-01 is quite similar to the wallpaper seen in historic photographs, it lacks the historical sensitivity, which other forms of representation and replication may provide. The current wallpaper was fabricated using modern techniques, and therefore holds historical inaccuracies. It would be recommended to perform an analysis of the wallpapers currently in the house and if possible determine its authenticity in order to recommend a historically appropriate recommendation. The wallpaper in room S-03 holds the same issues. While it is dependent on the period of significance, removing the wallpaper and refinishing the wall in plaster may be a more historically appropriate wall finish for the room. A professional finishes analysis would be recommended to provide guidance.



Figure 4.10-1
F-01 is a central
corridor on the first
floor giving access
into almost all
rooms.



Figure 4.10-2
S-01 is a central
corridor on the
second floor giving
access into almost
all rooms.

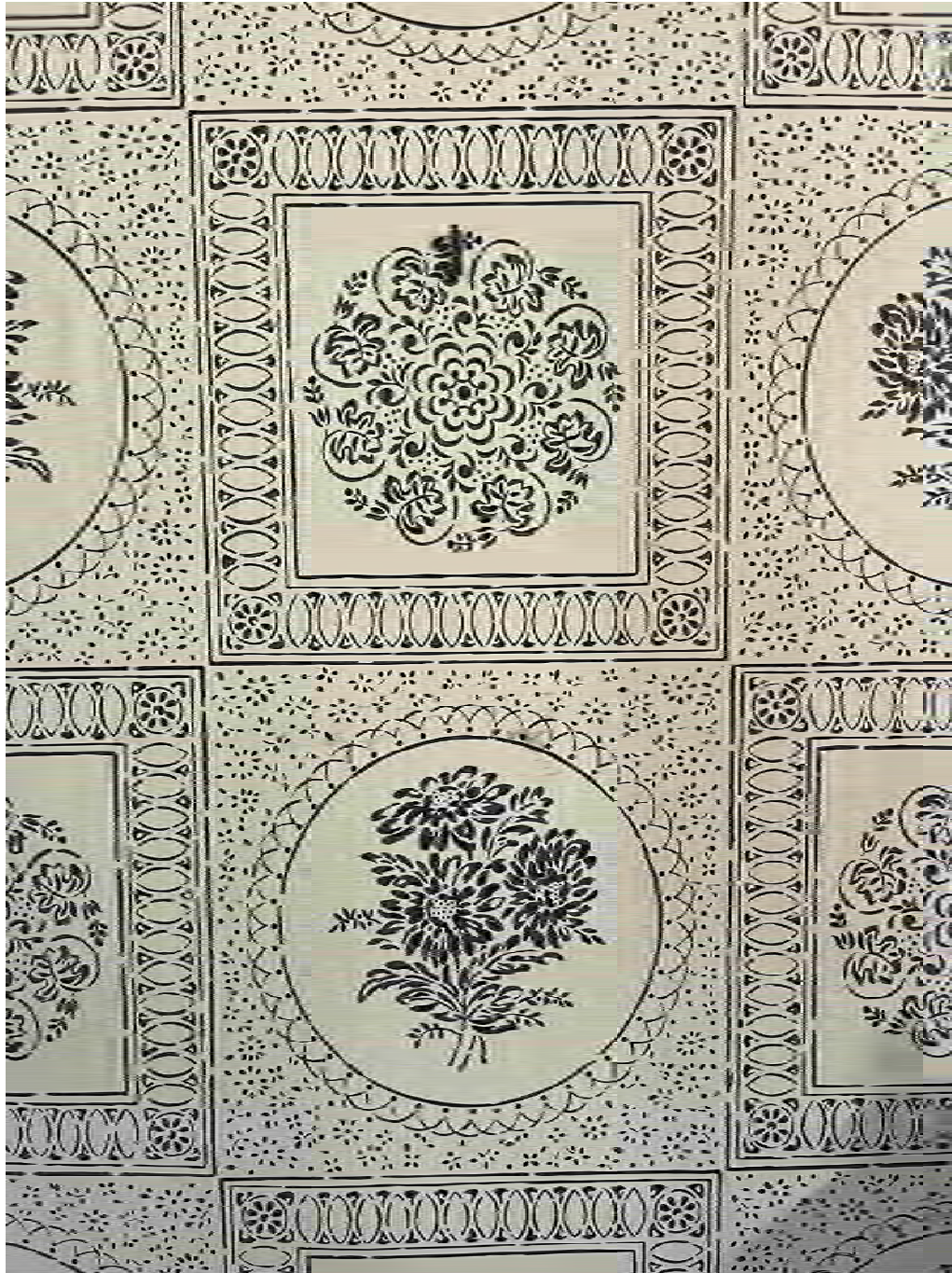


Figure 4.10-3
The wallpaper is in a grid pattern with large floral accents. Due to the quality and visual aspects of the paper, it seems that it is a modern addition to the spectrum of wall finishes of the house.



Figure 4.10-4
Room S-03 is
clad on all walls
in a multi-color
floral pattern,
which seems to
be industrially
fabricated.

PAINTED PLASTER

Existing Conditions & Analysis

Room F-02 is accessed through room F-01 and F-03, and is currently displayed as the Hosmer's parlor (See Figure 4.10-6). The walls of room F-02 are rendered in plaster and lathe, painted a bright yellow. Plain wainscoting with a decorative top rail runs the perimeter of the room, with no crown molding at the junction of the walls and ceiling.

Room F-03 connects through open doorways to rooms F-01, F-02 and F-05 and is currently on view as the Hosmer's dining room (See Figure 4.10-7). This room was the original kitchen prior to the F-05 southeast kitchen addition. The walls of room F-03 are finished in plaster and lathe, painted an eggshell white. The chair rail and the trim around the doors, windows and hearth are a deep mint green (See Figure 4.10-8). Crown molding runs the entire perimeter of the room, painted the same white as the walls.

Room F-05 and F-04 are additions to the original footprint of the Hosmer House, which added a kitchen (F-05) and a mudroom (F-04) to the first floor. Room F-05 is finished in a similar manner as the interior walls in the rest of the original house; with plaster and lathe (See Figure 4.10-9). There is a chair rail along the south wall, and simple window and door trim around each door and window in the room, all of which is painted a dusty baby blue (See Figure 4.10-10). Along the east elevation is a protruding wall containing a stair up to the second floor. The walls surrounding the staircase are clad in bead board and painted white. The west interior elevation is partially clad in large tongue and groove vertical wood planks, painted white, along the closet wall. The remaining west interior elevation is clad in plaster and lathe with dusty baby blue trim.

Discussed in the 1980 Historic Structures Report and Feasibility Study, conducted by David McLaren Hart & Associates, room F-06 is an addition to the central corridor (room F-01) adding a powder room to the main floor of the Hosmer House. Room F-08 is the largest room on the first floor and is also the room that has undergone the most renovations. The northern, eastern and southern interior walls of room F-08 are rendered in plaster and lathe, painted white with crown molding along the perimeter of the ceiling (See Figure 4.10-11). The western interior wall is an exposed brick wall, with no crown molding. All of the doorways and windows are trimmed with the same deep mint green trim as seen in room F-03.

Rooms S-02, S-04, S-06, S-07, S-08 and S-09 are rendered in plaster, painted a variety of colors. Room S-02 is finished in an off-white color, with crown molding. The crown molding is painted a deep green along the top of the wall with a band of motifs in deep green and deep pink in a pattern directly below of painted egg and dart motif, a band of flowers and leaves and a band of ellipses containing circular elements (See Figure 4.10-12). The plaster in the remaining rooms is painted a similar off white (See Figure 4.10-13). Room S-04 is entirely a creamy white (See Figure 4.10-14), and room S-06 is similarly painted, with a picture rail approximately 1-1/2' below the ceiling (See Figure 4.10-15). Room S-07 and S-08 are painted a creamy white, with accent walls and trim painted in a deep burnt-red (See Figure 4.10-16). The largest room on this floor is room S-09. This room is painted a creamy white, while the crown molding and window and door trims are painted in a deep teal (See Figure 4.10-17).

Recommendations

Plaster and lathe is the most common wall finish seen throughout the Hosmer House and is in good condition. Minor plaster cracks, peeling paint, and moisture damage were observed in various locations, however, there are no extreme concerns regarding the condition of the plaster due to water, mold or failure. Approximately 50 square feet of plaster should be repaired due to minor cracks found in several of the rooms. S-02, and S-08 show signs of failing plaster on the ceiling near the fireplace stacks. Assume 50 square feet total of cracked ceiling plaster throughout the house.



Figure 4.10-6
Room F-02 is
accessed through
room F-01 and F-03,
and is currently
displayed as the
Hosmer's parlor.

The walls of room F-02
are rendered in plaster
and lathe, painted a
bright yellow. Plain
wainscoting with a
decorative top rail runs
the perimeter of the
room, with no crown
molding at the junction
of the walls and ceiling.



Figure 4.10-7
Room F-03
connects through
open doorways to
rooms F-01, F-02
and F-05 and is
currently on view as
the Hosmer's dining
room.

The walls of room F-
03 are finished in
plaster and lathe and
are painted an
eggshell white.



Figure 4.10-8
The chair rail and trim around the doors, windows and hearth are a deep mint green. Crown molding runs the entire perimeter of the room, painted the same white as the walls.

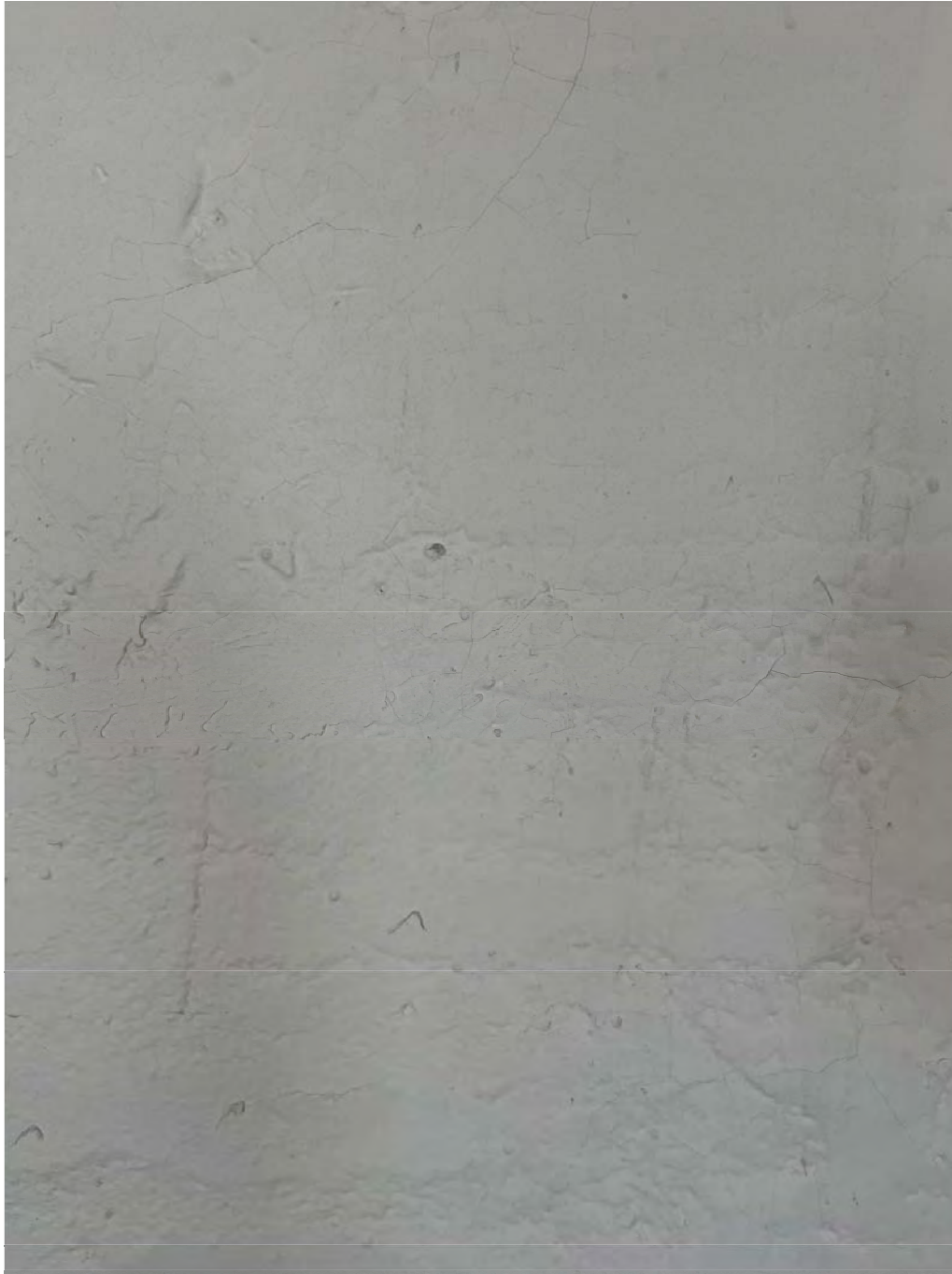


Figure 4.10-9
Room F-05 is
finished in a
similar manner as
the interior walls
in the rest of the
original house
with plaster and
lathe.

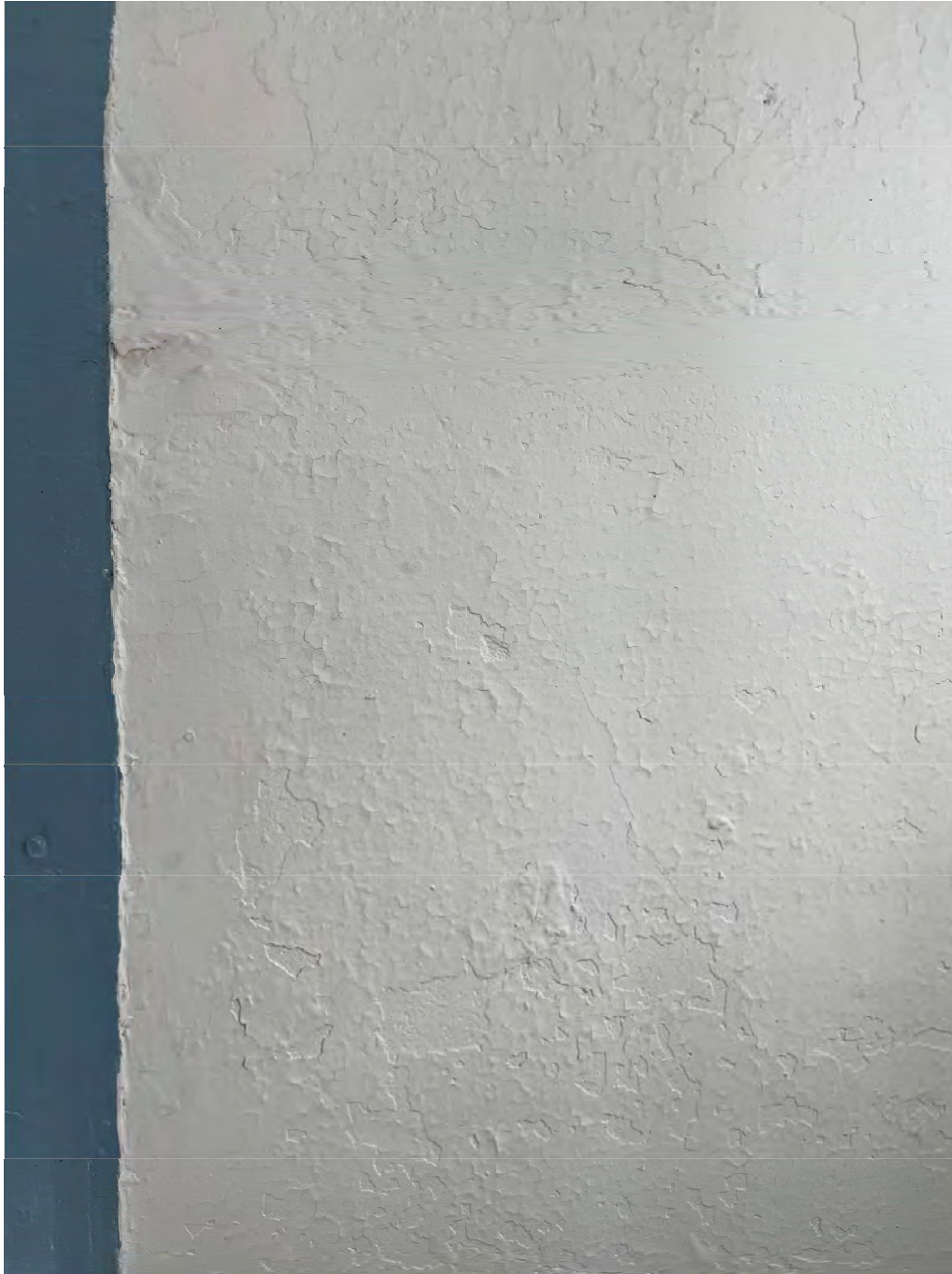


Figure 4.10-10
The chair rail
along the south
wall, along with
the trim around
the doors and
windows in the
room are all
painted a dusty
baby blue.



Figure 4.10-11
Room F-08 is the
largest room on the
first floor and is also
the room that has
undergone the most
renovations.



Figure 4.10-12
Room S-02 is
finished in an off-
white color, with
crown molding.
The crown
molding is
painted a deep
green along the
top of the wall,
with a band of
motifs in deep
green and deep
pink in a pattern
directly below a
painted egg and
dart motif, and a
band of ellipses
containing
circular elements.

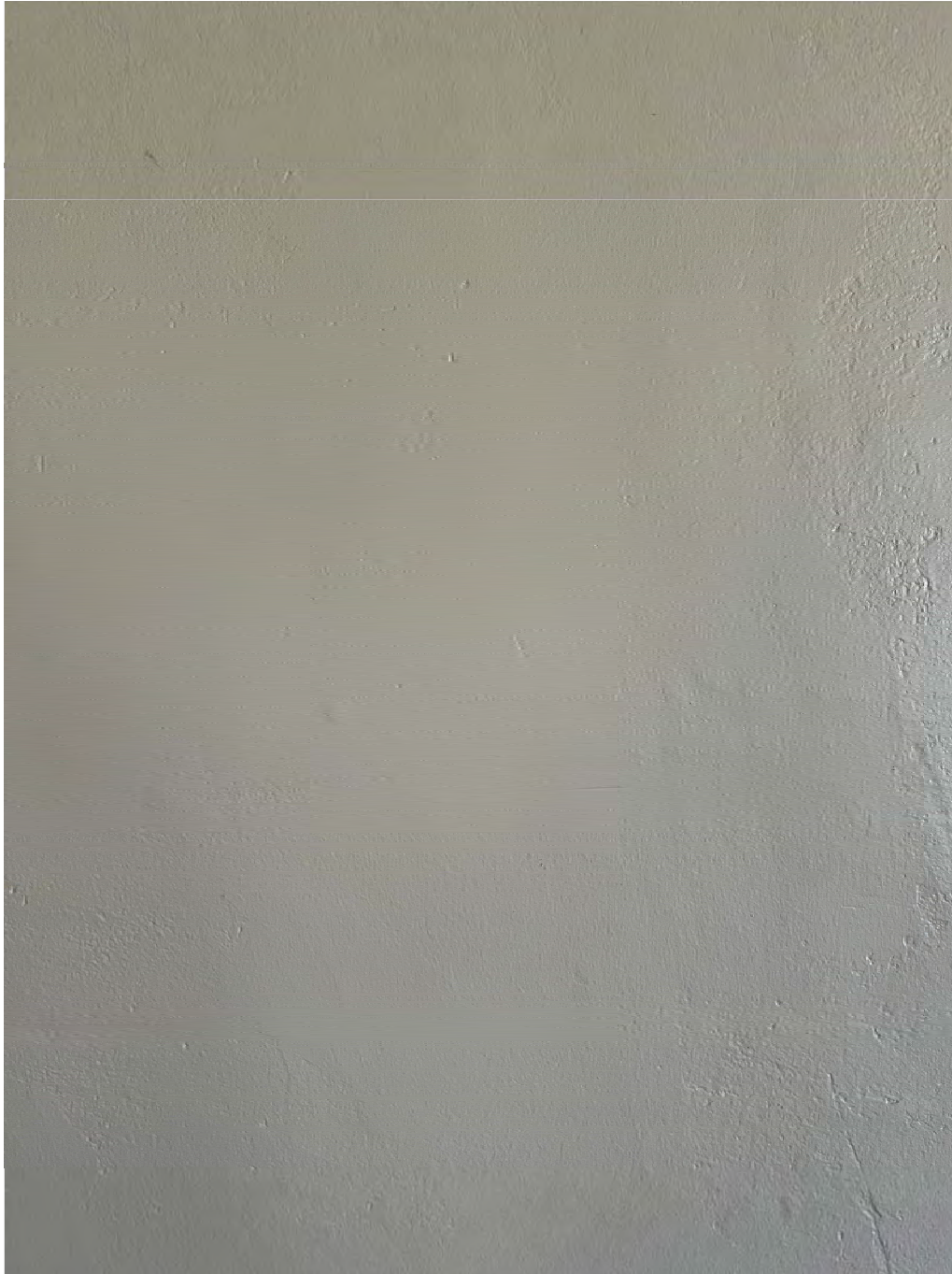


Figure 4.10-13
Plaster quality in
remaining rooms
on the second
floor.



Figure 4.10-14
Historically the
servant's quarters,
this room now
serves the Hosmer
House as an art
storage room. It is
also finished in
plaster and lathe,
and painted a
creamy white color.



Figure 4.10-15
Room S-06 is
finished with a
picture rail.



Figure 4.10-16
Accents in room S-08 are a deep burnt-red color.



Figure 4.10-17
The largest room on the second floor is room S-09, painted a creamy white, with crown molding and window and door trims in a deep teal.

UNFINISHED AND UNINSULATED

Existing Conditions & Analysis

Remnants of original wood siding are visible from the interior of later building additions. This siding is most likely the original exterior finish of the original structure, which became an interior wall after the two south additions were constructed.

F-04 provides an interstitial space between the open-air carriage house and room F-05. This space is unfinished and uninsulated (See Figure 4.10-18), as it was built off of the finished house exterior, seemingly after the F-05 extension was completed, due to the clapboard siding visible along its western interior wall. The northern interior wall of F-04 is the continuation of the southern brick exterior elevation of the Hosmer House, laid in Flemish bond with a granite plinth at the base of the wall. The eastern and southern interior elevation of F-04 is constructed of concrete masonry units (CMU's) with a layer of loose bricks atop, forming the base of a timber frame wall.

Room F-07 is currently being used as an office space for the Sudbury Historical Commission, however at the time of the Hosmer's ownership this space was part of Alice Hosmer's "apartment". F-07 was also an unfinished addition to the original Hosmer House building footprint constructed of timber with wood plank horizontal siding cladding all interior walls with varying exposures (See Figures 4.10-19 & 4.10-20).

The back hall (S-05) remains unfinished. The northern interior wall is bare lathe (See Figure 4.10-21), while the eastern wall has been covered with plywood and prefabricated insulating panels. The southern and western walls are drywall with timber framing, and have no finish material or paint (See Figure 4.10-22).

The Attic of the Hosmer House is also unfinished. There is no insulation between the roof sheathing and the exterior membrane, meaning all of the fasteners of the roof shingles are visible (See Figure 4.10-23). The Town of Sudbury brought to the attention of the project team that insulating the attic space is being discussed in the ongoing roof replacement investigation.

Recommendations

While room F-04 is uninsulated and unfinished, its function as a mudroom does not require it to be finished. Leaving the evidence of past exterior finishes visible in the interior space signifies its history as an addition to the original Hosmer House building footprint, and is in line with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which outlines the importance of distinction between construction history.

While the back hall (room S-05) is in several states of wall finishing, the realization of a finished interior is dependant on both the programmatic use of the space, and the period of significance. At the time the Hosmer's utilized this space, This intersitial room was most likely left unfinished. Therefore, it would be possible for the room to remain in its current state. However, should the space become an area used for the offices and storage of the Sudbury Historical Commission (SHC), it would not be against APS's recommendations to finish and insulate the space to better serve the SHC.



Figure 4.10-18
Interstitial space,
which acts as a
mudroom,
between the
open-air carriage
house and room
F-05, which
currently houses
the kitchen.



Figure 4.10-19
Wall finish of
room F-07, which
currently houses
the SHC.

This room
contains varying
wall finishes.



Figure 4.10-20
Wall finish of
room F-07, which
currently houses
the SHC.

This room
contains varying
wall finishes.



Figure 4.10-21
Bare lathe wall in
S-05.



Figure 4.10-22
Southern and
western walls of
S-05. Drywall and
timber framing
with no finish
material or paint.



Figure 4.10-23
Roof sheathing of
the main roof.

4.11 FLOOR FINISHES

CONCRETE

Existing Conditions & Analysis

The basement of the Hosmer House was finished with a poured concrete floor in 1995 (See Figure 4.11-1). There are several cracks in the poured concrete, due to the lack of control joints created when the slab was poured, however the slab is in fair condition. Refer to Section 8.0 *Structural Systems: Existing Conditions, Assessment & Recommendations* for further analysis.



Figure 4.11-1
Poured concrete
floor of B-01.

PAINTED WOOD

Existing Conditions & Analysis

The first and second floor consist of entirely wooden floorboards, however each room varies by size, width and direction of the plank. Overall, the wooden floorboards are in fair-to-good condition. Due to the presumed age of the boards, there are signs of normal wear and tear visible such as separation between planks, cracks mid-plank and worn paint. Painted door saddles are at each threshold between rooms.

Rooms F-01 and F-02, are finished with painted wooden floorboards running in a north-south orientation. Room S-01, S-02 and S-08 are painted in the same color, with room S-01 and S-02's floorboards running in a north-south orientation, while room S-08 planks are running in an east-west orientation. These floorboards vary in their widths, are painted a dusty blue color, and show signs of cracking and paint loss (See Figure 4.11-2).

The floorboards in room F-03 are wide wooden floorboards with large variations in their widths. The planks run in a north-south orientation and are painted a deep brown (See Figure 4.11-3).

Room F-07 planks run in a north-south orientation and show large amounts of deterioration as almost all of the floor finishes are severely worn (See Figure 4.11-4). The planks show indications of past replacements, as there are a series of thinner planks abutted against larger planks as if they were spliced in.

Room F-05 was an early addition to Hosmer House. The floorboards are much thinner and uniform in width, running in an east-west orientation (See Figure 4.11-5). Room F-08 and S-09 are finished with floorboards of varying width running in a north-south direction and finished with a glossy varnish (See Figure 4.11-6).

Recommendations

The separation between plans and cracks mid-plank should be repaired through replacement where necessary and smaller cracks should be filled with wood filler, at approximately 5-10% of the total painted wood floor area. All painted floors should have a color analysis study conducted, and repainted as needed in historically accurate colors, in locations where the paint has been worn off.



Figure 4.11-2
Floorboards vary
in width, and are
painted a dusty
blue. Signs of
cracking and
paint loss were
observed.



Figure 4.11-3
Planks run in a
north-south
orientation, and
are painted a
deep brown.



Figure 4.11-4
Planks run in a
north-south
orientation and
have large
variations in their
width. Floor
finishes are
visibly worn, as
depicted here.



Figure 4.11-5
Thinner
floorboards and
more uniform
width indicate
that these planks
are from a
different period.



Figure 4.11-6
Floorboards vary
in width, are
varnished with a
glossy finish, and
run in a north-
south direction.

UNFINISHED WOOD

Existing Conditions & Analysis

Room F-04, S-05 and A-01 are the only three rooms of the Hosmer House, which remain unfinished. Both F-04 and S-05 are circulation corridors, with unfinished wooden floors (See Figure 4.11-7). The attic is as well unfinished, patched throughout with miscellaneous wood in areas where the wood has split beyond repair, or has weakened due to water damage (See Figure 4.11-8).

Recommendations

The separation between planks and cracks mid-plank should be repaired through replacement where necessary and smaller cracks should be filled with wood filler, at approximately 10% of the total wood floor area. Loose planks should be re-secured where necessary.

A discussion was held between the Town of Sudbury and APS concerning insulating the attic. APS does not advise adding insulation to the roof, as it would require modifications that could alter or damage the exterior appearance. Keeping the roof intact will further preserve the historic value of the house. Rather, APS recommends a targeted insulation approach that can be achieved by adding insulation to the attic floor, to better insulate the more frequently used spaces below, on the second floor. The insulation should be installed beneath the existing wood floorboards (and then reinstalled) to separate the occupiable (and heated) room from the attic space.



Figure 4.11-7
Splits in the wood
were observed in
room F-05, as
well as evidence
of past repairs,
where wood has
weakened due to
water damage.



Figure 4.11-8
Splits in the wood
were observed in
room A-01, as
well as evidence
of past repairs,
where wood has
weakened due to
water damage.

TILES

Existing Conditions & Analysis

One room in the Hosmer House has been tiled with modern flooring, and that is the washroom on the main floor, room F-06. These tiles are in good condition, however are not historically appropriate for the house (See Figure 4.11-9).

Recommendations

Room F-06 contrasts with the rest of the house and should be renovated, beginning with the tiles.



Figure 4.11-9
Modern tiling in
room F-06 is in good
condition, however it
is not historically
accurate to the
house.

4.12 FIREPLACES

Existing Conditions & Analysis

There are five chimneystacks and one ventilation pipe visible from the exterior of Hosmer House (See Figure 4.12-1). Inside the house, these fireplaces are situated along the exterior walls, with their hearths centered; anchoring each rooms. On the first floor, there are six firebox openings, each with their own hearth and decorative apron and mantel in rooms F-02, F-03, F-05, F-07, and two in F-08. The second floor has only four firebox openings with two in rooms S-02, S-03, and two in room S-09. All chimneystacks are constructed of brick masonry and laid in stretcher bond. Fireplaces FP-05 and FP-09, and FP-06 and FP-10 each share a chimneystack with two flutes, with foundations and footings visible in the basement (See Figure 4.12-2 & 4.12-3). These footings are in poor condition, as there are multiple broken, cracked or eroded bricks, and in some instances, significant loss of mortar. The remaining chimneys terminate at the first floor.

Overall, the chimneystacks, hearths, and decorative elements are in poor-to-fair condition. Each chimney has a hearth built with standard (See Figure 4.12-4, Figure 4.12-5, Figure 4.12-6) or square bricks (See Figure 4.12-7 & Figure 4.12-8), protruding between 12"-33" out from the aprons. There are several cracked bricks typical throughout, and loss of setting material. The lintel of FP-04 shows signs of corrosion, as well as damaged bricks (See Figure 4.12-9). The fireboxes of the fireplaces are in poor condition, as many of them were cracked, and typically require cleaning (See Figure 4.12-10). Separated joints in the bond, and loss of mortar is also evident, as well as missing plaster at the interior aprons (See Figure 4.12-11). The mantels of each fireplace vary in complexity of design and are in good condition (See figure 4.12-12).

Recommendations

All fireplace hearths, whether built with standard or square bricks, should be selectively replaced at approximately 50%, due to deleterious conditions, and 100% repointed. Fireboxes built of brick should be selectively replaced at approximately 10-15% due to cracks, chips, and material loss.

The painted mantels are all in good condition, and require no maintenance at this time. However, the one steel lintel above FP-04, shows signs of corrosion, and should be scraped, prepare, and painted to protect the steel from corrosion



Figure 4.12-1
Chimney A services:
FP-01 & FP-07

Chimney B services:
FP-02 & FP-08

Vent pipe C services:
FP-03

Chimney D services:
FP-04

Chimney E services:
FP-05 & FP-09

Chimney F services:
FP-06 & FP-10



Figure 4.12-2
Fireplaces FP-05
and FP-09, and
FP-06 and FP-10
each share a
chimneystack
with two flutes,
with foundations
and footings
visible in the
basement. Visible
are cracked
bricks, and loss
of masonry
coating.



Figure 4.12-3
Fireplaces FP-05
and FP-09, and
FP-06 and FP-10
each share a
chimneystack
with two flutes,
with foundations
and footings
visible in the
basement. Visible
are cracked
bricks, loss of
masonry coating
and loss of
mortar.



Figure 4.12-4
Standard bricks used
to build the fireplace
hearth in S-09.



Figure 4.12-5
Standard bricks used
to build the fireplace
hearth in F-08.



Figure 4.12-6
Standard bricks used
to build the fireplace
hearth in S-09.



Figure 4.12-7
Standard square
bricks used to build
the fireplace hearth
in F-02.



Figure 4.12-8
Standard square
bricks used to build
the fireplace hearth
in S-02.



Figure 4.12-9
Corroded
fireplace lintel in
room F-07.



Figure 4.12-10
Painted decorative
wooden mantel in
room F-02.



Figure 4.12-11
Painted
decorative
wooden mantel in
room S-09. Lintel
shows signs of
corrosion.



Figure 4.12-12
Located in room
F-03, the original
kitchen hearth,
with a simple
wooden painted
mantel.

5.0 ACCESSIBILITY, SUSTAINABILITY, INTERPRETIVE & PROGRAMMATIC CONSIDERATIONS

5.1 ACCESSIBILITY & EGRESS

The Americans with Disabilities Act of 1990 (ADA) is a civil legislation which states that access to properties open to the public is a civil right. In 1993, the U.S. Department of the Interior National Park Services, released “Preservation Brief #32: Making Historic Properties Accessible” which surveys the site and entrances, interiors, and restrooms of historic structures and delineates necessary changes and improvements in order to adhere to the ADA standards. In this brief, the importance of independent access at historic properties was discussed as “[achievable] through careful planning, consultation, and sensitive design.”

Massachusetts Architectural Access Board (AAB) applies to all public buildings and facilities in Massachusetts. Hosmer House falls under the purview of the AAB due to its intent on furthering its use by the community of Sudbury. These regulations are listed as Section 521 of the Code of Massachusetts and are designed to ensure that buildings are accessible to all, have ramps and automated doors, and have spacious elevators that can accommodate mobility devices. They also require that restroom facilities have grab bars, accessible sinks, and clear signage, and that pathways and flooring are designed to minimize the risk of slipping and tripping.

The Hosmer House hosts occasional events attended by the public. As such, all reasonable effort should be made to update the house and grounds in compliance with ADA standards, although it is not required. In its current configuration, the house is not accessible.

Due to the limitations presented by the site, and historic building character, only partial ADA accessibility would be achievable at the Hosmer House.

SITE ACCESSIBILITY

The overall topography of the Hosmer House landscape gently slopes from Old Sudbury Road along the northern edge of the site, downward, to the south and southwest. The current layout and condition of the drives, paths, patio, and courtyard at the Hosmer House property present a range of highly variable conditions. These conditions pose challenges for ADA accessibility within the site.

Asphalt, flagstone and brick walks, brick patios, stone steps and asphalt paved vehicle circulation and parking, are the circulation materials within the Hosmer House landscape. While surfaces are slip resistant, they are not consistently firm or stable. Refer to Section 7.3 *Hosmer House 2024 Landscape Character ‘B6’ Circulation and Universal Access* for more information regarding these conditions, written by Heritage Landscapes (HL).

As outlined in Preservation Brief #32, creating a designated parking space, installing ramps, and making curb cuts are modifications to the site that can facilitate ADA integration into historic structures. While there are no delineated ADA parking spaces currently perceivable at the Hosmer House, APS and HL recommend to remove the current parking location (returning the area back to a lawn), and placing a 40-foot single loaded or 60-foot double loaded nose-in parking lot directly adjacent to Old Sudbury Road. The 60-foot wide lot could accommodate 10 to 12 cars and could include two dedicated accessible parking spaces, which connect to the public sidewalk, which currently runs along the north edge of the Hosmer House and Heritage Park property. HL has proposed a relocation of the parking pad for visitor and staff access (See 11.6-1 ‘Hosmer Landscape Treatment Draft Plan’). As such, APS has relied on their topographic expertise of the historic

landscape, and has created a set of ADA recommendations base on the relocation. Refer to Section 7.5 *Landscape Preservation Treatment Draft* for further recommendations and analysis of site accessibility.

INTERIOR ACCESS POINTS

The Hosmer House has seven exterior doors, none of which currently meet the full scope of ADA guidelines. The Disabilities Act Accessibility Guidelines (ADAAG) requires a point of entry to be a minimum of 32" in width to allow for mobility devices- among other rules, the ADAAG requires no sudden height differences greater than one quarter inch or gaps no larger than one half inch. All entries to the Hosmer House have historic stone steps or have otherwise elevated thresholds which limit access. Therefore, any of the given doors would require extensive modification to achieve any degree of accessibility. While these conditions complicate the incorporation of ADAAG guidelines while maintaining the historic character of the house, the situation facilitates the opportunity to conceptualize creative solutions to achieve partial accessibility in order to increase visitor use, comfort, and safety for future events.

APS investigated each entry point into the Hosmer House to determine the most viable option while maintaining the historic viewsapes, landscape, and character of the house. With a total of seven exterior doors, several were disqualified as options due to: a door's extreme height of the threshold from grade; the likelihood of intervention compromising the historic character of the house; or the inability to meet enough ADAAG guidelines. Doors which have been excluded from the survey include: D-06, D-12, D-18 & D-21.

Primary Door: Main Door (D-01)

The main entrance to the Hosmer House which faces Old Sudbury Road on the north elevation of the house meets the minimum door width requirements of 32" (as the door is 32" wide). Importantly, by locating the ADA entrance at the primary entrance, it would create a single point of entry for all visitors. Using the main entrance for ADA access is always the best approach (both historically, and functionally) as it respects the building's historical integrity and ensures equal access by allowing all users to share the primary entry point. This approach also enhances the functionality of the space, as main entrances are typically designed for ease of access and circulation.

The threshold height of the door would necessitate a ramp for access. The length of the ramp required to meet the height of the door threshold would be extensive, as it would reach the northeast edge of the house, which poses visual complications with the historic fabric of the building, in the sense of compromising the view and perception of the main façade. As the north elevation is the primary, street-facing façade, it would be in best preservation practice to conceal the ramp with vegetation, which would be partially in line with the CLR preservation treatment plan, as HL has included in their proposal to reinstate historic shrubbery (See 11.6-1 'Hosmer Landscape Treatment Draft Plan').

Primary Door: Porch Door (D-22)

D-22 is along the west elevation of the Hosmer House, and would invite the visitor into the store (F-08), as the ADA point of access. With a width of 43" due to its double door configuration, there is ample space for mobility devices to maneuver through. However, due to the height of the door threshold (approximately 2' above grade), a ramp using the maximum ramp slope ratio (1:12) would require multiple switchbacks, and require the demolition of the porch. Although it presents some interesting approaches, it would irreversibly alter the exterior of the building. This approach would also involve relocating the ADA parking to the southwest of the building, to reduce its distance to the entrance. Due to these complications, APS does not recommend using this door to achieve ADA access.

Secondary Doors: (D-10, accessed through D-09)

As stated in Preservation Brief #32, it recommends, “Non-significant spaces, secondary pathways, later additions, previously altered areas, utilitarian spaces and service areas can usually be modified without threatening or destroying a property’s historic significance.” Although D-10 exhibits significant complications due to the height of the threshold above grade, an analysis of this entrance was conducted, as it would facilitate access into an extension of the house; the ramp could be concealed within the carriage house; and the carriage house would create a weather-protected entrance for ADA access. The ramp would require switchbacks, which could be achieved all within the carriage house.

Although F-04 (mudroom) would need to undergo extensive modifications in order to accommodate the required ramp access, the space itself exists within an addition to the original Hosmer House footprint. D-09 does meet the minimum width requirement necessary in ADAAG, however D-10 does not, and would require widening. There are drawbacks to this option. The visitor would enter into the Hosmer House through the Kitchen (which is as well an addition to the original footprint), and not historically a primary entrance point. There are interior complications as well, such as the interior door leading to room F-03 (D-15), would need to be widened.

While there are creative solutions to achieve ADA access into the Hosmer House, it is of the opinion of APS, that due to the site’s features, landscape preservation treatment plan, and the desire to retain the historic character of the house, the historic entrance (D-01) is the preferred approach.

INTERIOR ACCESSIBILITY

There are several interventions that can transform the Hosmer House into a more accessible space. As outlined in the Preservation Brief #32, there are both superficial and architectural changes, which can improve accessibility: Superficially, furniture and displays can be moved to accommodate correct turning radii, and displays can remain in fixed positions to aid those who are visually impaired and fire alarms can be both visual and auditory.

Architecturally, the Hosmer House has doorways between all rooms and many of the doorways have raised thresholds. As outlined by the ADA standards, door thresholds remain accessible when the height above the finished floor is no higher than half an inch (1/2”). The doorways themselves must be thirty-two inches (32”) wide to meet ADA standards. These standards can be achieved through interventions such as installing offset hinges to widen doorways, and chamfering the edges of the door thresholds to create an adequate slope.

With this in mind, the typical interior doorways between rooms of the Hosmer House vary greatly. On the main floor, most doors are accessible, with an average width of 32”, meeting the ADAAG.

To offer a modest approach to ADA access within the Hosmer House, only the first floor of the house would be accessible. Rooms F-01, F-02, F-03, F-07, and F-08 could be accessed with a wheeled mobility device, with no modifications to the doorways.

ACCESSIBLE WASHROOMS & LIFTS

The washroom on the first floor does not meet ADA standards. A secondary accessible washroom could be integrated into the first floor. This could be achieved within room F-07, which currently serves the Hosmer House as an office for the Sudbury Historical Commission (SHC). This would require the SHC to relocate their office space.

Approaching ADA inclusion into the Hosmer House with a heavier hand could allow access to the second floor ballroom (S-09) by introducing an elevator into the southwest extension in room F-07 and S-09. The lift, if placed in this location would require the SHC to relocate their office space, however would allow ADA access into the ballroom, which is utilized

as a community event space. Integration of a lift would be best executed by incorporating a hydraulic lift, with the capacity of a single user.

A hydraulic lift is recommended over a traditional mechanical lift, as a hydraulic lift would not require a mechanical bulkhead and machinery in the attic/roof space, it requires less square footage, and it requires minimal structural modifications. However, a hydraulic lift does pose its own complications, such as a limited height range, and while hydraulic lifts require fewer structural modifications than traditional elevators, they still require a stable foundation and a shaft to house the lift, and while they are often more compact in their design, they still require a pump and reservoir, which needs to be accommodated within the building. In a small home, such as the Hosmer House, finding space for these components may still present a challenge, especially because the design would be highly constrained.

Installation of a lift would allow the installation of an ADA compliant restroom in room S-06 (the original second floor washroom), as it meets the space requirements for turning radii, without modifying the overall dimensions of the room. By installing grab bars, a higher toilet seat, an ADA compliant sink and repositioning amenities such as toilet paper and paper towel dispensers as outlined in Preservation Brief #32, ADA accessibility can be achieved in this room. However, it should be noted, that this would greatly affect the historic character of the room.

Alternatively, rooms F-07 or S-08 could house both the ADA lift, and the ADA compliant restroom without impacting the main house space.

Finally, if the option to use door D-09/D-10 as the ADA entrance is pursued, rooms F-05 and S-04/S-05 could also accommodate these utilities.

It is of note that all ADA considerations are dependent on the future use and programming of the house, and the impact of any modifications on historic features.

GENERAL MODIFICATIONS

There are two railings in the Hosmer House which require replacement to achieve overall accessibility in the house. The railing protecting the stairwell From S-05 (Back Hall) into F-05 (Kitchen) is currently constructed of miscellaneous 2" x 4" lumber. This is neither properly anchored, nor historically accurate to the house. Similarly, the railing surrounding the stairway down from the attic (A-01) is constructed in the same manor. These two railings should be removed, and reinstalled to achieve better safety and historic continuity throughout the house.

5.2 INTERPRETIVE & PROGRAMMATIC CONSIDERATIONS

Per the agreement between the Town of Sudbury and Florence Arnes Hosmer dated May 26, 1959, Hosmer House was conveyed to the inhabitants of the Town of Sudbury “as a memorial to her late father, Edward Barrett Hosmer, and for the use of the Inhabitants of the Town ...” Per Florence’s signed agreement dated May 28, 1959, “as a memorial to said Edwin Barrett Hosmer, and to maintain as nearly as may be the rooms and furniture therein, and the grounds, except the barn, but including the Fairy Garden and pool, and shall use the same for such **community** purposes as the Town shall by vote or bylaw specifically provide...”

Hosmer House, the property and all belongings within were transferred to the town in 1959, but the Town did not take complete ownership of the property until after the death of Florence Hosmer in 1978. Much time has passed since then and there have been many shifts in our perspectives regarding relevance of our shared history. There have also been shifts in family dynamics which affect volunteer entities in our communities. These are two of the major factors affecting government or non-profit owned and operated historic properties. A vision based on post a WW II or American Bicentennial world may not be as relevant today.

Historic properties which have existed more than 50 years (at the time of the production of this report the original agreement between Florence and the Town was signed 65 years ago and the Town took over the property 46 years ago) need to undergo a reassessment. What may have functioned well and appealed to the public in the past most likely will not have the same success today. The public’s interest in historic topics has shifted so that there is increased interest in topics which were not typically presented at historic properties in the past. Specific to Hosmer House is the changing role of women in society and specifically the arts. It is also important that historic properties are not stagnant, presenting only one story over and over. Rotating exhibitions on related topics produced locally or on loan encourage repeat visits and lecture and discussion series.

During the time of the production of this report, the Town wisely engaged a collections management consultant to inventory and assess the furnishings and art in Hosmer House. Erin Richardson of Frank + Glory produced a Collection Study report which included recommendations not only for future collections management, but also included solid advice on steps that the Town should take in order to improve their role as caretaker and operator for the property and its holdings. So far, only the draft of this report has been shared with APS. Some of the recommendations on this topic in that draft report are detailed under the following headings:

- 2.8 Recommendations for collection governance and administration
 - 2.8.1 Museum governance models
 - 2.8.2 Mission and Strategic Plan
 - 2.8.3 Collection Management Policy (CMP)

APS recommends that the Town of Sudbury review these organizational recommendations in that report along with the other curatorial-specific recommendations and give serious consideration to the content.

Hosmer House, as well as several other properties, is currently the responsibility of the Town which maintains and operates the house museum. The Hosmer House website has information and images on and of the house, the Hosmer Family, and Florence as an artist. It includes room-by-room descriptions as well. From the Hosmer House brochure which is available on line:

The Commission is engaged in restoring and maintaining the paintings and antique furniture of the Hosmer House, as well as refurbishing and repairing the family home. It opens the House to the public on many holidays and special occasions with the welcomed assistance of the Docent program and many volunteers who work on

various subcommittees. ... The Hosmer House Historic Homestead has an open house on many major holidays and on the first weekend in December. ... there is no admission fee...

According to the Town website:

The Historical Commission ... is headquartered at Hosmer House [which] remains exclusively as a memorial to the Hosmer Family and houses a collection of their memorabilia, plus 497 of Miss Hosmer's paintings.

APS began this report at the “tail end” of the Corona virus pandemic. Every aspect of life was affected by this world-wide event. Organizations which depend on in-person visitation and interaction were affected substantially. In some ways, the pandemic and its aftermath has allowed organizations to pause and take a step back to assess their purpose. Hosmer House is no different.

It is our understanding, based on verbal information from Town representatives and pertinent websites, that prior to the pandemic, Hosmer House was required to be open 12 times a year and was typically open from 1:00 p.m. to 3:00 p.m. on the third Sunday of each month. As noted above, the property was also open for seasonal events and other town activities.

At the kick off meeting for the project the following points were made considering the use, purpose, desires, vision and maintenance of/for Hosmer House (Refer to Section 12.1 *Kick-off Meeting Minutes* for the entire meeting minutes):

The vision for the Hosmer House is centered on maximizing its use as a vibrant community space. The goal is to ensure its relevance today, addressing whether it remains a valuable asset or if improvements are necessary. The house should be open to the public at least 12 times per year, as required, with a focus on community engagement, especially for children. Florence's original intent was to create a space for the public, not as a museum, but as a community center. There is growing town interest in utilizing this central location as a public space, particularly as the town no longer has a dedicated meeting venue. Efforts should be made to restore the sense of a public meeting space, with current attendance at events—often on holidays—showing positive turnout, including a notable 25% of visitors from out of town. Suggestions for generating revenue, such as the addition of a café, should be explored. Active involvement from 4 or 5 docents helps maintain the house, and improvements like adding a bike rack are needed. Heritage Day remains a key event showcasing Middlesex County's history, particularly the contributions of famous women from the area.

Management of the property involves the engagement of commissioners, though there is a need to attract younger participants to ensure future sustainability. The Town is currently unable to provide constant oversight of the property, and maintaining the landscape is challenging given the town's limited resources. One possible solution is to incorporate the upkeep into a local gardening committee, which could host master gardening workshops to involve the community.

The discussion sparked in the kick-off meeting could be expanded and used to develop a survey for town residents and visitors to the property. The survey could include questions such as: What do you find interesting about the house, property, or collections? Do you feel the house, property, or collections are relevant? Why or why not? What types of programming would you like to see at the property? This could include multiple-choice options with space for additional suggestions.

In-person questionnaires during public openings are equally important and could include questions like: What did you enjoy most about your visit? What topics or experiences could have enhanced your visit? Additionally, you could ask visitors if they would be interested in volunteering at the property.

It is important to remember that increased use of the property and specific programming will trigger some the need for improvement in universal access, safety and support facilities. It may also potentially require some additional structural assessment and enhancements. These improvements and some proposed uses will potentially alter the architecture and

“feel” of the property, but if they are designed and implemented thoughtfully by qualified preservation professionals, the integrity and the intent of Florence’s bequest to the Town of Sudbury shall remain intact and preserved for future generations to experience.

Reusing and adapting a historic structure like Hosmer House is not only sustainable but also the best way to honor its legacy. Historic houses should not remain “frozen in time” as stagnant house museums but should instead be actively used and integrated into daily life. While opening the house once a month is a good starting point, it would be far better to find a use that keeps the house open and active more frequently—not just for a few hours a week or month.

The Hosmer House has the potential to take on a more vibrant role in the community. Transforming it into a space with regular activity would make it more relevant and engaging than its current state as a traditional house museum. This would also attract a broader audience, as house museums often struggle to sustain public interest.

The house and its surrounding park were sources of inspiration for Florence Hosmer. A use centered on art and creativity would be a fitting evolution. The house could host workshops and classes in visual arts and crafts, including drawing, painting, sewing, woodworking, printmaking, photography, etc. for all ages and year-round. In the spring, the property could expand its programming to include hands-on gardening and flower arranging workshops. The Carriage House or the proposed new barn could be used as a flower shop, an exhibition space for community projects, climate-controlled archival storage and research, or a combination of all of these uses.

One or two rooms (F-02, S-02) could remain as a small house museum, showcasing Florence Hosmer’s most valuable furniture, fabrics, and artifacts. These spaces could be accessible to participants in workshops and classes, ensuring the historical elements of the house are appreciated by more visitors.

The house and grounds are ideal for weddings, outdoor gatherings, celebrations, and town events. The site’s bucolic and peaceful setting makes it a perfect venue for bringing the community together while also generating revenue to support its maintenance and operations.

The Hosmer House must evolve to stay relevant in today’s world. A vision that integrates art, education, and community engagement can bring new life to this historic property while honoring its past. By balancing its historical character with new uses, the house can remain a meaningful and dynamic part of the community for generations to come.

6.0 ARCHITECTURAL MAINTENANCE RECOMMENDATIONS

6.1 IMPORTANCE OF MAINTENANCE

It is imperative that historic buildings be properly maintained in order to assure their longevity. As with any structure, historic building materials are under constant exposure to environmental elements, which threaten to compromise and deteriorate them. An established inspection schedule for each building material and element that notes deficiencies is imperative in maintaining a historic building and preventing long-term damage and larger, more costly repairs. These inspections should be followed by timely, appropriate repairs or stabilization and should be documented to establish a record of maintenance, repairs and large-scale replacements. Proper repairs by staff knowledgeable in historic materials and systems are important as is the knowledge of when repairs are beyond the abilities of staff. The Maintenance recommendations provided by APS are based upon conditions after implementation of repair or replacement recommendations in the Existing Conditions & Recommendations section of this report.

6.2 MAINTENANCE INSPECTIONS

LIST OF MATERIALS AND SYSTEMS

A list of materials and systems should be created, which could be based upon the breakdown in the “Existing Conditions & Recommendations” section of this report. Each building system such as “Exterior Siding” should be broken down into specific categories such as 1 – horizontal siding, 2 – vertical plank siding at the carriage house and 3 – trim. This will allow the surveyor to first be mindful of inspecting each different element and be sure to make notations of any deterioration of same.

CHART FOR INSPECTIONS

A fillable chart that includes all systems and materials should be created for periodic inspections. These charts should be printable so that they can be taken to the field and each system and material can be noted as having been inspected. The charts should also provide a place for specific notes such as type and dimension of materials to be repaired or replaced. In addition, it should have a box that can be checked off once the repair or replacement has been made.

Alternately, a chart could be created that is computer-based. There are numerous companies that can create such products, known as Computerized Maintenance Management System (CMMS) software, to manage all aspects of maintenance inspections, repairs and equipment maintenance. This type of system creates detailed inspection and maintenance schedules, and some can be used in the field by implementing tablets. If the Town of Sudbury does not already have such a system, it might be a consideration to investigate this for all Town-owned properties including the Hosmer House.

INSPECTION KIT

Included in the Inspection Kit should be printable drawings of each building including floor plans and elevations so that the surveyor can mark exactly where the deficiency was observed. Other items to include in an Inspection Kit are a clipboard, writing instruments, a flashlight, digital camera, a probing tool such as a knife or icepick to test for wood rot, and measuring tapes of various lengths.

Photographs should be taken of specific issues to facilitate repair and document potential recurring issues. A system of archiving these photographs by date should be created to create a record of deficiencies.

Once the inspection is completed, all charts, drawings, and photos should be collected in a binder and/or scanned onto a computer to create a history of maintenance.

FREQUENCY OF INSPECTIONS

Quarterly inspections are recommended at a minimum. It would be prudent to schedule inspections at periods of seasonal change and additional inspections are recommended after significant weather events. Certain equipment may have their own required inspection or maintenance schedules, such as a furnace, boiler etc., which should either be incorporated into the overall inspection/maintenance program or set up as an additional or separate-but-related program.

REPAIR AND MAINTENANCE KIT

In addition to the Inspection Kit, a Repair and Maintenance Kit should be created for those maintenance/repair items that can be performed quickly on site during or immediately subsequent to the inspection. It is prudent to keep on hand a supply of replacement materials such as cedar-shakes and wood shingles. Touch up paint in approved colors should be handy as well. Any repair information, such as mortar mixes, should be kept in a binder on the premises as well as in a remote database. Any items unique to building equipment, such as light bulbs, frequently replaced equipment fuses or parts, should be kept in a specified handy, but secured location.

6.3 MAINTENANCE SCHEDULE

All systems and materials should be assigned a specified maintenance and or replacement schedule, which varies widely. Just as rooms in a home need periodic cleaning, components within a house, structure, and the property itself need to have a schedule of maintenance, repair or replacement. Refer to the breakdown below for suggested schedules per system or material.

EXTERIOR

The exterior of the Hosmer House should be surveyed on at least a quarterly basis and perhaps additionally after seasonal changes or significant weather events. All exterior elevations and all interior spaces should be inspected according to the developed inspection sheet and all deficiencies should be noted on the chart, on accompanying drawings, and with photo documentation.

Exterior Siding, Trim and Decorative Wooden Elements

All wood sheathing, trim and wood elements should be inspected, and conditions documented on at least a quarterly basis. Each type of element such as horizontal siding, vertical planks, wood trim, eaves and fascia, wood porch columns, and porch flooring should be listed as a separate element for inspection and deficiencies noted on inspection chart and drawings. Deteriorated, damaged, or missing elements should be replaced with new to match existing in material and dimension. Replacement of these elements should only occur if it is definitively determined that they have been damaged or deteriorated to the extent that repair is impossible, and then only replaced with elements to match existing. A paint and finishes analysis should be performed by qualified professionals and all repairs or replacements should be primed and painted according to approved paint analysis.

Brick Masonry

All brick masonry and mortar joints should be inspected, and conditions documented on at least twice a year basis. Bricks should be replaced, whenever cracks, spalling, or excessive moisture retention are observed. Mortar should be re-pointed as need based on observed conditions. Mortar analysis should be performed by qualified professionals and all repairs to or replacement of brick masonry or mortar joints should be based on materials analysis and, depending upon the abilities of staff, would most likely require professional services.

Roof Finishes

Roofs should be surveyed on at least a quarterly basis and additionally after significant weather events. Deteriorated, damaged, or missing shingles should be replaced properly, so as to provide appropriate overlap, with new to match existing in material and dimension.

Roof Drainage

Drainage systems should be surveyed on at least a quarterly basis and additionally after significant weather events. All gutters, downspouts, and downspout extensions require inspection. It is imperative to note any debris or clogged drainage, any disconnected junctures, and the direction of the water once it leaves the downspout. Water should flow well away on a downslope from the building. All clogged gutters and downspouts should be cleaned of obstructions immediately; damaged or displaced gutters and downspouts should be repaired and replaced if necessary; all connections should be secured, and bases of downspouts should be furnished with splash blocks and/or extensions to direct water away from the building.

Chimneys

Brick-masonry chimneys should be surveyed on a twice-a-year basis. Inspect the condition of the bricks, mortar joints, and step flashing at the base of the chimneys, and proper function of any chimney which is still in use. Typically, repairs and replacements, unless minor flashing adjustments, should be made by a professional.

Foundation Wall

The existing ashlar masonry, cut stone masonry and cementitious-coated CMU foundation (at the carriage house) should be surveyed on at least a quarterly basis. Typically, repairs and replacements, unless minor mortar patching, should be made by a professional. All repairs should be based on approved mortar analysis.

Windows

Windows should be surveyed on the interior and exterior on at least a quarterly basis. Once windows have been restored as recommended in this report, windows should be cleaned on a monthly basis during seasonal inspection schedules. Broken glass, deteriorated or missing glazing, and the operability of the windows should be included in the quarterly survey. Typically, repairs and replacements, unless minor adjustments to function and hardware and/or very minor material replacement and painting, should be made by a professional. Any repairs or replacements should be primed and painted according to approved paint analysis.

Exterior Shutters

If shutters are to remain on the building, they should be surveyed on at least a quarterly basis. Typically, repairs and replacements, unless minor adjustments to function and hardware and/or very minor material replacement and painting, should be made by a professional. Any repairs or replacements should be primed and painted according to approved paint analysis.

INTERIOR

Interior Wall Finishes

All interior walls and ceilings should be inspected, and conditions documented on at least a quarterly basis. Each type of element, such as plaster, wallpaper or wood paneling, should be listed as a separate element for inspection and deficiencies noted on inspection chart and drawings. Repairs to plaster finishes should be performed by a professional. Any repairs or replacements should be primed and painted according to approved paint analysis.

Interior Floor Finishes

Proper cleaning of antique wood floors should be determined; staff and/or volunteers should be trained in proper technique; and then be performed on a monthly basis. All wood flooring should be inspected, and conditions documented on at least a twice-a-year basis. Typically, repairs and replacements to wood floors, unless very minor material replacement, should be made by a professional.

Basement & Crawlspace

The walls, floors and ceiling of the basement should be included in any cyclical inspections, documentation, and repair on at least a quarterly basis. Each finish, such as ashlar masonry stone walls, and concrete floors plus any visible structure and framing, should be listed as separate materials in the inspection chart. As with any basement, support columns, piping, and wiring, both active and obsolete/historic, are located in the basement and should be included in routine inspection and maintenance. Maintenance requirements of the support columns should be determined by consultation with documents provided by the manufacturer.

The crawlspace should be included in any cyclical inspections, documentation, and repair on at least a quarterly basis. As this is typically an “out of sight, out of mind” space, it should not be overlooked and should be given the same attention as other areas.

Framing Structure

Inspection of visible structural members should be included in any cyclical inspections, documentation, and repair on at least a quarterly basis. Structural members are visible in limited locations such as the basement and the attic but should not be omitted. Any deficiencies felt to be significant may require consultation with an architect or structural engineer and, in general, repairs and replacements should be made by a professional. Pesticide application and inspection by a specialist should be performed on a regular basis to prevent infestation.

SURROUNDING SITE

The surrounding site should be included in any cyclical inspections, documentation, and repair on at least a quarterly basis and at periods of seasonal change and additional inspections are recommended after significant weather events. Pathways, driveways, and other landscaping elements should be categorized on the inspection sheet.

6.4 ARCHIVAL RECOMMENDATIONS

Florence Hosmer deeded Hosmer House and its contents to the Town of Sudbury and donated her artwork to the Town as stipulated in her will. Within Hosmer House are numerous furnishings, fabrics, general household items both fine and utilitarian, letters, photographs, other ephemera, paintings, and other works of art and many other items which lend insight into that period of time in Sudbury’s history.

In order for these items to continue to tell their story to future generations, it is most imperative that these items receive proper care including proper storage. During the course of this survey and assessment, the Town engaged a collections consultant, Erin Richardson of Frank + Glory, to inventory and assess the furnishings, objects and artwork within the home. Ms. Richardson has compiled a concise biography of the Hosmer family, with special focus on Florence and developed recommendations on appropriate care for the items which are an integral part of Hosmer House.

Addressed, but not included in that report, as they were outside the directive of the study, are a plethora of photos and paper materials (letters, etc.), and miscellaneous ephemera. Ms. Richardson gives very specific and comprehensive recommendations for the objects within Hosmer House. APS’ site visit overlapped with that of Ms. Richardson. APS and Ms. Richardson shared pertinent collected information, and conducted follow up conversations and communications concerning mutual topics. APS reviewed the draft of the *Collection Study* produced by Ms. Richardson and agrees with the recommendations contained within. The Town of Sudbury, Hosmer House, the collections and future generations with interest in Hosmer House and all it has to offer would benefit greatly from following the recommendations contained in that report.

7.0 LANDSCAPE:

EXISTING CONDITIONS, ASSESSMENT & RECOMMENDATIONS

7.1 INTRODUCTION, SCOPE & METHODOLOGY

CULTURAL LANDSCAPE REPORT DESCRIPTION & SCOPE

A cultural landscape report (CLR) is a deeply historically informed master plan. For this Hosmer House HSR-CLR, the Heritage Landscapes (HL) team crafts a thorough investigative process into gathering and studying the documentation for the domestic Hosmer House grounds and the broader context of Heritage Park, which was historically within Hosmer family holdings. Together, the Hosmer House property and Heritage Park comprise 4.4 acres. Heritage Landscapes (HL) brings extensive comparable experience in over 110 cultural landscape inventories, studies and full reports that are each deeply informed by historical documentation while incorporating the critical issues of today. The archival materials stored at the Hosmer House, along with materials provided by the Sudbury Historical Society, offer a rich variety of historic plans, photographs, and written primary and secondary sources that capture the evolution of the landscape over time. Historic and contemporary aerial images contribute to these documentary sources, as does HL field reconnaissance and on-site photography.

This project intends to understand, preserve and advance the importance of the Hosmer House landscape into the future. Chapters 3 and 7 address historic context and landscape history; the existing landscape in 2024; analysis of integrity and significance; and a landscape preservation approach and treatment guidance.

The Hosmer House HSR-CLR is informed by historic documentation while incorporating the varied issues of today to preserve and uplift the landscape. These relevant issues embrace the inclusion of human diversity, biodiversity, and habitat; improved access for people of all abilities; sustainability; scenic beauty; optimized landscape maintenance; and broader learning opportunities that connect landscape and history. This actionable document will not only guide future stewardship but also serve as an ongoing reference for the property.

DEFINING A CULTURAL LANDSCAPE

The evolution of the Hosmer House landscape under Florence Hosmer's stewardship and later in its relationship to Heritage Park identifies it as both a historic vernacular landscape and a historic designed landscape. This is a specific type of cultural landscape, which the National Park Service defines as "a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values."¹ There are four categories of cultural landscapes, not mutually exclusive, which are as follows:

- **Historic Site** is defined as "a landscape significant for its association with a historic event, activity, or person." Examples include the Noah Webster House, a site linked directly to an important figure in U.S. history, and Fort Griswold Battlefield, a site associated with an important event of short duration, namely a battle in the Revolutionary War.
- **Historic Designed Landscape** is defined as a landscape "consciously designed or laid out... according to design principles." Examples of historic designed landscapes include the Hill-Stead estate in Farmington, Connecticut, and Yale campus designs by landscape architect Beatrix Farrand.

- **Historic Vernacular Landscape** is defined as “a landscape whose use, construction, or physical layout reflects endemic traditions, customs, beliefs, or values; expresses cultural values, social behavior and individual actions over time; and is manifested in physical features and materials and their interrelationships, including patterns of spatial organization, land use, circulation, vegetation, structures, and objects.” Examples of historic vernacular landscapes include Weir Farm in Wilton, Connecticut, and the Morrill Homestead in Strafford, Vermont.
- **Ethnographic Landscape** contains “a variety of natural and cultural resources that associated people define as heritage resources.” One example of this type of cultural landscape is the Cape Cod National Seashore, which encompasses archaeological sites that exemplify the lifeways of Indigenous occupants over thousands of years.²

The four landscape types provide a framework for understanding the diversity of cultural landscapes, emphasizing that the interactions of people and place, of humanity and nature, shape these landscapes as combined works of ongoing heritage.

The cultural landscape of the Hosmer House property, as evolved for nearly two-and-a-half centuries, exhibits the characteristics of a diverse cultural landscape. While the domestic grounds of the House comprise a historic vernacular landscape, there are historic designed features associated with the development of Heritage Park, such as the Harmony Gardens bandstand. The property is also significant as part of the Sudbury Center Historic District, which is designated as a local historic district and listed on the National Register of Historic Places, while it is locally important for the legacy of Florence Hosmer as a well-known painter and prominent resident of Sudbury.

LANDSCAPE CHARACTER-DEFINING FEATURES

The Hosmer House cultural landscape In addition to component landscapes, LCAs contain character-defining features (CDFs). Heritage Landscapes approach follows federal guidance, including the Secretary of the Interior’s *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* and *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, which define a CDF as “a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character.” CDFs are identified and enumerated in the CLR as a series of interrelated, specific aspects of the cultural landscape. Those that express the historical significance of the landscape are also known as contributing features because they embody authenticity related to that significance. These CDFs are organized by categories of landscape characteristics, including:

- **Spatial Organization:** These features address the three-dimensional organization and patterns of spaces in the landscape and land uses shaped by both cultural and natural features. Aspects of the landscape such as the sloping ground plane, vehicular and pedestrian circulation, tree plantings, Fairy Garden and other planted beds, and expansive open lawn predicate the spatial patterns of the project area.
- **Views and Visual Relationships:** Views and visual relationships are formed by combinations of other features in the landscape. Views connect physically separated areas. Historic and contemporary photographs capture this aspect of the landscape over time and enable comparisons. Important views include the framing of the house from Old Sudbury and Concord Roads and viewsheds extending north to the buildings of the Sudbury Town Center.
- **Topography:** Topography is the shape of the ground plane and its height or depth. Changes in topography occur due to natural systems and human manipulation. Drainage relates to slopes, landforms, watershed systems, surface and underground flows, and their effects. The general topography of the site slopes gently downward to the south toward Cricket Pond. Altered grades at the former site of the Hosmer Barn create a uniform slope. Surface runoff across the asphalt-paved driveway and parking area creates an area of soil washout and erosion extending south toward Cricket Pond.

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- **Vegetation:** Vegetation includes groups of plant types, individual specimens, agricultural fields, formal or informal tree groves, woodlands, and ground plane vegetation like turf. At the Hosmer House, vegetation includes mature shade trees, ornamental evergreen shrubs, flowering shrubs and vines, and planted beds with bulbs, herbaceous perennials, and groundcovers.
 - **Circulation:** Circulation features include roads, drives, walks, paths, and parking areas individually sited or linked to form a network or system. Alignment, width, surface and edge treatment, and materials contribute to the character of circulation features. Circulation within the Hosmer House property is comprised of the asphalt vehicular drive and parking area, brick walks, and granite block steps.
 - **Landscape Structures and Buildings:** Landscape structures are non-habitable constructed features, such as walls and bridges. Buildings are structures intended to shelter some sort of human activity such as a restroom or event hall. These features shape the behavior of visitors and provide mass and design style in ways that impact the character of the landscape. The Hosmer House and the white wooden arbor in the Fairy Garden are the two extant structures and buildings within the Hosmer House property.
 - **Small-Scale Objects and Furnishings:** These utilitarian or ornamental landscape features offer an amenity, focus attention, define a threshold, or articulate the character and quality of spaces within a cultural landscape. In addition to signage and lighting, small-scale objects and furnishings in the Hosmer House landscape include wooden and stone benches and garden ornaments.

CLR DOCUMENTARY SOURCES

The Hosmer House Collections and the Sudbury Historical Society provided the bulk of the relevant materials, including historic photographs, plans, maps, surveys, publications, and letters. Historic and contemporary aerial images, field reconnaissance and on-site photography contributed to these documentary sources. These resources collectively provide evidence of landscape character and features, historically and as evolved. This record of the design intent and the landscape evolution lays the foundation for assessing continuity and change and guiding preservation treatment.

The following multiple documentary sources were used to compile this report and to inform the accompanying plans:

- Historic photographs provided by the Hosmer House and the Sudbury Historical Society
- Historic landscape surveys and plans
- Historic aerial photography sourced from USGS EarthExplorer
- Contemporary aerial photographs sourced from Google Earth
- Heritage Landscapes on-site research and photographs, 2024

In addition to the images throughout, this HSR-CLR includes a set of landscape plans that provide graphic references for the chapters to aid in orienting the narrative and images. These plans are included as figures in Appendix 11.0. Please see supplementary documents for full-scale drawings. Drawing on an extensive research basis of materials from the Hosmer House Collections and Sudbury Historical Society Collections, this HSR-CLR will serve long into the future as a reference and a tool for programs to enrich the ongoing stewardship of this historic site and the future visitor experiences of its history, meanings and values to the Sudbury community.

OPPORTUNITIES FOR FUTURE RESEARCH

This combined HSR-CLR follows a recent Hosmer House Collection Study, prepared for the Sudbury Historical Commission by Frank + Glory, LLC, in May 2024. That study investigates the material contents of the Hosmer House, describes the current conditions of the collection, and provides recommendations for collection cataloging and care. An item-level inventory of the Hosmer House collections is a necessary step to illuminate avenues for further research. Historic correspondence, photographs, and other materials could provide valuable insights into aspects of landscape history in greater detail. *My Dear Girl: The Art of Florence Hosmer*, by Helen Marie Casey, presents a chronological narrative of Florence Hosmer's life at the Hosmer House, drawing extensively on letters and journal entries. This book serves as an excellent starting point for further investigation into the Hosmer House collections.

ENDNOTES

¹ Charles A. Birnbaum, with Christine Capella Peters, *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, (Washington DC, 1996): 5, and Robert R. Page, Cathy A. Gilbert, Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, U.S. Department of the Interior National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program (Washington DC: 1998), 12.

² Robert R. Page, Cathy A. Gilbert, Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*, U.S. Department of the Interior National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program (Washington DC: 1998), 12.

7.2 LANDSCAPE HISTORY & EVOLUTION

The Hosmer House property at its greatest historic extent included land within the present-day boundaries of Heritage Park. The core property and Hosmer House are located at the southeast corner of the intersection between Old Sudbury Road and Concord Road, in the town center of Sudbury, Massachusetts.

This chapter explores the landscape history of the core Hosmer House property, beginning with the earliest photographic documentation in circa 1850. The Goodnow family were early settlers in Sudbury. Based on early deeds and maps, they may have been the original owners of the Hosmer property when Sudbury was established as an independent town in 1780. In 1866, Ella and James Willis purchased the property from Daniel Goodnow and took over the operation of a general store. The Willis family remained owners until 1897, when Edwin Barrett Hosmer and Abby Louise Ames purchased the property. The Hosmer House property remained in Hosmer family ownership until 1978. During much of this period, the evolving landscape was stewarded and directed by well-known painter Florence Ames Hosmer. After Florence Hosmer's death in 1978, the Hosmer House property was transferred to the Town of Sudbury.

Historic photographs, paintings, and maps illustrate this landscape history and three 11x17 fold out images add a graphic reference. Town center context aerial views from 1957 and 1980 indicate the relationships among Hosmer House, the crossroads and town center adjacencies. L3 provides an overlay of what is documented of the Hosmer family landscape at the end of the illustrated narrative. Plans are:

- **L-101 1957 Hosmer Landscape Context**
- **L-102 1980 Hosmer Landscape Context**
- **L-103 1950s Hosmer Landscape Overlay**

GOODNOW FAMILY OWNERSHIP

CIRCA 1780 TO 1866

Photographic documentation of the Hosmer House property during the nineteenth century is relatively limited. Three photographs provide views of the landscape over Concord Road and Old Sudbury Road, capturing the Hosmer House property during the Goodnow family's period of ownership. Two photographs, both taken from the Sudbury Common, offer southwest-facing views of the north and east façades of the Hosmer House. One 1850 photograph captures a portion of the North Yard and much of the East Yard (Figure 7.2-1). The North Yard spans the width of the north façade. A white four-rail fence encloses the west side of the North Yard, while a picket fence lines the north edge of the yard along Old Sudbury Road. This picket fence features white pillars at each end and is interrupted by two additional pillars that frame the walk leading to the front door of the north façade. To the east, another white four-rail fence divides the North Yard from the East Yard. An 1858 plan labels the North Yard as the "Front Yard," indicating a distinction between the public-facing general store on the west side of the house and the private domestic yard on the north side (See Figure 3.2-3).

The East Yard is defined by the east façade of the Hosmer House and the north façade of the Carriage House, and by the white four-rail fence that extends north from the Hosmer House to Old Sudbury Road, forming a shared boundary with the North Yard. The white four-rail fence continues east along Old Sudbury Road, enclosing the north side of the East Yard. A stone wall also runs along Old Sudbury Road, though it is unclear from the photograph whether the stone wall replaces the rail fence or if both features are present.

Southerly views extend beyond the Hosmer House property. These far-reaching views are made possible by the lack of mature trees on the south side of the house (Figure 7.2-1). Various neighboring buildings appear in the distance along Concord Road.

Several trees line the stone wall along the north side of the East Yard. In the North Yard, only one small tree is pictured in front of the windows on the east side of the façade.

A second 1850 photograph from the Sudbury Common offers a view that extends further to the west, depicting the North Yard as well as the Parmenter Country Store on the west side of Concord Road. The angle of this photograph provides a clearer capture of the stone wall along Old Sudbury Road as well as the screening effect of dense trees and tall woody shrubs that obscure the East Yard (Figure 7.2-2).

A pre-1866 photograph of the west façade of the Hosmer House captures this portion of the house when it operated as a general store, with people gathered on the west porch. The ground plane of the West Yard appears unplanted, and a horse and wagon are parked near an apparent structure on the south side of the yard. A sign above the porch reads 'George Johnson.' The white four-rail fence that defines the North Yard appears on the left side of the image (Figure 7.2-3).



Figure 7.2-1 This 1850 view from the northeast captures the north and east facades of the Hosmer House as well as the Carriage House and the east landscape. A three-rail fence encloses the yard on the east side of the house, transitioning to a stone wall along the roadside. Another post-and-rail fence encloses the west side of the north yard, while a picket fence lines the north edge of the yard. Informally scattered groupings of deciduous trees are present along the stone wall. Note the distant south view, unobscured due to a lack of mature tree canopy behind the Hosmer House, to neighboring buildings along what is now Concord Road. Courtesy Hosmer House Collections.



Figure 7.2-2 A second 1850 photograph shows a similar view from the northeast 1850, although this image captures the Parmenter Country Store, formerly located on the west side of Concord Road across from the Hosmer House. The windows on the north and east façades do not appear to have shutters. Courtesy Hosmer House Collections.



Figure 7.2-3 A pre-1866 photograph shows people gathered on the porch outside of the General Store. The sign over the porch reads 'George Johnson.' A horse and wagon are parked in the open area in front of the store. Note the deciduous tree on the north side of the Hosmer House, which appears to be larger and more mature than in the 1850 capture. Courtesy Sudbury Historical Society.

WILLIS FAMILY OWNERSHIP

1866 TO 1897

Ella and James Luman Willis (1838-1895) purchased the Hosmer House property from Daniel Goodenow in 1866. A post-1866 photograph of the west façade shows a relatively unchanged view since the pre-1866 capture. This photograph provides some understanding of the building's continued function as a general store after the Willis family acquired the property, as evidenced by the name "Willis" included on the sign above the west porch. The ground plane of the West Yard remains unplanted between the porch and Concord Road. This area is enclosed to the south by a single-story structure with a gable roof that stands southwest of the Hosmer House (Figure 7.2-4).

According to a previous report, Ella and James Willis ran the general store. During B. Allen Burbeck's tenure as Postmaster from 1866 to 1869, the Sudbury Post Office was located in the Hosmer House.¹ An 1875 map of the Town of Sudbury indicates that the post office is housed within a store (later called the Parmenter Country Store) on the property of an L. S. Jones, located at the southeast corner of the intersection between Concord and Old Sudbury Roads.² An 1889 map of Sudbury indicates that the post office relocated to the south, on the property of a Jonas S. Hunt.³



Figure 7.2-4 This post-1866 photograph shows the west façade when this portion of the Hosmer House operated as a General Store. A sign above the west porch reads, "Burreck & Willis," indicating that the photograph dates after Ella and James Willis purchased the property and took over operations of the store. Note the white four-rail fence enclosing the west side of the north yard. The landscape in front of the west façade appears to be unplanted. A single-story structure with a gable roof sits southwest of the Hosmer House, and an exterior staircase ascends to a second-floor entry on the attached apartment. Courtesy Town of Sudbury Archives.

HOSMER FAMILY OWNERSHIP

1897 TO 1978

Edwin Barrett Hosmer (1849-1910) and Abby Louisa Armes (1845-1912) Stewardship, 1897 to 1912

Sudbury Town Center Context

In 1897, ownership of the property transferred to the Hosmer family. The Hosmer House property remained at the heart of a bustling town center with various amenities nearby, including the Parmenter Country Store on the west side of Concord Road; the Unitarian Church and Town Hall to the northwest; Methodist Church and Grange Hall (former school) to the northeast; and a blacksmith's shop, shoe shop, and Congregational Church further south on Concord Road.⁴ An undated photograph of the blacksmith's shop exists in the Hosmer House collections; a pen drawing by Florence Hosmer, dated 1899, indicates that the shop may have persisted in its location on the west side of Concord Road when the Hosmer family purchased the Hosmer House property (Figure 7.2-5a, b). No other photographs or depictions of the blacksmith's shop are known, and it is unclear from historic maps the timeframe the blacksmith's shop persisted in this location.

Two historic images capture Sudbury town center views to the north along Concord Road. In both images, the Hosmer House property is obscured by neighboring structures. A circa 1906 photograph shows the town center in winter; the neighboring house south of the Hosmer property appears on the right side of the image (Figure 7.2-6). A postcard features a north-facing photograph likely dating to the 1920s, judging by the appearance of the car on Concord Road; this view captures the Sudbury Post Office as a free-standing structure on the east (right) side of the road (Figure 7.2-7). Although the Hosmer House is blocked from view, the white columns of the Parmenter Country Store on the opposite side of the road help to locate the photograph. This free-standing Post Office stood on land leased from the Hosmer family beginning in 1912.⁵



Figure 7.2-5a, b This undated photograph (left) captures the blacksmith's shop, formerly located on the west side of Concord Road [See 1856 map Figure 3.2-2]. An 1899 sketch by Florence Hosmer shows a similar view (right). Courtesy Hosmer House Collections.



Figure 7.2-6 This north-facing view along Concord Road, circa 1906, shows a view toward the Sudbury town center. A horse and sleigh are present on the road in the midground. The neighboring house south of the Hosmer property is pictured on the east side of Concord Road. On the opposite side of the street is the Parmenter Country Store. The First Parish of Sudbury appears on the hill in the background, with the Town Hall to the right. Courtesy Goodnow Library.



Figure 7.2-7 Postcard featuring an undated north-facing photograph of Concord Road, looking toward the Sudbury town center. The early car that appears on the street indicates a circa date in the 1910s or 1920s. The Sudbury Post Office appears at the right side of the image. This Post Office likely differs from that operated by Ella and James Willis in the mid-1870s. Further north along Concord Road, the white pillars of the Parmenter Country Store are visible. The Hosmer House property is blocked from view, located on the opposite side of the road from Country Store. Courtesy Sudbury Historical Society.

Hosmer House Property

A circa 1900 photograph of the north façade of the Hosmer House shows changes in the spatial organization of the landscape. The four-rail fences and picket fence that formerly enclosed the North Yard are removed. Dense ivy hangs on the north façade over the front doorway and under the eaves. In the North Yard, diversified plantings include low shrubs and flowering trees. Dense shrub and tree foliage massing obscures views into the East Yard (Figure 7.2-8). A 1905 painting by Florence Hosmer captures an almost identical view of the north façade. White flowering shrubs frame the walk to the front door. A larger mounded shrub and a lower white flowering shrub are present on the west side of the North Yard. While much of the East Yard is hidden, a portion of the vine-covered east façade is visible (Figure 7.2-9). This vigorous vine reaches and grows along the second floor roof line indicating that it may be akebia or Chocolate vine (*Akebia quinata*), which is considered an invasive plant today, Virginia creeper (*Parthenocissus quinquefolia*) or Boston ivy (*Parthenocissus tricuspidata*) another exotic invader.

By the early 1900s, the organization of the house lot organization evolves. A 1903 photograph of the Hosmer House captures the North and West Yards. The single-story structure formerly present on the south side of the West Yard fails to appear in this image (Figure 7.2-10).

An undated photograph of an unidentified man standing near the entry walk at the north façade captures maturing vegetation in the North Yard (Figure 7.2-11). A broad shrub occupies the west side of the North Yard. One deciduous tree stands on the west side of the yard, between the large shrub and the road edge. On the east side of the North Yard, a small shrub and young tree sit in open lawn. Another deciduous tree is present near the road, out of frame. Ivy on the north façade hangs over the front door, and foundation plantings include tall ferns. The entry walk and North Yard appear in a circa 1910s photograph of a man, potentially Burt Hosmer, standing beside a narrow path with a spreading shrub mass behind him (Figure 7.2-12). Although the exact location of this photograph is unknown, the relationship between the path and nearby plantings, as well as the apparent slope of the ground plane, suggests the North Yard. In the background, an open sunlit area to the right may be the East Yard, and the structure to the left could be the Loring Parsonage.

Another circa 1910s photograph offers a detailed view of plantings along the north façade (Figure 7.2-13). Florence Hosmer stands with a paint palette near a foundation planting bed of ferns, probably the tall ostrich fern (*Matteucia struthiopteris*). An arching shrub form appears at the right side of the image, on the east side of the entry walk. Dense ivy hangs on the north façade. The ground plane on the North Yard displays a cover of rough turf.

A third 1910s photograph provides a view north from the North Yard (Figure 7.2-14). Florence Hosmer and an unidentified woman stand in front of leaf-off shrubs and a deciduous tree. This vegetation partially screens the view of Sudbury Common in the background, with the Bandstand and the original Town Hall captured. A 1908 map detail illustrates the spatial relationship between the Hosmer House property, Bandstand, and Town Hall (Figure 7.2-15). Florence Hosmer rendered the Bandstand in the Sudbury Common in an undated painting; the Unitarian Church and Town Hall appear in the background (Figure 7.2-16).

In contrast to the filtered view of Sudbury Common from the North Yard, a 1910s photograph of Alice Hosmer in the East Yard captures a relatively unobstructed view of the Bandstand (Figure 7.2-17). In the photograph, Alice stands next to a white sundial on a small cobblestone pad. The ground plane of the East Yard is mown turf. On the right side of the image, shadows indicate the presence of at least two deciduous trees on the Hosmer property. Other trees in the background appear to be on the Sudbury Common or near the Unitarian Church.

An undated photograph of the East Yard, possibly from the early 1900s or 1910s, captures a view of the east façade partially obscured by vegetation (Figure 7.2-18). One tree appears only as a shadowed trunk in the background, while the

nearest of the two trees may be an apple (*Malus pumila*). Note what appears to be a rooster and a chicken in the midground on the grass ground plane. Dense shrubs shroud the Carriage House and Outhouse at the left side of the image.



Figure 7.2-8 The north façade, circa 1900, documents low shrubs in the lawn on either side of the entry walk and small tree plantings in the front yard. A vigorous climbing vine grows up the east façade and across the front under the roof, while vines are trained to arch over the front door. On the left side of the image, a dense mass of shrubs and trees obscures the view of the East Yard. The tall canopy of deciduous trees at the south or rear side appear over the roofline. A woman stands in the doorway. Note the window shutters present on this date. Courtesy Sudbury Historical Society.



Figure 7.2-9 The 1905 Florence Hosmer painting of the north façade depicts white flowering shrubs framing the walk to the front door. Shrubs obscure views to the east side of the house. A lamp post in the front yard lawn would have cast light on the yard and entry walk. Courtesy Hosmer House Collections.



Figure 7.2-10 Hosmer House view from the northwest, in 1903, captures the building in relationship to plantings. The barn appears east of the house (left) screened by a mass of dense shrubs and small trees. Behind the house, a stone wall delineates the abutting property to the south. Open fields stretch beyond the house to the southeast. A lamp post stands near the roadside northwest of the house. The west façade is not obstructed by trees or other plantings. Courtesy Hosmer House Collections.



Figure 7.2-11 An undated photograph records maturing plantings in the front lawn and vines on the north façade with an unidentified man standing on turf next to the path. The gravel paved street meets the central gravel walk to the front door. Courtesy Hosmer House Collections.



Figure 7.2-12 Circa 1910s photograph of a man holding a basket, possibly Burt Hosmer, standing beside a narrow path. A wide shrub mass with upright branching occupies the ground plane behind him. In the foreground, a branch with what may be lilac flowers enters the frame from the right. A small low-branched tree trunk appears on the opposite side of the path to the right. An open sunlit area extends beyond with an unidentified structure in the background to the left. Courtesy Hosmer House Collections.



Figure 7.2-13. A 1910s photograph of Florence Hosmer standing with paint palette at north side of Hosmer House. Dense vines grow on the north façade framing the entry door. Two to three foot tall ostrich fern (*Matteucia struthiopteris*) lines the house foundation. An arching shrub form, possibly bridalwreath (*Spirea vanhouttei*), appears at the right side of the image. Courtesy Hosmer House Collections.



Figure 7.2-14. This 1910s photograph of Florence Ames Hosmer and an unidentified woman captures a north-facing view from the Hosmer House property. Beyond a grouping of leaf-off shrubs and a large deciduous tree, the Old Bandstand appears in Sudbury Common on the opposite side of the street. To the left of the Bandstand is the original Town Hall. Courtesy Hosmer House Collections.

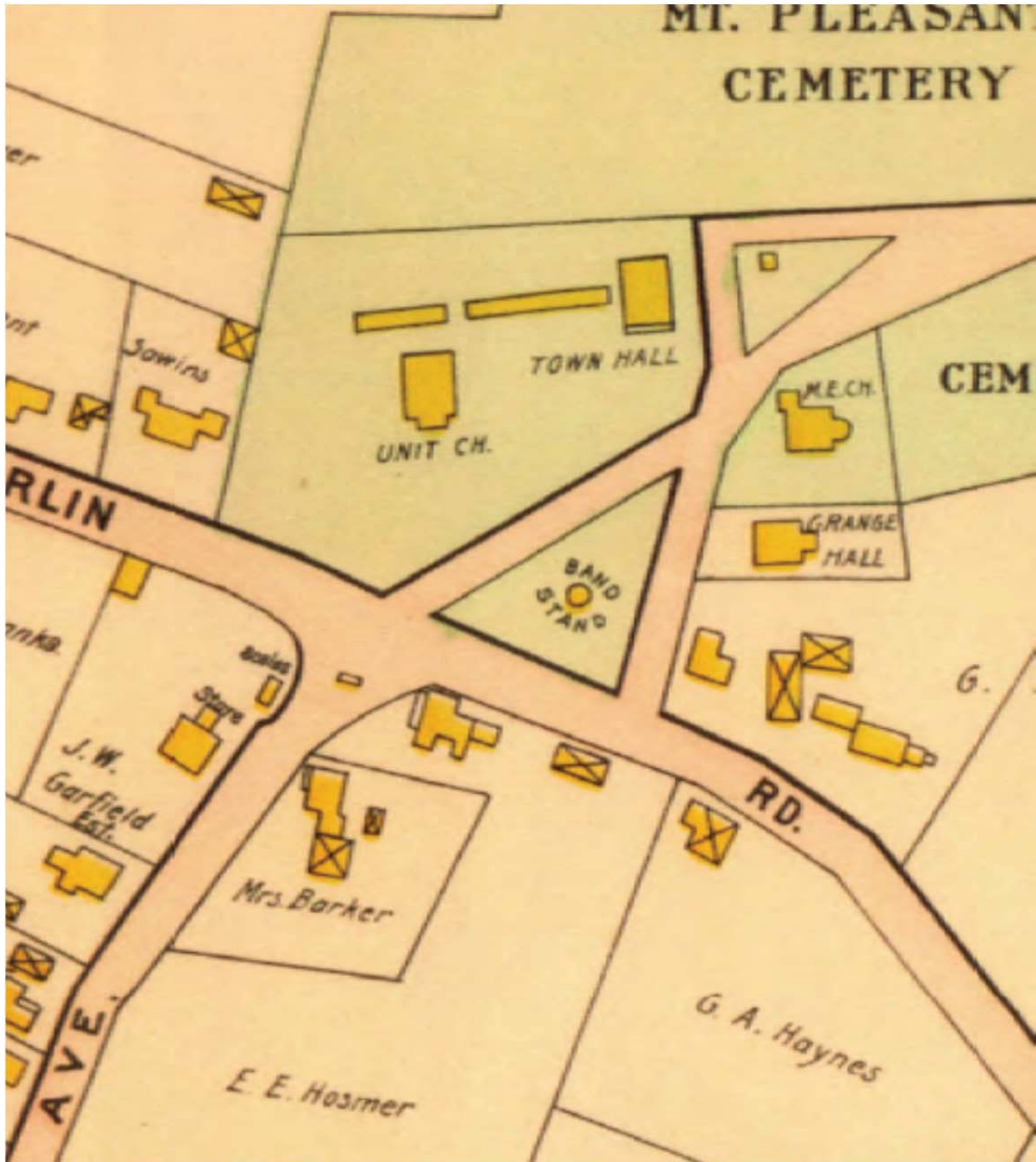


Figure 7.2-15. Detail of a 1908 map of Sudbury showing the spatial relationship between the Hosmer property, Sudbury Common and Bandstand, and other buildings in the Town Center. From *Part of Town of Sudbury, Middlesex County*, Vol. 3, George H. Walker & Co, 1908. Courtesy Sudbury Historical Society.



Figure 7.2-16. Florence Hosmer painting of the Old Bandstand, formerly located on Sudbury Common, north of the Hosmer House. Behind the Bandstand, the Unitarian Church appears to the left and the original Town Hall appears to the right. Courtesy Hosmer House Collections.



Figure 7.2-17. A 1910s north-facing photograph of Alice Hosmer with sundial. The Sudbury Common Bandstand appears in the background. The ground plane in the foreground and midground is mown lawn. The sundial is placed on a small cobblestone or brick paved area. A tendril of English ivy wraps around the pedestal of the sundial. Courtesy Hosmer House Collections.



Figure 7.2-18. Undated photograph, possibly from the early 1900s or 1910s. Apple trees on north side of East Yard appear similar to those seen in Figures 7.2-1 and 7.2-10. The shutters seen on the east façade are not present in images from the 1940s. Courtesy Hosmer House Collections.

Alice Lillian Hosmer (1867-1924) Stewardship, 1912 to 1924

After matriarch Abby Hosmer's death in 1912, eldest daughter Alice L. Hosmer appears as Head of Household in the 1920 census. The census notes that Florence Hosmer also resided at the Hosmer House, along with Margaret Sample, a housekeeper. Three images document the landscape in this relatively short period.

Minimal early photographic documentation exists for the landscape on the south side of the Hosmer House. An undated photograph, perhaps from the 1920s based on Florence Hosmer's appearance, shows Florence seated on a rock at the edge of the raised courtyard between the southeast and southwest appendages of the Hosmer House (Figure 7.2-19). Herbaceous plantings and fallen leaves carpet the ground plane, and overhanging tree branches cast dappled shade across the courtyard.

Two undated photographs, likely from the 1910s, show the porch at the west façade of the Hosmer House. In one image, an unidentified woman, possibly Alice Hosmer, sits holding a cat in front of the vine-screened porch (Figure 7.2-20). On the left side of the image, a visible portion of the porch shows some chicken wire; this may serve to support the vining plants. A second photograph, likely from the same vintage, captures an unidentified woman standing beside an occupied hammock on the south end of the porch (Figure 7.2-21). The porch is screened by a tangle of vines. The ground plane in the foreground is covered with rough turf, while a small tree stands near the south corner of the porch.



Figure 7.2-19. This undated photograph of Florence Hosmer seated on the wall of the raised courtyard on the south side of the Hosmer House, likely taken circa 1910-20 based on Florence's appearance, captures the vegetation in this area to include low groundcover and herbaceous vegetation. Fallen leaves carpet the ground plane, and grape vine and deciduous tree branches appear to extend over part of the courtyard. Courtesy Hosmer House Collections.



Figure 7.2-20. Undated photograph of an unidentified woman, possibly Alice Hosmer, seated and holding a cat in front of the west porch. Other photographs of the same woman with Burt and Florence Hosmer indicate that this image is likely from the 1910s. A dense curtain of foliage, possibly Chocolate vine (*Akebia quinata*), covers the porch in the background. The visible section of the porch appears to be screened, possibly with chicken wire. Courtesy Hosmer House Collections.

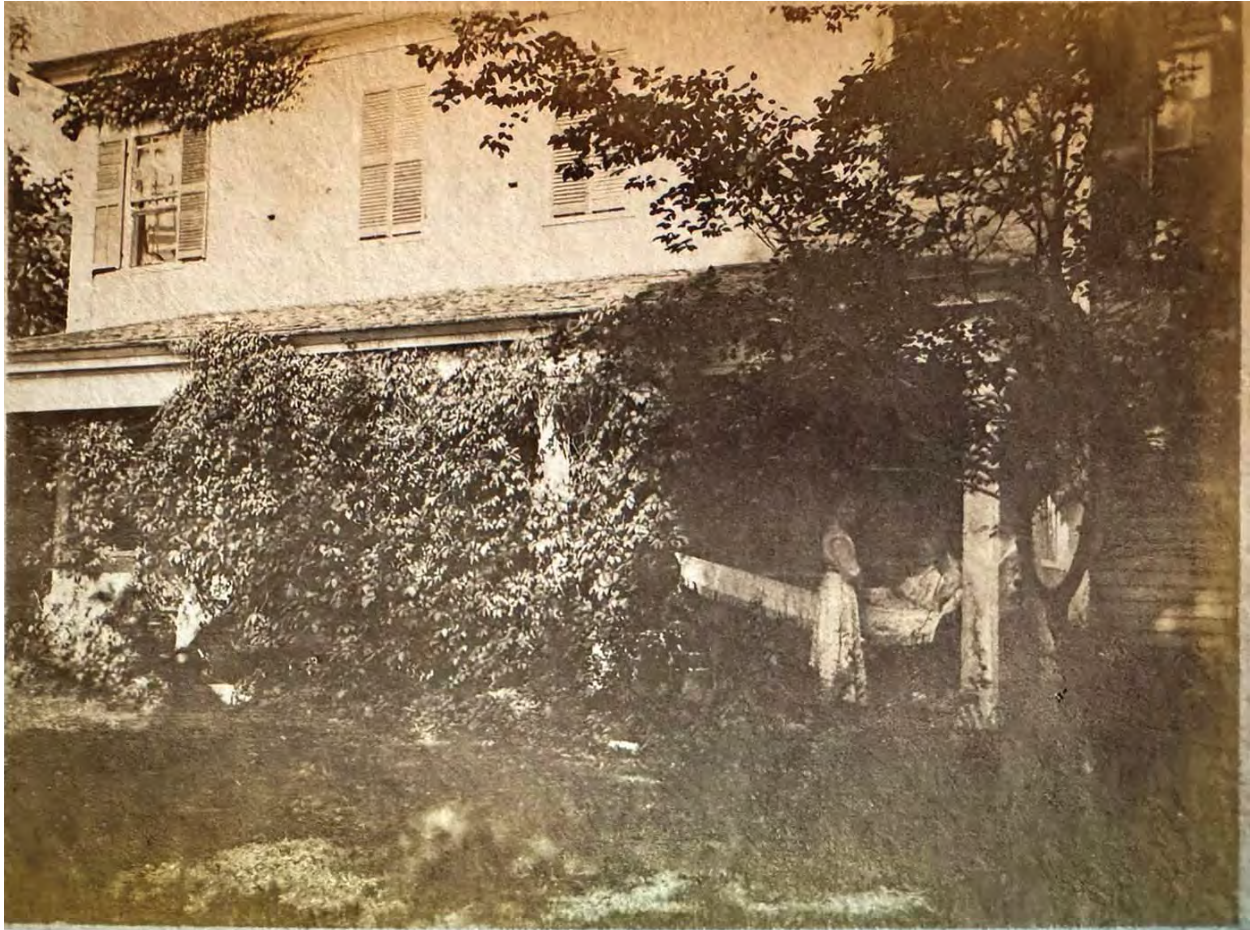


Figure 7.2-21. A second undated photograph of the west porch with two people, likely from a similar vintage based on the vegetation coverage, shows a woman standing at the south end of the porch near an occupied hammock that hangs between the house façade and a porch post. The ground plane in front of the porch appears rough and somewhat varied in vegetation, not all turf grass. A small tree stands near the south corner of the porch. Courtesy Hosmer House Collections.

Florence Ames Hosmer (1880-1978) Stewardship, 1924 to 1978

These years capture a 54 year span of time when Florence Hosmer leads the household and gifts her family property for the enrichment of the town. Following Alice Hosmer's death in 1924, Florence Hosmer presumably became Head of Household. Although no census records for Florence Hosmer exist in either the 1930 or 1940 census, ample photographic documentation indicates that Florence resided at the Hosmer House property through these decades. The 1930s to 1950s documentation, in the form of photographs and paintings, provides detailed information about the Hosmer family landscape. By 1950, Florence is listed as Head of Household in the census, along with a lodger named Jessica L. Sherman. In 1959, Florence executes an agreement to give her property to the Town upon her death. Until 1978, Florence Hosmer continued to enjoy the house and landscape. Records indicate that she was aware of and agreed with the changes made in the 1970s as Heritage Park was developed and change were made to the Hosmer House landscape. Documentation of the Hosmer House property during Florence Hosmer's period of stewardship includes historic photographs as well as paintings by Florence and others. In the closing years of this era town volunteers carry out work on a newly defined Heritage Park that includes portions of Hosmer and neighboring properties. Linework over a 1980 aerial provides some capture of landscape character at the close of this period.

A 1937 photograph of the North Yard in winter illustrates the arrangement of deciduous trees around the Hosmer House, including two trees informally framing the north façade and a number of trees irregularly spaced along the south property boundary behind the house (Figure 7.2-22).

Another 1937 photograph of the Hosmer family in the East Yard depicts the spatial relationship between the Barn, the sundial, and a pair of white high-backed benches (Figure 7.2-23). The Barn appears on the left side of the image, screened by deciduous trees. To the right of the Hosmer family, the sundial stands on the open lawn, slightly south of the Barn's south façade. A white high-backed bench sits beneath a tree to the south of the sundial.

A circa 1930s photograph shows a group of four people standing near a stone firepit or grill which is built into the gentle slope of the hillside (Figure 7.2-24). The new Town Hall, constructed in 1931, appears in the background on the north side of Old Sudbury Road. A stone wall runs parallel to the road along the north boundary of the Hosmer property. Behind the group of people, another stone wall extends south from the road. Given the location of the Town Hall, this stone wall likely divides the Hosmer House property from the neighboring property to the east, thus locating the firepit at the northeast corner of the Hosmer parcel.

An undated painting by Florence Hosmer illustrates the East Yard, including an open expanse of lawn; a stone retaining wall and patio at the east façade; an evergreen tree at the north side of the patio; plantings framing the patio steps; and flowering vegetation with purple blooms near the north façade of the Carriage House (Figure 7.2-25). A 1938 Florence Hosmer painting may indicate that these purple flowers, possibly wisteria that appears in other images trained on a trellis against the Carriage House (Figure 7.2-26).

A 1930s photograph of Florence Hosmer captures the spatial and visual relationship between the sundial and the Barn, which appears in the background (Figure 7.2-27). Several deciduous trees screen the west façade of the Barn, although the horizontal siding is still discernable. In the background, the south brick façade of the new Town Hall is visible through the trees. A second photograph shows Florence standing in front of the high-backed wooden bench (Figure 7.2-28). In this 1930s image, small flowering shrubs or tall herbaceous plantings flank the bench while a forked trunk tree is visible behind. In the background, the ground plane slopes gently upward toward Old Sudbury Road, while an informal linear arrangement of deciduous trees indicates a division between the East Yard and the Barn landscapes. The bench in this photograph is one of two that appear facing each other in an undated Florence Hosmer painting (Figure 7.2-29). The two benches establish a turf path while floriferous planting beds continue in a linear pattern along this mown turf walk. The walk terminates at a white mask-like object which may have been a historic ornamental sculpture or a water feature, which is no longer present today. An undated photograph of an unidentified woman illustrates the alignment of the sundial on this axis as well (Figure 7.2-30). This axis was likely not the sole axial arrangement or organization of defined beds in the Hosmer era landscape of

the property. Two undated photographs capture what appear to be mown turf walks along planted garden beds (Figures 7.2-31 and 7.2-32).

A 1937 winter photograph shows a view over a snow-covered open ground plane toward a wooden bridge and a cluster of trees (Figure 7.2-33). Based on captures in historic aerial photographs, this bridge may be located on the neighboring property to the east. As this photograph does not capture the Barn, it could depict the landscape at the east side of the Hosmer property.

The West Yard does not appear to be planted with shrubs or trees in another 1937 winter photograph (Figure 7.2-34). The west façade of the Hosmer House is unobstructed, offering a clear view from the intersection of Concord and Old Sudbury Roads.

A 1947 painting by Fred Hosmer illustrates plantings and framing of the East Yard, with evergreen trees along the north and side sides of the yard screening outward views (Figure 7.2-35). An undated photograph captures a nearly identical view, showing the ground plane in greater detail with a mixed species lawn that includes clover (Figure 7.2-36). Another undated photograph offers a closer view of the east façade and the boundary between the East and North Yards providing details of space, views, grades and plantings (Figure 7.2-37). The photograph shows tall vines clinging to the façade, and unidentified people on the lawn north of the patio with temporary seating placed for their use. A low shrub or herbaceous planting is set in the lawn beside the woman. To the right a 10 to 12 foot high shrub obscures Old Sudbury Road to the north. Five foot high shrubs behind the woman form a soft boundary between the East Yard and the North Yard space and entry sequence. An undated photograph of a man holding a dog atop the sundial captures the northeast corner of the Hosmer House, illustrating the spatial relationship and open sunny lawn between the sundial and the east façade (Figure 7.2-38).

In most historic photographs, the west façade of the Barn is screened by deciduous trees, informally arranged in a roughly linear pattern parallel to the façade (see Figures 23 and 27). A 1940s photograph captures one tree and other low growth along the Barn west façade, and the spatial and visual relationships between the sundial and Barn with sunny open space (Figure 7.2-39). An undated Florence Hosmer painting, however, depicts an open view of the Barn's west elevation with a tree shadow without the sundial possibly situated to the right of this framing (Figure 7.2-40). This painting may have been completed at another time or the lack of vegetation along this façade was the artist's creative license.

In *My Dear Girl*, a nonfiction book on the art of Florence Hosmer, author Helen Marie Casey writes that "It was Gean who introduced the idea of creating a fairy garden at Hosmer house, a place with miniature sculptures that would charm children."⁶ Gean (Eugenia) Hosmer, born Boynton, was the second wife of Burt Hosmer; they married in 1936.⁷ Based on the date of their marriage, Gean's apparent influence on the development of the Fairy Garden likely occurred in the late 1930s. Casey writes that "[Florence] and Genie and Burt had worked to fashion a garden by the area they called the piazza with small figures hidden within the garden."⁸

A 1940 photograph shows Burt Hosmer standing beside a garden bed, comprising part or all of the Fairy Garden, that extends from the east façade of the Carriage House (Figure 7.2-41). Species in the planted bed include delphinium, lilies, and various herbaceous plants as well as young trees. A wide grassy walk extends along the south side of the Carriage House and Hosmer House, flanked by the stone wall that marks the property line.

The landscape directly east of the Carriage House was a distinct area separate from the enclosed East Yard. An undated photograph shows an open lawn panel framed by border mixed plantings to the north and south (Figure 7.2-42). In the background, one of the white high-backed wooden benches appears between plantings and two tree trunks. Vegetation screens the east façade of the Carriage House partially and obscures the open expanse of lawn in the East Yard entirely.

Another undated photograph illustrates use of the landscape further south and east from the Hosmer House (Figure 7.2-43). In this image, two women sit in movable chairs, one of which features an attached shade canopy as seen previously

(see Figure 7.2-36). On the left side of the photograph, a deciduous tree casts shade over the boundary of the neighboring residential property around which the Hosmer property wraps to the north, east, and south (see plans).

Several Florence Hosmer paintings depict an arbor along the south side of the Barn. One undated painting shows a north-facing view of the wooden arbor running east to west, with flowering plants below and the white two-story barn in the background (Figure 7.2-44). The handwritten note on the back of the canvas reads, "Looking towards barn on way toward Fairy Garden." A stone walk crosses the arbor, aligned with the south façade covered entry door. A second undated Florence Hosmer painting shows an axial view down the length of the arbor (Figure 7.2-45). A brick basketweave walk extends along the arbor, flanked by flowering plants with red, orange, and white blooms. In two locations vines with blue flowers or red foliage climb the arbor. In the foreground a mosaic laid stone walk crosses the arbor perpendicular to the brick walk. A third Florence Hosmer painting from 1938 offers a south-facing view of the arbor that does not show its relationship to the Barn (Figure 7.2-46). Blue morning glories cover the structure; a handwritten note on the back of the canvas reads, "Burt's Arbor, by brick walk near Fairy Garden – 'Heavenly Blues,'" referring to the popular 'Heavenly Blue' variety of morning glory (*Ipomoea tricolor*). This note likely references the brick walk depicted in the previously discussed painting and also implies that Burt Hosmer may have constructed the arbor.

Two circa 1940s photographs capture a glimpse of the landscape on the south side of the Carriage House (Figures 7.2-47 and 7.2-48). In both images, an unidentified woman kneels on the grassy ground plane with a dog and cat. This turf cover appears to extend along a mown walk with plantings on both sides that leads eastward. At the east façade of the Carriage House, another mown walk possibly leads north (Figure 7.2-47). In the distance, a sunny area is likely the same open lawn panel described earlier that is located southeast of the Carriage House (see Figures 42 and 48).

A view of Hosmer house street front shows the West Yard, façade and partial south side, capturing the relatively open character of the landscape in a leaf-off season (Figure 7.2-49). The lack of dense plantings close to the south façade allows for a clear view alongside the Carriage House bays and beyond. This image documents the arrangement of plantings in the West Yard, comprised of large deciduous trees within the lawn in front of the porch, woody shrubs along the entry steps to the southwest apartment, and mown lawn along the street front. An undated winter photograph of Concord Road provides a context of street trees irregularly spaced with gaps. It also shows the Hosmer House south and west landscape (Figure 7.2-50). Two deciduous trees stand near the northwest corner of the Hosmer House, and one spruce tree marks the end of the stone wall between the Hosmer property and the neighboring property to the south.

Showing a more refined planting the Florence Hosmer painting of the entry to the southwest apartment indicates blooming rose bushes to both sides of the stone steps and a tree overhanging the lightly planted south façade (Figure 7.2-51). Vegetation on the left shrouds the end of the porch. The street front West Yard in another Florence Hosmer painting depicts a colorful sugar maple tree at the northwest corner of the Hosmer House and additional tree trunks on the right on the opposite side of the street (Figure 7.2-52).

Continuity and evolution within the landscape continues as a 1958 image reveals more woody shrubs filling the West Yard along the porch (Figure 7.2-53). Two young evergreen trees partially obscure the southwest apartment. Dense vegetation to the south and east obscure views of the neighboring property and the East Yard, respectively. This 1958 photograph also shows the arrangement of traffic movement through the intersection of Old Sudbury and Concord Roads at that time.

In 1959, Florence Hosmer signed an agreement to transfer upon her death ownership of her 1.06-acre property and the buildings within it to the Town of Sudbury as a memorial to her father, Edward Barrett Hosmer, and for use by residents of Sudbury.⁹ Florence Hosmer and Zoie Morse, her friend and cohabitant, continued to actively use the Hosmer House landscape. A 1965 photograph of Florence Hosmer on the east patio captures dense ivy on the east façade, a young tree growing near the house foundation, and two chairs on the patio (Figure 7.2-54). Florence stands in the doorway, illuminated by the sun. In a 1966 photograph, Florence and Zoie sit in folding chairs near the Carriage House (Figure 7.2-55). The attached outhouse appears in the background, and the north façade of the Carriage House features an arbor with

woody vines. The latter is likely the same arbor with wisteria depicted in Florence Hosmer's paintings (see Figures 7.2-25 and 7.2-26). The trunk of a pine tree is present behind Zoie's chair.

Throughout the late 1960s, Florence continued to amend and supplement her will. In 1967, she wrote a codicil indicating that any remaining money from her estate should be given "to the Town of Sudbury for the upkeep of the Fairy Garden that must be kept in memory of dear Burt," who had died in 1957.¹⁰

By the 1970s, vegetation screened views of the Hosmer House property from Sudbury Common (Figure 7.2-56). A leaf-off view from 1970 illustrates mature deciduous trees filtering the north façade while leaf-on seasons would screen the front to a greater degree. The tops of pine trees within the East Yard appear over the Hosmer House roof. The Barn still stood in 1975, as evidenced by a north-facing photograph of the structure with the Town Hall in the background (Figure 7.2-57).

In the early 1970s, the declining condition of the Hosmer Barn and the increased presence of trespassers and vandals led Florence Hosmer to request its removal. While the Historic Districts Commission raised concerns over the building's removal, the structure had been condemned and the financial cost of preservation would be high. In 1975, the Barn was demolished in accordance with Florence Hosmer's wishes. The slope was graded over the filled foundation, creating visual continuity with the rest of Heritage Park. The removal of the structure also opened up views of Sudbury Town Center and the Sudbury Common from within Heritage Park and allowed views of both the Park and the Hosmer House from the Town Center. Removal of the Barn is documented in two images: a view through the standing timber frame of the Barn and an image of the foundation (Figures 7.2-58 and 7.2-59). The buildings of Sudbury's town center appear in the background of the first image illustrating the proximity of the Barn to Old Sudbury Road. The remaining mortared stone foundation partially retains the grade along two sides (Figure 7.2-59). A note on the obverse of the photograph reads, "The barn was torn down and some of its foundation buried when Heritage Park was created."

The development of Heritage Park in Sudbury, Massachusetts, began in 1973 as a collaborative community effort. Presented at a Selectboard meeting in November 1973, the site development concept plan included by Ron Boucher Associates, Landscape Architects includes: Heritage Park access along an intricate path system that defines routes and several locations, enrichment of plantings in each location; restoration of the Fairy Garden; development of a new play area for children; fencing along Concord and Old Sudbury Roads and more (Figure 7.2-60). The Selectboard also approved the development of a drainage plan, by Ron Boucher Associates, to address drainage and siltation issues at the existing pond and low-lying area known colloquially in the 1950s as Hosmer Swamp.¹¹

Also in 1973, the Town of Sudbury also formed a Permanent Landscape Committee for the entire town.¹² The 1973 site development plan serves to document the existing vegetation on the Hosmer House and Heritage Park property. Existing trees along Old Sudbury Road on the north side of the Hosmer House include pine, ash, and maple species. An existing lilac hedge bounds the east lawn to the north. At the southeast corner of the east lawn, an existing hawthorn tree stands near the proposed stone dust walk. Existing trees along the boundary between the Hosmer House and the neighboring property to the south include maple, ash, and a spruce tree at the west end of the stone wall. On the east boundary of the adjacent property, an existing hemlock is situated on the Heritage Park side of the stone wall along with several maple and ash trees. Within Heritage Park, existing trees include additional maple trees, ash trees, and a single elm tree at the northwest corner of the property.

Funding for the park came from public subscriptions, private donations, and a grant from the Massachusetts State Bicentennial Commission. By the end of 1974, significant progress had been made, with over 75% of the park constructed through donations and volunteer work.¹³ Contributions included financial donations and physical labor, as well as work by Curtis Junior High School students on a foot bridge (Figures 7.2-61 and 7.2-62).

Heritage Park was dedicated on April 19, 1975 (Figure 7.2-63). An article published in the *Sudbury Towne Talk* on September 15, 1975, describes the dedication ceremony and provides information on the design process.¹⁴ The article

credits numerous individuals, businesses and organizations involved in the park's creation. Quoting Selectman John Powers, the article reads:

'This is a living park in which future generations can stroll and sit and contemplate one of the prettiest village centers in New England. ... When we are done... we will have a place where we can have concerts and picnics and flower shows and peace and beauty.'

Each planting area in the park was "designed as a reminder of the past ages of the town: wildflowers from the Indian era through plantings typical to succeeding eras marked by temporary signs placed throughout the park." In his speech, Powers referenced future plans for constructing a second entrance and to address the Fairy Garden and Hosmer House grounds. According to photographic documentation, Mayor Anthony Moore of Sudbury in Suffolk, England, also spoke at the dedication and helped to plant a ceremonial tree (Figure 7.2-64).

Additional volunteer work throughout 1975 helped to complete planting efforts in the Fairy Garden, Hosmer House grounds, and along Concord Road.¹⁵ Hundreds of town residents donated time, funds, and planting materials, allowing the Permanent Landscape Committee to add "several trees, shrubs, groups of plant material, especially [sic] designed areas, flowers, bridges and six bluestone benches" to the park.¹⁶

A 1976 plan by the Sudbury Engineering Department shows the proposed locations of donated plantings, along with the corresponding donors.¹⁷ Donated trees around the proposed new location of the Fairy Garden (not executed) include a tulip tree; two red dogwood trees; two white dogwood trees; and unspecified bushes. New plantings around Cricket Pond include a magnolia tree; a hawthorn tree; maple trees; and two spruce trees near the east property line. Plantings along the walks leading toward Concord Road comprise hemlock trees, dogwood trees, crabapple trees, and juniper shrubs. A line of locust trees runs along the walk that flanks Concord Road. Within the woodland area south of Cricket Pond, plantings include many native and shade-tolerant species such as false Solomon's seal (*Maianthemum racemosum*); jack-in-the-pulpit (*Arisaema triphyllum*); blue phlox (*Phlox divaricate*); wild geranium (*Geranium maculatum*); Turk's cap lilies (*Lilium superbum*); gill-over-the-ground (*Glechoma hederacea*); butterfly weed (*Asclepias tuberosa*); ferns; and several other shrubs and herbaceous perennials. This area also includes barberry, which may be native (*Berberis canadensis*) or invasive (*Berberis thunbergii*).

In her will, updated in 1976, Florence Hosmer left the majority of her estate to the inhabitants of the Town of Sudbury; she specified that the property should be used as a permanent memorial to her father, Edwin Barrett Hosmer.¹⁸

In 1976, the town's focus shifted to the terrace on the east side of the Hosmer House. The architectural firm of Robert R. Dion Associates, Inc., proposed a treatment plan for "the terrace area and restoration of the formal gardens and their relationship to the original plan of Heritage Park, as drawn by Ron Boucher Assoc. in November 1973."¹⁹ In this plan, the existing terrace would be reconstructed and a second terrace, immediately adjacent to the existing one, would be constructed roughly six to twelve inches above grade." According to statements made by Selectman John Powers during a selectboard meeting, Florence Hosmer was in agreement with the Heritage Park plans and the proposed multi-use terrace modifications were consistent with that agreement and with Florence Hosmer's life estate.²⁰ The new terrace was designed for flexible use ranging from garden parties to concerts and public events; brick was selected as a material for continuity with the brick east façade of the Hosmer House.²¹ By October 1977, the "bandstand-patio" for Harmony Gardens was completed at Hosmer House in Heritage Park. The bandstand was dedicated on Florence Hosmer's 97th birthday as a tribute to the Bicentennial and the community's support.²²

Florence Ames Hosmer died at the age of 97 on February 17, 1978. The Sudbury Historical Commission was established in June 1978 and assigned to oversee future plans and recommendations for the Hosmer House property.²³ Following the probate of Florence Hosmer's will, ownership of the Hosmer House and its contents was transferred to the Town of Sudbury.

In January 1979, Selectman John Powers provided the Sudbury Historical Commission with a planning report for the future stewardship of the Hosmer House property and the house contents.²⁴ In the report, Powers describes the progression through planting areas in Heritage Park intended to correspond with chronological historic era: “commencing at the stone carrying the plaque for the Good Ship Confidence and the Sudbury Oath, by the Indian corner, the King Philip Corner, the Loring Stone, the Revolutionary Stone and others,” and ending at the Fairy Garden. By 1979, Powers states that the Fairy Garden had been the location of the “first major plantings” by the Permanent Landscape Committee and local garden clubs. He also describes a “pond area ... constructed in such a manner that it can be optionally filled with water,” and that the necessary underground piping was already in place.²⁵ The location of this pond associated with the Fairy Garden is unclear. While a pond does appear on the 1973 Heritage Park conceptual plan in an area labelled ‘Fairy Garden’ located east of the Hosmer House property, there is no evidence that this pond was constructed in the location shown.

Powers also described in the 1979 report the need for walls or fences along Old Sudbury Road to “protect but not obscure the ... edge of the property.” The Historic Districts Commission had recommended the use of fences similar to those captured in photographs from the 1850s; conceptual plans for Heritage Park show fences with posts along the property line.²⁶ Historic documentation and photographs indicate that these fences were not constructed.



Figure 7.2-22. This circa 1937 winter view shows leaf-off deciduous trees framing the north façade, with the branches of trees behind the Hosmer House appearing over the roofline. A woody shrub is present in the lawn on the west side of the entry walk to the front door. Courtesy Sudbury Historical Society.



Figure 7.2-23. This 1937 photograph captures the locations of the sundial and bench (right) relative to the barn (left). The west façade of the barn is partially obscured by deciduous tree canopy. In the background, an unidentified rectangular object sits in a sunny area. Courtesy Sudbury Historical Society.



Figure 7.2-24. This circa 1930s photograph shows four people standing beside a stone firepit or grill. The brick south façade of the new Town Hall appears in the background to the left. A stone wall runs parallel to Old Sudbury Road. Behind the group of people, another stone wall extends south from the road, indicating that the location of this firepit was likely near the northeast corner of the Hosmer House property. Courtesy Hosmer House Collections.



Figure 7.2-25. This undated Florence Hosmer painting shows an oblique view of the east façade, Carriage House, and East Yard. Note the pink-red-violet blooms, possibly an artistic interpretation of wisteria, against the north side of the Carriage House. Courtesy Hosmer House Collections.



Figure 7.2-26. This 1938 Florence Hosmer painting of 'Hosmer House Shed' shows a trellis against the north façade of the Carriage House. The sloping roof of the outhouse appears on the left. Blooming wisteria, of either violet or white flowers, is trained to climb an adjacent trellis, with ferns below. Courtesy Hosmer House Collections, Painting No. 29.



Figure 7.2-27. A 1930s photograph of Florence Hosmer standing with the sundial. The barn appears behind her to the right, shaded by dense canopy. Part of the south façade of Town Hall is visible through the trees in the background. Courtesy Hosmer House Collections.



Figure 7.2-28. A 1930s photograph of Florence Hosmer standing beside a high-backed white wooden bench. Small flowering shrubs or tall herbaceous plants flank the bench on either side. A tree with a forked trunk stands behind the bench. Courtesy Hosmer House Collections.



Figure 7.2-29. An undated Florence Hosmer painting showing two high-backed white benches arranged opposite each other on either side of an axial mown turf walk. A twin pair of plants in blue-violet and bright flowering borders line the walk.



Figure 7.2-30. An undated photograph of an unidentified woman standing beside the sundial. Behind the sundial a bench may be present on the visible side, while an axial turf walk continues between flanking vegetation. Courtesy Hosmer House Collections.



Figure 7.2-31. Undated photograph of an unidentified man, possibly Burt Hosmer, in the garden. The man appears to be standing at the corner where two paths of mown grass intersect. Courtesy Hosmer House Collections.



Figure 7.2-32. Unidentified man and a dog near a planting of tall sunflowers in the garden. The man appears to be standing at a corner bed, with open lawn in the foreground and an apparent axis of mown grass extending behind him. Courtesy Hosmer House Collections.



Figure 7.2-33. This 1937 photograph captures a snow-covered open landscape and a wooden bridge in the midground. While the location and direction of the view is not identified, the bridge is possibly located east of the Hosmer House property as captured in historic aerial photographs. Courtesy Hosmer House Collections.



Figure 7.2-34. In this circa 1937 winter view the west façade shows vine tracery on the brick. to the northwest a deciduous tree appears to be the sole close-in planting. The snow-covered ground plane lacks shrubs or trees. The one-story structure with a gable roof in the 1850-60 photographs, is no longer present. Courtesy Sudbury Historical Society.



Figure 7.2-35. This circa 1947 painting by Fred Hosmer of the East Yard and east façade of the Hosmer House captures a similar view as the previous photograph, with young evergreen trees framing the open lawn and ivy climbing the east façade. Mature deciduous trees appear north and northwest of the house. Courtesy Hosmer House Collections.



Figure 7.2-36. Circa 1940s photograph of east lawn, framed by young evergreen trees. Views of Old Sudbury Road to the north are obscured by plantings. The ground plane is covered with mixed species lawn, with clover. Vines climb the east façade above the stone patio. Courtesy Hosmer House Collections.



Figure 7.2-37. Undated photograph of an unidentified man and woman in the East Yard of the Hosmer House. The man is seated in a rocking chair; another chair with an attached shade canopy sits near the stone retaining wall of the patio. Vigorous vines climb the east façade, while a young pine tree blocks the view of the north entry walk, and dense shrubs and trees enclose the private yard space from broad views to Old Sudbury Road and Concord Road. Courtesy Hosmer House Collections.



Figure 7.2-38. This undated photograph captures the East Yard landscape of the Hosmer House. A man, possibly Burt Hosmer, holds a dog atop the sundial, documenting the spatial relationship between the sundial and the east façade, aiding in locating the sundial within an open lawn. To the north, dense tree canopy obscures outward views toward Old Sudbury Road. The ground plane shows open mown turf. Courtesy Hosmer House Collections.



Figure 7.2-39. A poor quality image, circa 1940s, depicts an unidentified man holding a cat on top of the sundial. Mown lawn extends toward the Barn, with a deciduous tree and low shrubs along that building façade. Courtesy Hosmer House Collections.



Figure 7.2-40. An undated Florence Hosmer painting of the barn, viewed from the Hosmer House. In this painting, the west façade of the barn is not obscured by mature trees as it is in photographs from the 1930s and 1940s. At the left side of the painting, Old Sudbury Road is screened by a sugar maple and what appears to be evergreen plantings below. Courtesy Hosmer House Collections, Painting No. 278.



Figure 7.2-41. This 1940 image shows a garden extending east from the Carriage House. Burt Hosmer stands at a mass of tall delphinium, daylily, other perennials, and small deciduous and pine trees are also captured. An open grass area extends along the south side of the Hosmer House. Edging the turf a stone wall marks the property line. Courtesy Hosmer House Collections.



Figure 7.2-42. This undated photograph of the landscape east of Carriage House shows vegetation near the house followed by a generally open area of irregular turf with mixed vegetation on both sides. The view captures part of a white high-backed wooden bench between two tree trunks which may delineate an axis to the right between the benches. Courtesy Hosmer House Collections.



Figure 7.2-43. This undated photograph shows two women seated in a sunny lawn. The east façade of the Hosmer House appears in the background, distinguished by the northwest chimney and protruding ell of the Carriage Barn. On the left side of the image, deciduous trees cast shade over the stone wall that delineates the property line with the abutting residence. To the right, the vertical white form of the sundial appears over the woman's book. The white bench pair is not apparent in this view. Courtesy Hosmer House Collections.



Figure 7.2-44. Undated Florence Hosmer painting of the arbor along the south side of the Barn. A handwritten note on the back of the canvas reads, 'Looking towards barn on way toward Fairy Garden.' Courtesy Hosmer House Collections, Painting No. 278.



Figure 7.2-45. Undated Florence Hosmer painting of the axial view along the arbor. A brick walk extends under the arbor, flanked by vibrant flowering plants with red, orange, and white blooms. Blue morning glories climb one portion of the arbor. Courtesy Hosmer House Collections.



Figure 7.2-46. Florence Hosmer's 1938 painting of the arbor south of the Barn. A handwritten note on the obverse of the canvas reads, 'Burt's Arbor, by brick walk near Fairy Garden – "Heavenly Blues"!'. The latter likely refers to 'Heavenly Blue,' a popular variety of morning glory (*Ipomoea tricolor*), which appears to be climbing atop the arbor. Blooms of yellow, red, and white on ground plane plantings below the arbor provide a warm contrast. Dark foliage of trees and shrubs fills much of the background with one patch of open sky. Courtesy Hosmer House Collections, Painting No. 28.



Figure 7.2-47. Circa 1940s blurry photograph captures the south side of the Carriage House with a woman kneeling in the grass with a dog and a cat. A sun patch in the foreground gives way to shade and a deciduous tree canopy arches overhead to the roof of the Carriage House. Behind the woman, an linear path appears to extend eastward. Courtesy Hosmer House Collections.



Figure 7.2-48. This second circa 1940s photograph of a woman with a cat and dog near the Carriage House captures the landscape extending eastward. Patches of sun and shade reveal the potential that a path flanked by plantings leads toward an open sunny area in the background. Courtesy Hosmer House Collections.



Figure 7.2-49. This undated photograph of west façade also captures a view of the relatively open character along the south façade. Although this is a leaf-off view, the south façade does not appear to be crowded by deciduous trees or dense woody shrubs like those present at the entry to the attached apartment on the southwest corner of the Hosmer House. The lack of dense plantings close to the south façade allows for a clear view along the Carriage House bays and beyond to the east landscape. Note that the windows on the west façade lack shutters in this photograph. Courtesy Hosmer House Collections.



Figure 7.2-50. This circa 1947 photograph shows the south and west façades of the Hosmer House, viewed from Concord Road. Two mature deciduous trees are present near the northwest corner of the house. At the southwest corner of the Hosmer property, a spruce tree marks the end of the stone wall delineating the boundary with the abutting residential property to the south. Courtesy Hosmer House Collections.



Figure 7.2-51. Undated Florence Hosmer Painting of 'Alice's Room (West Side)', showing rose bushes flanking steps to the green-painted entry door into the southwest apartment. Green shutters frame the second-story windows. On the left side of the painting, dense vegetation, either climbing vines or a tree canopy, shrouds the west porch. On the right side of the painting, the south façade appears relatively open. Courtesy Hosmer House Collections.



Figure 7.2-52. Undated Florence Hosmer painting of the west façade of the Hosmer House, viewed from across Concord Road. A sugar maple displays bright fall foliage near the northwest corner of the house. Two deciduous trees are shown to the south side. Undefined vegetation, implied by green brushstrokes, appears on the porch. Courtesy Hosmer House Collections.



Figure 7.2-53. This circa 1958 photograph, taken from the intersection of Old Sudbury and Concord Roads, shows mature deciduous trees along the roadside as well as two young evergreen trees and lower woody shrubs in front of the west porch and attached apartment. In the background, dense vegetation screens the view of the neighboring property to the south (right). Similarly, on the left side of the image, dense shrubs and trees obscure views of the East Yard. Courtesy Sudbury Historical Society.



Figure 7.2-54. This 1965 photograph of Florence Hosmer standing at the door on the east patio captures dense climbing vines, possibly Boston ivy (*Parthenocissus tricuspidata*) or Virginia creeper (*Parthenocissus quinquefolia*). The small tree may be a volunteer Norway maple (*Acer platanoides*). Mixed, indiscernible plants along appear against the north façade of the Carriage House. Florence, a folding chair and a wooden chair occupy the foreground. In the lower left corner of the image, an apparently empty terracotta pot is present. Courtesy Hosmer House Collections.



Figure 7.2-55. A 1966 photograph of Florence Hosmer (right) and Zoie Morse (left) seated in folding chairs near the Carriage House. Behind them, a pine tree stands to the north of the attached outhouse. A trellis with vines is set against the exterior north wall of the Carriage House. Courtesy Hosmer House Collections.



Figure 7.2-56. A circa 1970 view toward the Hosmer House from Sudbury Common on the north side of Old Sudbury Road. Informally spaced deciduous trees occur along the sidewalks on both sides of the street. The Hosmer House street front shows the entrance area with street trees and mixed shrubs closer to the building. On the left mixed vegetation continues behind the sidewalk. The tops of evergreen trees are notably among this vegetation and behind the house near the east patio and Carriage House. Courtesy Sudbury Historical Society.



Figure 7.2-57. This 1975 north-facing photograph of the Barn, with deteriorated siding evident, and landscape captures an overgrown area of volunteer vegetation on the south side of the barn, with a pile on the right side of the image. Deciduous tree canopy overhead creates dappled light patterns on the ground. In the background, the Town Hall white columns and brick façade appears across the street. Courtesy Hosmer House Collections.



Figure 7.2-58. This circa 1970s photograph documents the timber frame of the Barn without siding or windows. The nearby Hosmer property street front landscape appears untended with scattered plants and unmown turf. Sudbury Town Hall appears through the frame on the opposite side of Old Sudbury Road. Courtesy Sudbury Historical Society.



Figure 7.2-59. This circa 1970s view captures the barn foundation after the structure removal. The obverse of the photograph reads, 'The barn was torn down and some of its foundation buried when Heritage Park was created.' Courtesy Sudbury Historical Society.

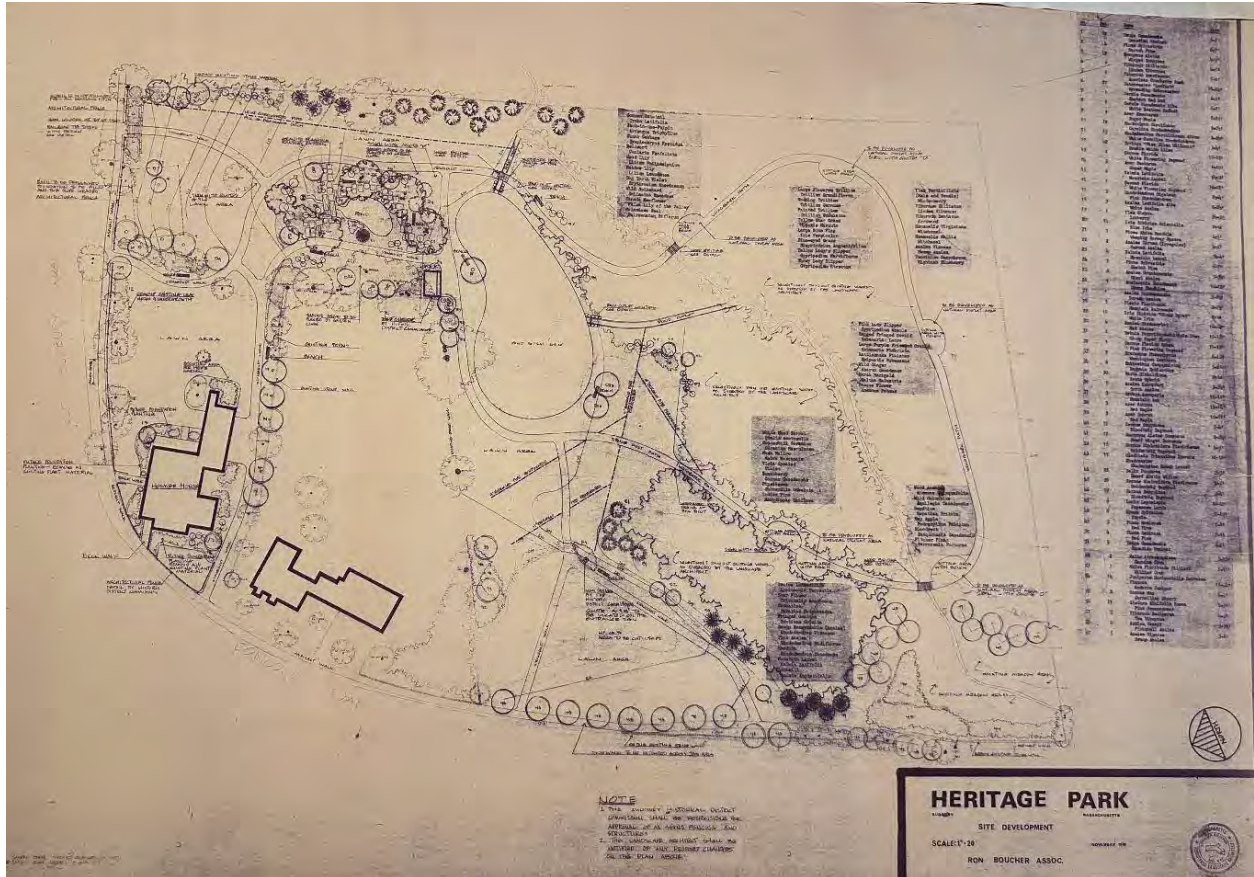


Figure 7.2-60. Dated November 1973 "Site Development" plan for Heritage Park, Ron Boucher Associates, Landscape Architecture firm, Sudbury, Massachusetts. Courtesy Sudbury Historical Society.



Figure 7.2-61. This grainy reproduced photograph shows Carl Roos working on "the stone wall" at Heritage Park. The exact location of this stone wall within Heritage Park is unclear from the image. Courtesy Sudbury Select Board's Office.



Figure 7.2-62. This image, reproduced from the Sudbury Citizen in the 1975 Town Report, shows students from a woodworking class at Curtis Junior High building a Heritage Park footbridge. Courtesy Sudbury Select Board's Office.

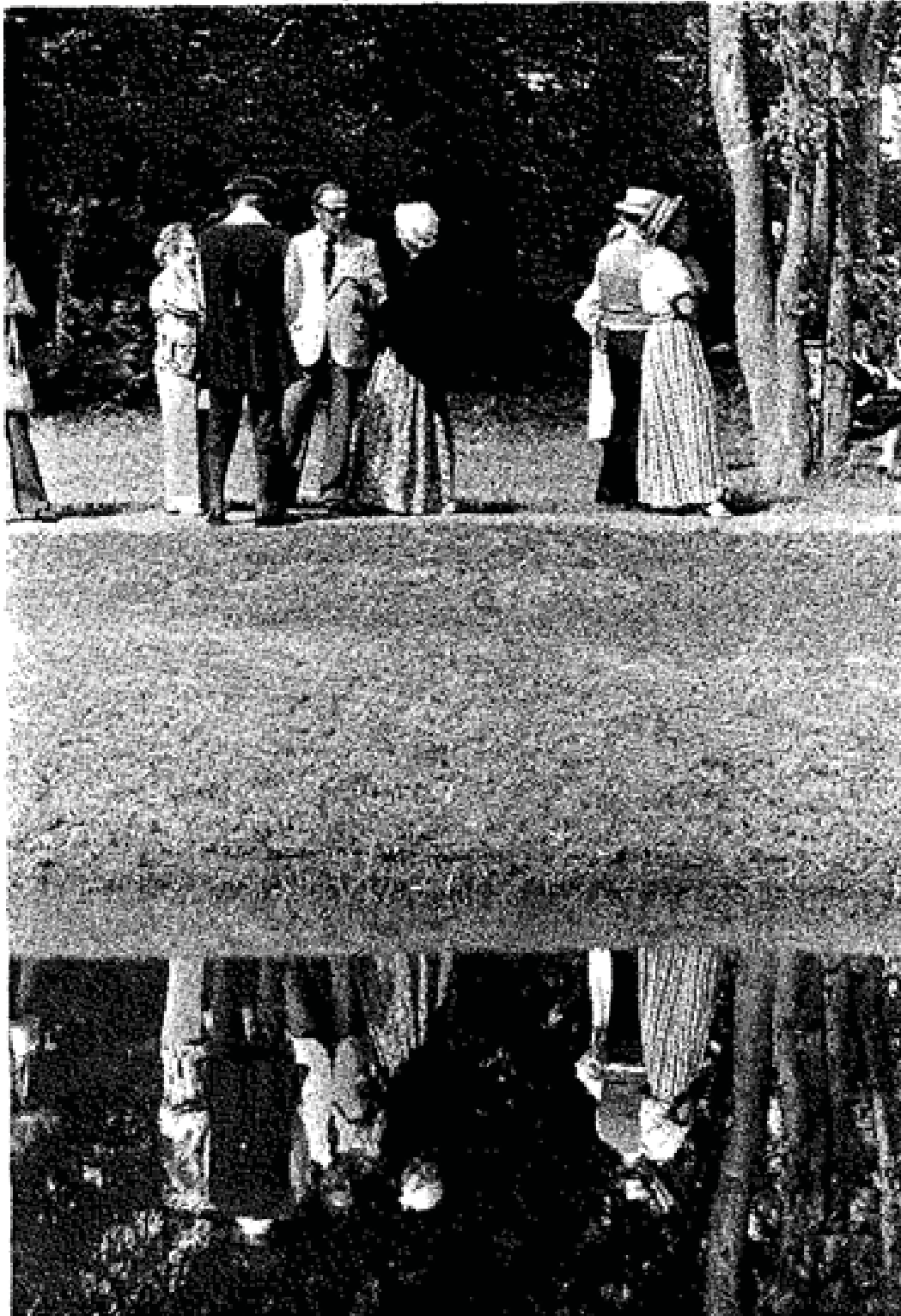


Figure 7.2-63. Reproduction of a Sudbury Town Crier photograph in the 1975 Town Report shows people gathered on a gravel path near Cricket Pond at the dedication of Heritage Park. Some women appear to wear colonial-era attire. Mown turf extends to the edge of the pond.



Figure 7.2-64. Photograph of John C. Powers (left in white) and Anthony Moore, Mayor of Sudbury in Suffolk, England (right, holding shovel) at a ceremonial tree planting during the dedication of Heritage Park in 1975. Courtesy Sudbury Historical Society.

RECENT HISTORY

1980 TO 2024

Fundraising efforts toward the preservation and restoration of the Hosmer House and its contents began in 1980, with a town-wide festival on the 100th anniversary of Florence Hosmer's birth to garner donations.²⁷ In 1983, the Sudbury Park and Recreation Department, the Highway Department and the Tree Warden conducted unspecified landscape improvements on the Hosmer House property.²⁸ In 1984, local Eagle Scouts constructed the driveway that enters the Hosmer House property from Old Sudbury Road.²⁹

Work on the Hosmer House property continued through the late 1980s and 1990s. In 1987, the Historical Commission and Historic Districts Commission discussed plans for "upgrading the appearance of the Hosmer House grounds and perimeter improvements concerning the flow of water into the house and grounds." The Park and Recreation Department and Permanent Landscape Committee removed a section of the stone dust path leading from Old Sudbury Road into Heritage Park, spreading loam to "enlarge the lawn space immediately adjacent to the [Hosmer House] terrace and aiming to stabilize the path from repeated washout. The Permanent Landscape Committee outlined future projected changes, including rerouting the asphalt sidewalk to further enlarge the east lawn and reduce water runoff; installing curbs around the roadside edge of the Hosmer House property to prevent traffic encroachment; replanting the "entrance walk"; and refurbishing the rear patio garden.³⁰ During these years volunteers led tours of the property, attested to by the photograph of Harriet Ritchie sitting on one of the high backed benches in what appears to be a well-tended garden area (Figure 7.2-65).

In 1990, the Permanent Landscape Committee planned to develop a landscape design plan in response to anticipated work by the Highway Department to correct surface water runoff. This plan would include "the restructuring of the brick patio and herb garden at the rear of the house."³¹ The brick walk leading from Old Sudbury Road to the Hosmer House front door was also re-laid and widened in 1990.

The Hosmer House property continued to support events and mixed use in the early 2000s. An article published in the *Sudbury Town Crier* in December 2006 describes the opportunities for individuals, groups or organizations to rent the house for various events. Additionally, the article states that the brick patio had been used for weddings, with tents provided by the Sudbury Historical Commission.³²

The Permanent Landscape Committee continued to maintain the Hosmer House property throughout the 1990s and early 2000s. By 2008, the Historical Commission was responsible for maintaining the Fairy Garden and Hosmer House grounds; the annual town report notes that the Commission added an arbor "to support the wisteria vine originally planted by Florence Hosmer."³³ The Permanent Landscape Committee was eventually dissolved in 2011, as most of its responsibilities were addressed by other town boards and committees.³⁴

In 2012, new plantings were placed around the Hosmer House, and the Fairy Garden was "completely replanted by the Girl Scouts and the Thursday Garden Club." Planting efforts continued in 2013 along the south side of the house. In 2015, widening of roadways to improve the intersection of Old Sudbury and Concord Roads shifted the sidewalk nearer to the Hosmer House west porch. The property continued to host musical performances on the east patio.³⁵ Throughout the 2010s, new planting around the Hosmer House and landscape maintenance on the Hosmer House grounds continued under the direction of various groups, including the Historical Commission, Sudbury Garden Club, local Girl Scouts, docents and volunteers. Other changes in the late 2010s included the removal of hedges from the North Yard and the layout of site parking by the Sudbury Engineering Department.³⁶



Figure 7.2-65 Volunteer docent Harriet Ritchie sits on one of the high-backed garden benches, with the second bench opposite in this undated circa 1983 to 1999 photograph. Trees behind each bench form a loose arch overhead. The benches frame a mown turf axial walk that is bordered by what appears to be a well-tended flower plant border. Courtesy Hosmer House Collections.

HOSMER LANDSCAPE

1950S TO 1980s

Documentation for this discussion of the Hosmer House landscape from the 1950s to the early 1980s includes a series of aerial photographs and three plans that consider the property and its broader context. This adjacent context is useful to understand as many of the preceding historic images provide outward views that position the Hosmer landscape within the Sudbury town center.

A set of six aerial photographs, spanning from 1957 to 1981, captures the evolved Hosmer House landscape under Florence Hosmer's stewardship as well as the development of Heritage Park in the mid-1970s and the property's transition to town ownership in 1978 after Florence Hosmer's death. These six aerials demonstrate continuity with the Hosmer residential use followed by changes during Florence Hosmer's later years as the town begins to shift the landscape for community use (Figures 7.2-66 to 7.2-70). The captions highlight specific features that each aerial demonstrates.

Heritage Landscapes selected and annotated two aerial images to further illuminate the Hosmer property context in 1957 and 1980. The 1957 aerial shows the landscape under Florence Hosmer's stewardship, while the 1980 aerial captures the Hosmer House landscape one year after the property transfers to the Town of Sudbury. While both aerial images are of low resolution and lack explicit clarity, the intersection and nearby structures demonstrate the spatial and visual relationships between these contextual elements and the Hosmer property to aid in understanding the prominent position of the Hosmer property and Heritage Park at the center of town. The two 11" x 17" context plans with lists are:

- **L-101 1950s Hosmer Landscape Context**
- **L-102 1980s Hosmer Landscape Context**

These two aerial views include a Resource Key that employs letters to identify extant, missing, and new features at these two dates. The contextual layout covers the town center intersection and immediate surrounds. The following features are identified on the annotated aerials, with A through F found on the Hosmer property, town assets G through I located on adjacent lands, and Heritage Park features J and K present by 1980.

- A. Hosmer House
- B. Barn (removed by 1980)
- C. Arbor (removed by 1980)
- D. Sundial (removed by 1980)
- E. Benches
- F. Cricket Pond
- G. Bandstand (removed by 1980)
- H. First Parish Church (1797)
- I. Town Hall (1932)
- J. Heritage Park Entrances (2)
- K. Heritage Park Bridges (2)

A third plan, shown at a smaller scale, captures the potential details of the Hosmer landscape in the 1950s, based on careful study of the historic images and paintings from that timeframe. These details are noted in selected historic images and paintings dating to the 1950s. It is at this time when the lawns, gardens, shrub groupings, canopy trees and tree groves, and small-scale features of the sundial and pair of benches, set in open lawn and framing a linear garden, are documented.

- **L-103 1950s Hosmer Landscape Overlay**

This plan provides the spatial arrangement and organization of landscape character-defining features. Linework and hatching indicate the approximate location of landscape buildings and structures, vegetation, circulation, and small-scale features, to the degree that these features are captured in historic sources.

Deciduous street trees line the north and west façades of the house along Old Sudbury and Concord Roads. Foundation plantings of ostrich ferns along the north façade frame the front entry, which is accessed by a brick walk. The North Yard contains two flowering trees; additional shrubs may have been present at this time (Figures 7.2-11, 7.2-13 and 7.2-22). A lilac hedge extends east along Old Sudbury Road from the North Yard (Figure 7.2-60). Dense evergreen masses and pine trees frame the open lawn of the East Yard. Against the north side of the Carriage House, the trellised wisteria is indicated by a flowering shrub mass (Figures 7.2-26 and 7.2-55). The Fairy Garden extends east from the Carriage House, occupying a defined footprint as captured in historic images, although the exact dimensions are unknown (Figure 7.2-41).

Further east planted garden beds flank the axis defined by the pair of white wooden benches and the sundial (Figures 7.2-27 to 7.2-30, 7.2-42). Two flowering trees extend over the benches at the north end of the axial garden. Wooded areas and masses of trees surround the Barn and the arbor, which extends along the south side of the Barn and is flanked by planted garden beds (Figure 7.2-44). An area of open lawn appears south of the Barn and arbor (Figure 7.2-43).

An open grassy area extends along the south side of the house (Figures 7.2-47 and 7.2-48). The West Yard includes a flowering tree and at least one young pine tree; scattered low shrubs may have been present in the 1950s (Figures 7.2-53).

A brick walk runs along the center of the arbor, crossed by a stone walk leading south from the Barn's entry door (Figures 7.2-45 and 7.2-46). East of the Barn is the approximate location of the stone firepit captured in historic photographs (Figure 7.2-24 and 7.4-19a). On the east side of the house, the original patio with a stone retaining wall is indicated with a purple line. Fieldstone walls delineate the boundary between the Hosmer House and the neighboring property to the south.



Figure 7.2-66 This 1957 aerial photograph shows the wooded landscape of the greater Hosmer property, with open areas around the Hosmer House and south of the Barn. North of the Hosmer House, the historic buildings of Sudbury's town center are organized around the triangular Sudbury Common, which contains the small Bandstand structure. Vegetation in a grid pattern to the southeast of the Hosmer House property indicates productive land use, possibly orchards. Courtesy USGS.



Figure 7.2-67 This 1969 aerial shows increased development around the Hosmer House property, with cleared land directly south along Concord Road and the large building of the Sudbury United Methodist Church to the southeast along Old Sudbury Road. The grid organization of orchards to the southeast are no longer obvious in this view. The wooded area on the Hosmer property is crossed by various small streams. Fieldstone walls delineate property boundaries to the east and south. To the north, the historic buildings of the town center remain in place, although the Bandstand is removed. Courtesy USGS.



Figure 7.2-68 In this 1977 aerial, the historic Hosmer Barn and nearby arbor are no longer present. The circulation system of Heritage Park is evident, including walks that enter from Concord and Old Sudbury Roads, circle Cricket Pond and cross over streams, and run through the Hosmer House grounds. Courtesy USGS.



Figure 7.2-69 This 1980 aerial provides a clear view of the walks and streams that form a network in the wooded area of Heritage Park. The Hosmer House property remains at the intersection of Concord and Old Sudbury Roads. Disturbed land to the southeast, behind the United Methodist Church, indicates new development. Courtesy USGS.



Figure 7.2-70 This high-resolution 1981 aerial captures a clear view of circulation on the Hosmer House property, illustrating how it connects with the rest of the Sudbury town center. The dark lines of streams meander through the woods of Heritage Park and into the neighboring property to the east. The mature spruce tree at the southwest corner of the Hosmer House grounds is evident in the leaf-off view. Courtesy USGS.

CONCLUSION OF HOSMER HOUSE LANDSCAPE HISTORY & EVOLUTION

The historic images and paintings that document the Hosmer landscape provide good evidence of the Hosmer landscape character over time under family stewardship and also the changes made, and features retained as the town led changes for the years after Florence Hosmer donated the property to the town. As is often the case, some areas of the Hosmer landscape are well understood from origins through evolution to the 1978 death of Florence Hosmer, while other features are rarely captured in definitive clarity. The **L-103** color diagram over the 1957 aerial view brings together the evidence from around that timeframe to capture the overall organization of the Hosmer landscape in terms of space, views and several explicit details. The sources illuminate the Hosmer Fairy Garden, sundial and benches in relationships to the open lawns, while deciduous and evergreen trees shape spaces and provide or screen views. Taken together this landscape history depicts what can be discerned from documentary sources over time up to 1978, when Florence Hosmer died.

To follow this detailed historical exploration of the Hosmer House property cultural landscape, the existing landscape is documented, an analysis carried out and potential future directions for the landscape proposed. This landscape investigation parallels the architectural history, condition assessment and recommendations for the Hosmer House that provide design and accessibility considerations and maintenance recommendations for the Hosmer House.

ENDNOTES

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- ² Frederick W. Beers, *County Atlas of Middlesex, Massachusetts - Town of Sudbury*, 1875. Reproduced in *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenberg, 2020.
Detail at Hosmer House
- ³ George H. Walker & Co., *Atlas of Middlesex County, Massachusetts - Village of Sudbury*, 1889. Reproduced in *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenberg, 2020.
- ⁴ George H. Walker & Co., *Atlas of Middlesex County, Massachusetts - Village of Sudbury*, 1889. Reproduced in *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenberg, 2020; George H. Walker & Co., *Atlas of Middlesex County, Massachusetts - Part of Town of Sudbury*, 1908. . Reproduced in *Historical Maps of Sudbury, Massachusetts* by Jan C. Hardenberg, 2020.
- ⁵ Steven Greene, email message to APS, August 7 – 12, 2024; Under a newspaper clipping of a black-and-white photograph of the Sudbury Post Office, which is pasted on brown craft paper, a handwritten note states, "Orig. on Hosmer Property." The newspaper caption of the image reads, "Uncle Sam's Sudbury Home. One place where there was no dispute between limestone and granite for the postoffice." This document is part of the Sudbury Historical Society collections.
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- ⁷ The Woodstock Academy Gleaner, Vol. 4, No.2, Woodstock Academy Alumni Association, Woodstock, CT: 1936, 53. Accessed 9 Jan. 2025, resources.finalsite.net/images/v1717081722/woodstockacademyorg/Injb9smrcqg4isrzagrs/1936.pdf.
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- ¹⁵ "Town Report 1974: Sudbury Massachusetts."
- ¹⁶ "Town Report 1975: Sudbury Massachusetts." The Three Hundred Thirty – Sixth Annual Report of the Official Boards For the Year Ending December Thirty-first, 1975. Town of Sudbury, Massachusetts. Accessed Sept. 17, 2024. <https://sudbury.ma.us/selectboardsoffice/sudbury-1975-town-report/>.
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7.3 HOSMER HOUSE 2024 LANDSCAPE CHARACTER & FEATURES

The Hosmer House landscape reflects its evolution after 1978 from a private residence of Florence Hosmer into house museum owned and managed by the Town of Sudbury. During Florence Hosmer's era, the property was a bucolic, residential landscape actively tended by its occupants. In 2024, the grounds demonstrate the retention of essential spatial organization and certain landscape patterns but also the results of changes in use, vegetative loss and growth, non-contributing circulation features, and the erasure of certain small-scale features. The needs for access and efficient maintenance have imposed themselves on the once refined and lived-in character of the landscape. Despite these changes, the extant landscape features and the minimal absence of other elements presents an opportunity to recapture and enhance historic character as well as to adjust for ongoing and new uses while improving visitor accessibility.

This discussion of existing landscape character employs the concept of character-defining features (CDFs). These tangible elements of a place include land use; spatial organization; views and visual organization; topography and natural systems; vegetation; circulation; buildings and structures; and small-scale features. The narrative uses these headings to describe the existing landscape, which is also captured by Plan L-104.

- **L-104 2024 Hosmer Landscape**

This plan serves as a graphic reference for this current landscape narrative. L-104 shows the Hosmer House landscape and its immediate context. It illustrates the street front turf and sidewalk, crosswalk access, steps, interior paths, drives and parking by materials, turf grass, and planted bed shapes. Trees are identified by letter code and size in terms of diameter-at-breast-height (dbh). A 2024 aerial photograph provides a background for the plan.

LAND USE

The Hosmer House presently functions as a house museum and opens to the public once per month. The former residential property encompasses the Hosmer House and the grounds associated with its four sides. Key components include the Fairy Garden, planted garden beds around the South and East Yards, and open lawn and patio spaces throughout that are suitable for outdoor events. Auxiliary support areas include the attached Carriage House and limited circulation for visitor parking (Figure 7.3-1). The Hosmer House property also serves as an informal gateway into Heritage Park, which extends east and south across 4.4 acres of the former Hosmer property.

SPATIAL ORGANIZATION

The Hosmer House property is bounded to the north by Old Sudbury Road and to the west by Concord Road. A stone wall delineates the south boundary where the Hosmer House abuts a private residential property. Across the driveway to the east, the Hosmer House landscape blends into Heritage Park, which was dedicated in 1975.

The north façade serves as the street-facing front of the Hosmer House. A brick walk leads from the asphalt sidewalk to the front door. A lilac hedge (*Syringa vulgaris* hybrids) and three bridalwreath spiraea (*Spiraea x vanhouttei*) shrubs separate an area of mown lawn in front of the house from the sidewalk and adjacent road. This grass area wraps to the east and west around the house.

The east, south, and west house façades each feature different adjoining outdoor areas that serve as extensions of the Hosmer House. To the east a brick patio extends out from an elevated door and descends two stepped levels. Plans indicate that Landscape Architect Ronald Boucher designed this patio as part of a Bicentennial celebration in 1976 and it was built the same year (Figure 7.3-2). The east façade of the Hosmer House and the north façade of the Carriage House

define the patio space. An open lawn continues east from this patio to the asphalt driveway, flanked by gravel-filled drainage trenches on either side. This open east lawn area coincides with the location of the septic system for the Hosmer House.¹

The driveway enters from Old Sudbury Road and descends roughly 120 feet downslope to the south, perpendicular to the road. At the bottom of the driveway, the driveway splits into two parking areas that extend to the east and west, perpendicular to the driveway. Both parking areas comfortably fit two cars parked side-by-side, allowing for a total parking capacity of four cars. Overflow lawn parking is located upslope on the east side of the driveway.

On the south side of the house, a brick walk with planted beds on either side runs parallel to the south façade and to a stone wall and post-and-wire fence which demarcates the property line (Figure 7.3-3). A raised courtyard sits between two building appendages on the south side of the house with access to the kitchen and entry hall (Figure 7.3-4).

The west side of the house features a porch that dates to the original construction of the building and likely indicated public entry to the general store (Figure 7.3-5). At the southeast corner of the Hosmer House, the Fairy Garden extends from the east façade of the Carriage House to the edge of the driveway.



Figure 7.3-1 Parking arrangement at the Hosmer House. Two cars can park side-by-side in the paved area extending east from the driveway. In this photograph, two cars are parked in a second row behind the first, and two more cars are parked on the lawn further up the driveway. Heritage Park extends south in the background. HL 2024.



Figure 7.3-2 The brick patio extends from the east façade of the Hosmer House. Shallowly laid brick edging divides planted beds from the lawn in the foreground, which continues around to the north façade. HL 2024.



Figure 7.3-3 View along the south side of the Hosmer House. A worn dirt path leads around the southwest corner and meets a partial brick walk, which continues to the end of the driveway. A line of mature deciduous trees, along with a stone wall and fence, divide the property from the neighboring residence. HL 2024.



Figure 7.3-4 The raised courtyard set between two building appendages on the south side of the Hosmer House. The door on the left leads into the entry hallway and a door to the right opens into the kitchen. HL 2024.



Figure 7.3-5 Porch along the west façade. Organically-shaped beds are edged with brick and create grassy paths for circulation. An asphalt sidewalk divides the property from Concord Road. HL 2024.

VIEWS & VISUAL RELATIONSHIPS

Outward views across Old Sudbury Road to the north encompass several historic buildings of the Sudbury town center, including the Town Hall (1932, enlarged replica of original 1846 structure), the Grange Hall (1846), the Loring Parsonage (1700), the Presbyterian Church (1896, rebuilding of 1835 church using largely original material), and the First Parish Church (1797) (Figure 7.3-6).²

To the east and southeast, views extend into Heritage Park. Open swaths of lawn meander between planted beds. Along the south side of the Hosmer House, low shrubs and herbaceous plantings allow for views over the stone wall and through the fence that separates the property from the neighboring residence (Figure 7.3-7). Views to the west are occupied by the Frank H. Grinnell Veterans Memorial Park, built in 1937.³

Internal views within the Hosmer House property generally extend over open lawn and low plantings below tree canopy to see across the landscape. These relatively open plantings provide minimally obstructed views of the north and east building façades from within the landscape.



Figure 7.3-6 East-northeast view from the corner of the Carriage House. The Fairy Garden appears in the foreground. Uphill, in the background, the Town Hall, Grange Hall, and Presbyterian Church are in view. Further east along Old Sudbury Road, the Loring Parsonage (now the Sudbury History Center and Museum) appears through the trees. HL 2024.



Figure 7.3-7 View from the south side of the Hosmer House into the abutting private residential property. The tumbled down stone wall and post-and-wire fence that demarcate the property line afford open views to the south. HL 2024.

TOPOGRAPHY & NATURAL SYSTEMS

The overall topography of the Hosmer House landscape gently slopes downward from Old Sudbury Road to the south and southwest. From the south side of the paved parking area at the bottom of the driveway, surface runoff has caused deterioration of the pavement and a wide area of soil washout and erosion leading downslope toward Cricket Pond in Heritage Park (Figure 7.3-8). The extent of the erosion is documented on Plan L-104.

Soils on the Hosmer House property comprise mainly Canton fine sandy loam on 3 to 8 percent slopes (Figure 7.3-9). The Canton soil series consists of very deep and well-drained soils found on hills and ridges. Typically, the surface soil is coarse and loamy, underlain by sandy glacial till. Soils in the adjacent Heritage Park include Wareham loamy fine sand on 0 to 5 percent slopes and Scarborough mucky fine sandy loam on 0 to 3 percent slopes. Much of the town center is also Canton fine sandy loam, and disturbed cut-and-fill soils are found in the vicinity of the Town Hall, Grange Hall, and the Presbyterian Church.



Figure 7.3-8 Soil washout and erosion extending downslope from the edge of the asphalt driveway and parking area. HL 2024.



Figure 7.3-9 NRCS soil survey map for the Hosmer House property and surrounding area. Symbol 420B indicates Canton fine sandy loam, 3 to 8 percent slopes. 6A indicates Scarboro mucky fine sandy loam, 0 to 3 percent slopes. 32B indicates Wareham loamy fine sand, 0 to 5 percent slopes. To the north of Old Sudbury Road, Udorthents-Urban land shows symbol 656, and 654 indicates loamy Udorthents. NCRS

VEGETATION

Vegetation patterns around the Hosmer House landscape vary in general from the documented 1930s to 1960s character. Overall vegetation consists of large deciduous trees, one spruce tree, flowering trees and shrubs, herbaceous perennials, evergreen shrubs, and lawn. Scientific names are provided in italics for each plant genus and species at their first mention.

The North Yard of the Hosmer House is minimally planted. Mown turf covers the ground between the sidewalk and the house foundation. A gravel maintenance strip blurs into turf along the foundation. The turf is thin and compacted soils are evident along the public sidewalk (Figure 7.3-10). Three bridalwreath spiraea shrubs line the sidewalk in front of the west side of the façade, while the east side of the façade is unobscured. Farther east, a lilac hedge extends alongside the sidewalk for about 50 feet.

In the East Yard, a two-level brick patio features foundation plantings and raised beds defined by retaining stones that separate the patio into two levels (Figure 7.3-11). The bed against the east façade on the upper level of the patio is planted with daffodil (*Narcissus* sp.) and also contains volunteer growth of sedum (*Sedum* sp.) and various weed species. Against the north façade of the Carriage House on the upper level of the patio, there is another foundation bed with weeds and apparent volunteer growth.

Between the patio levels, there are beds planted with variegated boxwood (*Buxus sempervirens* cv.), daffodil, tulip (*Tulipa* sp.), daylily (*Heemerocallis* sp.), Knock Out® rose (*Rosa* 'Knock Out'), and sedum. At the north end of the lower patio level, a mountain ash (*Sorbus decora*) tree sits within a granite-lined bed of English ivy (*Hedera helix*).

Along the Carriage House façade on the lower patio level, beds contain variegated boxwood, American holly (*Ilex opaca*), periwinkle (*Vinca minor*), English ivy, hosta (*Hosta* cultivars) and unidentified ferns. At the northeast corner of the Carriage House, a brick-lined bed surrounds a mature sugar maple (*Acer saccharum*) tree. The planted beds continue around the east side of the Carriage House and include boxwood, iris, daylily, greater celandine (*Chelidonium majus*), and sedum. These beds wrap around a brick patio at the west end of the Fairy Garden.

The Fairy Garden overlies and extends the historic garden kept by Frances Hosmer. Spreading eastward to the driveway edge, it includes daffodil, tulip, German and Siberian iris (*Iris* spp.), hyacinth (*Hyacinthus* sp.), mayapple (*Podophyllum peltatum*), peony (*Paeonia* spp.), poppy (*Papaver* spp.), golden bridalwreath, celandine, Queen Anne's lace (*Daucus carota*), anise hyssop (*Agastache foeniculum*), sedum, sage (*Salvia officinalis*), rose, and lambs' ear (*Stachys byzantina*) (Figure 7.3-12). A wooden arbor in the garden supports wisteria (*Wisteria* sp.), honeysuckle (*Lonicera sempervirens*), and climbing rose (*Rosa setigera*).

At the corner where the driveway turns east into a parking area, a large bed contains forsythia (*Forsythia* sp.), iris, and various other shrubs and herbaceous perennials. A flagstone path meanders through this bed, which functions visually as an extension of the Fairy Garden. On the east side of the planted bed, a bench indicates the transition from the Hosmer House property into Heritage Park (Figure 7.3-13). To the east of these benches, two planted beds with groundcover plants and low shrubs surround a sugar maple tree and a flowering crabapple tree (*Malus* sp.).

Farther upslope to the north, an open expanse of lawn extends east from the driveway to the Heritage Park entry path. This grassy area is shaded by a Norway maple (*Acer platanoides*) tree and a red maple (*Acer rubrum*) tree.

On the south side of the driveway and parking area, a linear planting of red maple (*Acer rubrum*) trees begins on the west side of the plywood bridge from the neighboring property. This line of trees continues west along the property boundary and terminates at a large white spruce tree (*Picea glauca*) at the southwest corner of the Hosmer House property beside the sidewalk along Concord Road. Edge plantings between the south edge of the parking area and the stone wall include

daylilies, beach rose (*Rosa rugosa*), variegated mondo grass (*Ophiopogon japonicus*), sedum, and Solomon's seal (*Polygonatum biflorum*). A fragmented and partial, curvilinear, brick-edged bed begins opposite the westernmost of the two carriage bays. Two Chinese arborvitae shrubs (*Platycladus orientalis* Franco) form a small, isolated hedge at the back of the planted bed. Other plantings around the arborvitae (*Thuja* sp.) include rhubarb (*Rheum rhabarbarum*), hydrangea (*Hydrangea* sp.), poppy, daisy, pumpkin (*Cucurbita* sp.), and iris.

A brick walk commences at the edge of the asphalt parking area and leads west along the south side of the Hosmer House. The wide planted bed continues along the south side of this brick walk. A painted wooden sign identifies this bed as the "Victorian Kitchen Garden, 1890." This planted area contains a multi-stemmed redbud tree (*Cercis canadensis*), two rhododendron (*Rhododendron* sp.) shrubs, an arborvitae shrub, edible plants such as strawberries (*Fragaria* sp.) and dill (*Anethum graveolens*), and perennials like phlox, iris, daylily, daffodil, mayapple, and periwinkle (Figure 7.3-14). On the opposite side of the brick walk, there is a bed against the base of the stone retaining wall that forms the elevated courtyard. This bed features intentionally planted perennials like bleeding heart, iris, sage, yucca (*Yucca* sp.), and lungwort (*Pulmonaria* sp.) interspersed with wild seeded perennials such as celandine and dock (*Rumex* sp.). The raised courtyard itself contains another bleeding heart as well as lilies, sedum, grape hyacinth, hosta, mint, iris, periwinkle, and other flowering groundcover species (Figure 7.3-15). The planted bed that continues along the south side of the brick walk contains azaleas, Solomon's seal, geranium, daylily, periwinkle, and honeysuckle (Figure 7.3-4). Foundation plantings on the opposite side of the path, against the south façade, HVAC units and cellar door, and around the southwest corner of the Hosmer House, comprise periwinkle, celandine, one cherry (*Prunus* sp.) seedling, dame's rocket (*Hesperis matronalis*), sedum, and mayapple (Figure 7.3-16).

Planted beds against the west porch contain daffodil, daylily, hydrangea (both shrub and standard forms), azalea (*Rhododendron* sp.) and groundcovers such as English ivy and periwinkle. These beds are organically shaped and laid out to include two large Japanese lilac (*Syringa reticulata*) trees (Figure 7.3-17). At the south end of the west façade, beds framing the steps to the apartment contain bridalwreath, hosta, periwinkle, lily of the valley (*Convallaria majalis*), and ferns.



Figure 7.3-10 A trimmed lilac hedge divides the Hosmer House property from the asphalt sidewalk and the traffic on Old Sudbury Road. HL 2024.



Figure 7.3-11 On the east side of the Hosmer House large stone edging forms raised beds within a bi-level running bond brick paved area. A raised stone stoop sits below a door and two stone steps are partially visible on the left. The foreground bed includes variegated boxwood, rose, tulip, daffodil, and daylily while daffodil clumps are seen in the East Yard. HL 2024.



Figure 7.3-12 An unstable brick edge around the Fairy Garden defines a planted area of hyacinth, daffodil, and tulip bulbs; iris, mayapple, celandine and anise hyssop perennials; a spirea flowering shrub; a boxwood evergreen shrub; and various groundcovers including sedum. HL 2024.



Figure 7.3-13 Paving, gravel and a few red stones edge a bed on east side of the driveway. Heritage Park extends eastward with benches and a picnic table in the view. Trees include a red maple at the top of the slope (left), and a sugar maple tree and a crabapple tree in planted beds directly east. HL 2024.



Figure 7.3-14 Mixed beds flank the sides of a partial and deteriorated brick walk stone wall and stone steps in the South Yard. To the south (right) are redbud, rhododendron, arborvitae, strawberries, dill, phlox, iris, daylily, daffodil mayapple, and periwinkle. To the north (left) a bed against the base of the stone wall bed features bleeding heart, celandine, iris, yucca, dock, sage, and lungwort. HL 2024.



Figure 7.3-15 The raised courtyard is flanked by two pairs of granite steps, a mosaic flagstone walk and small perennial plants bleeding heart, lily, sedum, hosta, mint, iris, periwinkle, and more. HL 2024.



Figure 7.3-16 Foundation plantings around the cellar door and the southwest corner of the house comprise periwinkle, celandine, a cherry seedling, false phlox, sedum, and mayapple. Beds framing the steps to the apartment contain bridalwreath, Hosta, periwinkle, lily of the valley, and ferns. HL 2024.



Figure 7.3-17 Planted beds of the West Yard include daffodils, daylilies, shrub and tree forms of hydrangea, azalea, English ivy, periwinkle, and two mature Japanese tree lilacs. A wood lamp post without a lantern appears in the foreground. HL 2024.

CIRCULATION AND UNIVERSAL ACCESS

Circulation materials within the Hosmer House landscape include asphalt, flagstone and brick walks, brick patios, stone steps and asphalt paved vehicle circulation and parking. Age and weathering of paving surfaces and unstable detailing result in a range of walk and drive conditions and associated accessibility for visitors and staff.

Vehicular traffic enters and exits onto Old Sudbury Road, Massachusetts State Highway 27 (Figure 7.3-18). An asphalt driveway, approximately 13'-6" wide, proceeds south down the gentle slope for approximately 120', where it splits into two parking areas. One parking area extends east from the driveway toward Heritage Park, and the other extends west alongside the Carriage House. Both parking areas can fit two cars. The lawn east of the driveway serves as overflow parking space on turf.

A tree verge with light posts and a public asphalt sidewalk, roughly 5'-6" wide, provide street front planting space and access along the roadside around the Hosmer House. This sidewalk intersects the driveway where it enters from Old Sudbury Road. Pedestrian circulation also stems from the sidewalk. A brick walk, roughly 4' wide and laid in a running bond pattern, leads from the sidewalk to the granite front entry steps at the north façade of the Hosmer House (Figure 7.3-19). The walk axially aligns with the front door. The steps comprise two risers, each 5'-6" wide, with respective depths of 15 and 18 inches. From this brick walk at the front entry, areas of mown lawn extend east and west. While visitors can walk over lawn, today the North Yard lacks defined circulation to enter the house or move around the exterior.

A running-bond brick patio fills the semi-enclosed area created by the east façade of the Hosmer House and the north façade of the Carriage House (Figure 7.3-20). One granite step provides access to a doorway in the east façade. Granite retaining walls and a pair of granite steps divide the brick patio into two levels. Another pair of granite steps descends from the lower patio level to the lawn. Dry-stacked bricks line the lower level of the patio and continue around bed edges against the north Carriage House façade.

From the east lawn, a nearly 3' wide brick walk passes under a wooden arbor and enters a running-bond brick patio. On the south side of the patio, another 3' wide walk leads to the asphalt parking area beside the Carriage House. The brick patio extends from the planted beds against the east façade of the Carriage House to the west edge of the Fairy Garden. A flagstone path meanders east from the brick patio through the Fairy Garden to the driveway.

The asphalt parking area adjacent to the Carriage House provides space for two cars to park side-by-side. At the west end of this parking area, the pavement narrows alongside a raised bed. The asphalt meets a double-basketweave brick walk which begins at approximately 7'-6" wide alongside the kitchen and narrows to 4'-6" as it passes between planted beds alongside the raised courtyard (Figure 7.3-21). A set of five natural stone steps ascends from the brick walk to the courtyard (Figure 7.3-22). Marked by the pedestal of a sundial, a row of inset stone pavers connect these stairs with another pair of stone steps that rise to a door into the south end of the entry hall. The rest of the courtyard is surfaced with brick in a double-basketweave pattern. On the east side of the courtyard, a pair of stone steps ascend to a kitchen door.

The brick walk continues west for several feet beyond the courtyard and then transitions to a worn dirt path that wraps around the southwest corner of the Hosmer House. On the west side of the house, narrow mossy paths meander between organically-shaped brick-lined beds. This mossy groundcover extends to meet the asphalt sidewalk along the side of Concord Road. A pair of stone steps ascend to a door in the west façade of the southwest addition. Further north along the façade, a single stone riser ascends to the wooden porch. Two wooden steps climb to the double door that enters the former general store.



Figure 7.3-18 The asphalt driveway enters from Old Sudbury Road and proceeds south down the gentle slope, where it splits into two parking areas: one facing Heritage Park and the other alongside the Carriage House. One lamppost is visible. HL 2024.



Figure 7.3-19 A brick walk divides the front lawn and connects the asphalt sidewalk to the entry steps at the north façade. The historic ostrich fern and door-framing vines are not present. HL 2024.



Figure 7.3-20 Turf lawn wraps around the northeast corner of the Hosmer House extending along the bi-level brick patio against the east façade. HL 2024.



Figure 7.3-21 A walk of contemporary wire-cut brick laid in basketweave pattern leads west from the paved parking area next to the Carriage House. HL 2024.



Figure 7.3-22 Two sets of irregular stone steps with metal railings, descend from the raised south façade door to a paved courtyard, and proceed down varied stone steps. A dry stone and boulder retaining wall holds the grade along the courtyard edge. HL 2024.

LANDSCAPE STRUCTURES & BUILDINGS

The Hosmer House is the primary building on the property. The footprint of the house includes the original store, entry hall, parlor and kitchen; two additions at the southeast and southwest corners, respectively housing the updated kitchen and the former apartment, presently an office; and the attached Carriage House and Outhouse indicated on Plan L-104.

Non-habitable structures include a historic and non-historic features. A stone wall predating the Hosmer era forms the south perimeter of the property (Figure 7.3-23). A gap in the wall presumably created by the neighbor makes way for a plywood bridge leading to a gate in the post and wire mesh fence on the adjacent property. A white wooden arbor on the east side of the Carriage Barn creates a gateway into the Fairy Garden (Figure 7.3-24).



Figure 7.3-23 A post-and-wire fence and gate around the neighboring private property is accessed at plywood bridge flanked by boulders, that lead from the gate to the Hosmer House asphalt driveway. HL 2024.



Figure 7.3-24 Wooden arbor within the Fairy Garden. The structure slants slightly to the east due to the growth of wisteria, native honeysuckle, and climbing rose. HL 2024.

SMALL-SCALE FEATURES

Small-scale features in the Hosmer House landscape include lampposts, signage elements, free-standing planters, wood and stone benches, a concrete sundial, and contemporary utilities related to the property or town use.

There are three lamps on the Hosmer House property, each with a historic appearance. Present in 1983 and likely dating to the 1976 renewal effort, these lamps are constructed in a similar style but with different dimensions and in varying condition. They consist of a square wood post and a metal lantern frame with glass panels. The wood lamp post located north of the Fairy Garden near the driveway is 70 inches tall, and the lantern itself is 38 inches tall and 16 inches wide (Figure 7.3-25). The wood lamp post at the brick patio is 68 inches tall, and the lantern is slightly smaller at 28 inches tall and 17.3-5 inches wide (Figure 7.3-26). A third wooden lamp post on the west side of the Hosmer House lacks a lantern (Figure 7.3-17). These lamps differ from the streetlamps along the asphalt sidewalk in both details and height. Along Old Sudbury Road, the streetlamps display a different historic-style appearance with approximately eight-foot-tall posts and glass lantern panels only on the lower half of the luminaire while the top of the lantern is metal (Figure 7.3-27).

Other exterior light fixtures are mounted to the building and include mounted wall lanterns framing the north and west entry doors, the rear apartment door, and one in the raised courtyard, as well as floodlights on the east façade of the Carriage House.

Site furnishings include a sundial and two benches. Placed in line with the steps rising to the south courtyard, a brass sundial with concrete pedestal rests upon a paving stone (Figure 7.3-28). A wooden bench built by an Eagle Scout in 2015 is located to the east along the brick walk in the South Yard (Figure 7.3-21). Counterclockwise around the Carriage House corner, a stone bench in the brick landing of the Fairy Garden memorializes Sudbury Historical Commission leader Winifred Fitzgerald (Figure 7.3-29).

Signage on the Hosmer House property includes both hand-painted and printed signs. The Sudbury Historical Commission sign on the north façade of the Hosmer House, to the right of the front door, identifies the Hosmer House and its construction date of 1793 (Figure 7.3-30). A smaller sign on the west façade provides the same information (Figure 7.3-31). A narrow sign above the front entry door at the north façade reads “Sudbury Historical Commission.” The black serifed font on these signs matches two signs elsewhere on the property. One sign, located beside the brick walk along the south side of the Hosmer House, reads “Victorian Kitchen Garden, 1890” (Figure 7.3-7). Another sign facing east in the Fairy Garden identifies it as such, reading “Faerie Garden, 1896.” A second sign in the Fairy Garden, this one facing north, reads “Faerie Garden” in letters carved into unfinished wood (Figure 7.3-32). In the raised courtyard on the south side of the house, a stone stele with a bronze memorial plaque memorializing former Sudbury Historical Commission leader Dr. Maurice Fitzgerald sits against the wall amidst a bed of bleeding-heart plants (Figure 7.3-33). On the east façade of the Hosmer House, at the north end of the brick patio, a sign affixed to the wall identifies the patio as “Harmony Gardens Patio Bandstand” and notes that it was donated by the people of Sudbury through the efforts of the Bicentennial Ball committee in 1976 (Figure 7.3-34).

Additional small-scale features include various streetside public utilities; concrete urn and plastic bucket planters; a white-painted wooden trellis beside the railing and steps to the courtyard; a limited number of plant labels; and a variety of decorative accents in the Fairy Garden.



Figure 7.3-25 One of the wood lamp posts mounted with a metal and glass lantern, located next to the driveway and Fairy Garden. HL 2024.



Figure 7.3-26 A lamp in the brick patio rises from the stone lined edge of the terraces. HL 2024.



Figure 7.3-27 Historic styled street lamps along Old Sudbury Road form part of the historic setting of the Hosmer House property. HL 2024.



Figure 7.3-28 On the south courtyard, a patinated brass sundial on a concrete pedestal sits on a stone paver between flights of steps. HL 2024.



Figure 7.3-29 A curved stone bench at the east side of the brick patio in the Fairy Garden. The engraving reads, "Memorial Garden, Winifred Fitzgerald, Sudbury Historical Commission, 1979–2006." HL 2024.



Figure 7.3-30 View of the north Hosmer House façade captures the front door with a white wooden Sudbury Historical Commission sign to the right, identifying the structure and its date of construction. A second sign above the door reads, "Sudbury Historical Commission." HL 2024.



Figure 7.3-31 Another Sudbury Historical Commission sign with the name of the Hosmer House and the construction date. The sign is shaped like the silhouette of an open book, painted white with black lettering. Two lantern light fixtures frame the wide door. HL 2024.



Figure 7.3-32 Carved wooden sign in the Fairy Garden ("Faerie Garden"). The unfinished wooden sign is affixed to a wooden stake. HL 2024.



Figure 7.3-33 Bronze memorial plaque on a stone stele in the raised courtyard on the south side of the Hosmer House. HL 2024.



Figure 7.3-34 A small metal plaque on the west Hosmer House façade records the dedication of the Harmony Gardens bandstand in 1976. This view also captures a green patina colored, cast concrete urn planter and the brick patio and edging. HL 2024.

CONCLUSION OF EXISTING HOSMER HOUSE LANDSCAPE CHARACTER

This illustrated narrative brings forward an understanding of the current Hosmer House landscape of 2024. The current landscape demonstrates aspects of historic character due to the presence of certain vegetation patterns and retention of several CDFs from earlier periods surrounding the extant Hosmer House. The property also reflects considerable change with the addition of recent amenities and the loss of many historic patterns and features.

In terms of landscape features that configure spatial organization, the placement of the paved driveway and access to the South Yard affects land use and visual relationships through primary activity areas. In addition, the slope down the drive damages the pavement edge and causes significant erosion south toward the pond. Over time, runoff and freeze-thaw cycles also have scoured several sloped areas and uplifted soils and brick pavers. Shallow-seated brick bed edges have become unstable. Compacted soils, particularly along the sidewalk, cause turf to thin and erode areas.

In general, the vegetation of the Hosmer House property contains a majority of purposefully planted ornamental and native species. Many of these plants were selected for the gardens because they are known historic plants or are heirloom plants that fit interpretive themes of the Hosmer House. The introduction of several native plants like Solomon's seal and mayapple stems from the intent of gardeners to increase the presence of species native to the region in order to bolster plant diversity and related habitat and forage for birds, insects, and other pollinators. A variety of invasive species in the landscape includes both aggressively seeding plants like dock, celandine, and dame's rocket and those purposefully introduced but now recognized to have invasive tendencies, such as Norway maple, wisteria, English ivy, periwinkle, and honeysuckle.

The current layout and condition of the drives, paths, patio, and courtyard at the Hosmer House property present a range of historic and contemporary characteristics with highly variable conditions. These conditions pose challenges for universal accessibility within the site. Surfaces are slip resistant but not consistently firm or stable. Changes in materials, gaps between bricks, and cracks and deformation in asphalt create uneven surfaces. Among other rules, Americans with Disabilities Act Accessibility Guidelines (ADAAG) require no sudden height differences greater than one quarter inch or gaps no larger than one half inch. All entries have historic stone steps or otherwise elevated thresholds which limit access. This situation creates opportunities for increasing visitor use, comfort, and safety in future interventions to onsite circulation.

The understanding of the current landscape developed through this illustrated narrative and plans serves as a building block for the following chapter that focuses on a description of continuity and change over time. Based on history and this existing landscape chapter, the analysis lays the groundwork for recommended treatment.

ENDNOTES

¹ Town of Sudbury Board of Health Record, Septic Proposal for Hosmer House, July 25, 1973. Permit granted for 1,000-gallon tank, 800 sf bed. Final inspection approved May 13, 1974.

² Judy D. Dobbs, "Sudbury Center Historic District," National Register of Historic Places Inventory – Nomination Form, Dec. 8, 1975, accessed July 9, 2024, <https://mhc-macris.net/Documents/NR/76000277.pdf>.

³ Institute for Human Centered Design, "Grinnell Park," Town of Sudbury ADA Transition Plan, 2020, [sudbury.ma.us/townmanager/wp-content/uploads/sites/357/2021/02/Grinnell-Park-102120.pdf?version=ac3024b5ba8d01f673879a53a4b04d85](https://www.sudbury.ma.us/townmanager/wp-content/uploads/sites/357/2021/02/Grinnell-Park-102120.pdf?version=ac3024b5ba8d01f673879a53a4b04d85).

7.4 LANDSCAPE ANALYSIS, SIGNIFICANCE & INTEGRITY

This section compares the existing character and features of the Hosmer House landscape to the landscape understood as present during the period of Florence Hosmer's stewardship (1924-1978). The analysis identifies specific features remaining or missing from that period. The graphic comparison images provide evidence to assess continuity and change between Hosmer House historic and present-day landscapes.

The Hosmer House property comprises part of the Sudbury Center Historic District, which was listed on the National Register of Historic Places on July 14, 1976. At the time of its nomination, the district comprised 165 acres and contained 82 structures; today, it encompasses 193.6 acres.¹ The Sudbury Town Center is described in the nomination as the "core" of the historic district, featuring significant buildings such as the First Parish Church, Town Hall, Grange Hall, and the Presbyterian Church. The Hosmer House and Barn are also included in this description of the Town Center. The nomination identifies the construction date of the Hosmer House as 1780 and notes that the building "[continues] the use of clapboard construction which predominates in the district."²

The 1976 National Register nomination suggests military and politics or government as areas of significance for the Sudbury Center Historic District, with a period of significance spanning from the 1700s to the 1900s. The nomination emphasizes the Sudbury Center Historic District's significance "as a fine collection of well-preserved houses representing a wide range of styles and as the center of much of Sudbury's historical development."³ The nomination also points to Sudbury's importance as one of the early colonial settlements established in the late 1630s as colonists moved outward from Watertown in the Massachusetts Bay Colony. These statements of significance correlate to National Register Criteria A and C. The *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* defines the four criteria as follows:

- Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B: Associated with the lives of persons significant in our past;
- Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- Criterion D: Has yielded or may be likely to yield information important in prehistory or history.⁴

This historic district is locally important. The 1963 Sudbury town center historic district designation of February 18 includes the Hosmer House. The Massachusetts Historical Commission inventory form specific to the Hosmer House identifies architecture and commerce as areas of significance, due to its historic uses as a single family dwelling, a general store, and a cobbler shop. The inventory also notes circa 1780 as the initial construction date. The Federal architectural style characterizes the house while the landscape is noted as open and containing formal gardens.⁵ At this designation date the landscape expressed the Hosmer family uses and aesthetic shaping of their residence. As the home of a well-known and widely revered town patroness, the property also holds social significance for the people of Sudbury, especially as a gift to the town by Florence Hosmer.

Integrity is the degree that the property remains recognizable as the historic place documented at an earlier time. For the landscape, the illustrated integrity narrative indicates a greater degree of change than continuity. Visual documentation of the lengthy period of Hosmer family landscape varies over time. The details of the landscape from the 1930s to the 1960s are relatively well understood based on study of evidence for this report (see L3 plan). Many of the character defining features present during Florence Hosmer's ownership are missing or in remnant form today. Many features of the 2024

landscape date from 1979 when the property was willed to the town, to recent years. The collection of repeat photographs brought together in this narrative reveal the degree of continuity and change exhibited in the Hosmer landscape. Landscape integrity is addressed in each of its seven aspects and summarized to close this narrative.

7.5 LANDSCAPE CONTINUITY & CHANGE

LAND USE

During Florence Hosmer's era, the Hosmer House property functioned primarily as a domestic landscape for family uses and improvements based on their desires and efforts. Historic photographs depict ornamental plantings around the Hosmer House, many of which were also captured in Florence Hosmer's paintings. Although no evidence exists to indicate large-scale agricultural production, the Hosmer family did own livestock, including at least one horse and one cow. The absence of the Barn, formerly located east of the Hosmer House, no longer communicates the historic productive function of the larger Hosmer House property.

The landscape around the Hosmer House, historically a private residence, blends today with the adjacent town property of Heritage Park, a public open space. The Hosmer House now operates as a museum and archive, offering tours and open houses once each month. The landscape serves to support the house museum. Outside of these monthly events, the public can enjoy Hosmer House landscape. Visitors may mingle there and cross the property to access Heritage Park. The two-level brick patio at the east façade offers adaptable space for outdoor informal or small event uses, in continuity with documented historic use of the patio for leisure and social gatherings.

SPATIAL ORGANIZATION

The spatial organization of the Hosmer House property has transformed notably since Florence Hosmer's era. Several space-forming elements are absent today, while the addition of other features has altered the visual and spatial choreography of the landscape.

The North Yard historically included an arrangement of small shrubs, ornamental and deciduous trees, and a linear foundation planting of ostrich fern. By 1980, woody shrubs in the North Yard had grown out of scale, obscuring much of the north façade. Today, the North Yard comprises mown turf lawn and three bridal-wreath shrubs on the west side of the entry path; a gravel maintenance strip divides the lawn from the house foundation (Figures 7.5-1a-c, 7.5-2a,b, 7.5-3a-c). In the early 1900s, the East Yard was bounded by the Hosmer House to the south and west and by the Barn to the east, while views and movement to the north were unrestricted. Woody shrubs partially screened Old Sudbury Road. By the 1950s, the East Yard was screened from Old Sudbury Road by a dense clump of evergreen trees. Similarly dense plantings separated the East Yard from the North Yard. Today, the East Yard has lost much of this spatial definition (Figures 7.5-4a-d). A lilac hedge provides a partial enclosure, but it fails to limit views between the East Yard and Sudbury Town Center. The open lawn panel at the center of the East Yard is retained today. The detailing of the southern lawn portion is missing as the steep drive and parking has overlaid former lawn, sundial, benches and border spaces.

The linear arrangement of the arbor along the Barn has been removed, and the Barn's former position serves now as an open lawn with a few large deciduous trees, with the footprint of the lawn panel historically located south of the Barn and arbor and flowering borders lacking separation and subsumed into the broad lawn and planted beds of Heritage Park.

Despite these changes, a few aspects of landscape spatial organization retain continuity. Trees along the south property line and the planted beds in the West Yard endure and the Hosmer House with Carraige Barn persist as space forming elements.

VIEWS & VISTAS

Generally, more visual definition and framing occurred historically during the Hosmer decades. Northward views of Sudbury Town Center from the Hosmer House remain from the close of Florence Hosmer's years. Old Sudbury and Concord Roads align approximately and are visually prominent today as in the past, despite changes in traffic patterns and volume. Serving as a visual symbol on the Town Green and a visual marker from the Hosmer landscape, the raised, conical-roofed Bandstand, formerly located on the Sudbury Common, appears to be removed by 1970.⁶

In terms of detail, an undated Florence Hosmer painting offers comparison, as it depicts the church view through the front door. The bell tower of the First Parish Church appears in the background, partially shrouded by young sugar maple trees. A repeat view today captures the retained view of the church, visible through the leaf-off branches of a large deciduous tree (Figures 7.5-5a,b).

The removal or alteration of various features in the Hosmer House landscape changed internal landscape views as well. The Barn rising two stories occupied easterly views from the East Yard and served as a backdrop for a vine covered arbor walk and border gardens. In its absence, views now extend over the open lawn of Heritage Park. Within the East Yard, views were historically contained by dense vegetation; similarly, outward views from the East Yard are now expansive.

Several historical axial views, such as those along the linear arbor or between the paired benches south of the sundial and along the arbor, are missing today. On the south side of the Hosmer House, yard edge linear views persist along the south façade and vegetation along the property line. At the west side and northwest corner of the Hosmer House, large deciduous trees continue to informally frame the north and west façades.

TOPOGRAPHY & NATURAL SYSTEMS

The topography of the Hosmer House property exhibits general continuity with the historic landscape. The overall grade slopes gently downward from Old Sudbury Road toward Cricket Pond.

At the southern edge of the asphalt-paved parking area, rainwater builds over steep pavement to create fast-moving runoff which has created an erosion plume of debris and soil. With limited paving historically, no scouring occurred in the historic landscape. The increase in impermeable paved surfaces with the added driveway and parking area creates this washout observed in 2024.



Figure 7.5-1a. Circa 1900 photograph of the North Yard captures shrubs and small trees in lawn on either side of the entry walk, as well as ivy on the façade and a tall shrub mass obscuring views of the East Yard. Courtesy Sudbury Historical Society.



Figure 7.5-1b. This undated photograph shows larger plantings in the North Yard perhaps 15 years later. Shrubs and trees have grown to partially obscure the north façade. Ostrich ferns line the foundation, and vines climb the hose façades. Courtesy Hosmer House Collections.



Figure 7.5-1c. The North Yard displays limited plantings today, with three bridal-wreath shrubs to the wet of the front door paths. No north façade vines, trees or individual shrubs are seen. The ground plane is covered with mown turf. The lack of street front trees may be due to road widening. HL 2024.



Figure 7.5-2a. 1910s photograph of Florence Hosmer in the North Yard. Note the ivy on the north façade and the tall ostrich ferns along the foundation. The shrub at the right side of the image, possibly bridal-wreath, exhibits an arching form. Courtesy Hosmer House Collections.



Figure 7.5-2b. Similar oblique view of the north façade shows no foundation plantings today. A thin strip of gravel divides the foundation from the lawn. HL 2024.



Figure 7.5-3a. This detail of a circa 1970 photograph shows a view of the Hosmer House from the north side of Old Sudbury Road. Woody shrubs screen the East Yard and north façade. Mature deciduous trees stand at the north façade, northwest corner, and the west façade. Tall pine trees are present in the East Yard. Courtesy Sudbury Historical Society.



Figure 7.5-3b. In this 1980 photograph of the Hosmer House from the north side of Old Sudbury Road, the shrubs along the road in front of the north façade have matured and provide a denser visual screen. Pine trees in the East Yard persist, along with at least one deciduous tree. The mature deciduous trees in front of the north façade, northwest corner, and west façade of the house are no longer present. To the southwest, the spruce tree at the property line appears over the roof of the house. Courtesy Town of Sudbury Archives.



Figure 7.5-3c. Repeat view today shows the north façade unobscured by dense shrubs or deciduous trees. The pines in the East Yard are no longer present, although the spruce southwest of the house remains. A trimmed lilac hedge runs parallel to Old Sudbury Road along the north side of the East Yard. HL 2024.



Figure 7.5-4a. Undated photograph of the East Yard, likely from the 1900s or 1910s, shows a large apple tree on the north side of the lawn, partially obscuring the east façade of the Hosmer House. Dense shrubs shroud the Carriage House. Courtesy Hosmer House Collections.



Figure 7.5-4b. Undated photograph of the East Yard from a later date shows the mixed species lawn in flower enclosed by young evergreen trees. The stone retaining wall of the east patio is in place. Mature deciduous trees appear over the roof of the Hosmer House to the north and west. Courtesy Hosmer House Collections.



Figure 7.5-4c. Circa 1947 painting of the East Yard by Fred Hosmer shows evergreen trees in place and taller than in the previous capture. Courtesy Hosmer House Collections.



Figure 7.5-4d. View of the East Yard today, flanked by the Fairy Garden to the south (left) and a lilac hedge row to the north. Two deciduous trees frame the view of the east façade. A lantern lamp post is pictured in the foreground. HL 2024.



Figure 7.5-5a. Undated Florence Hosmer painting of the north view toward the First Parish Church from the front door of the Hosmer House. A tall shrub stands on the west side of the entry steps. The brick walk extends north to the road. On the opposite side of the road, the First Parish Church is screened by young sugar maple trees. Courtesy Hosmer House Collections.



Figure 7.5-5b. Repeat view through the front door today a view of the First Parish Church. The brick entry walk extends along the same trajectory as captured in Florence Hosmer's painting. No vegetation flanks the entry steps today, although a bridal-wreath shrub appears in the North Yard closer to the sidewalk. HL 2024.

VEGETATION

Vegetation on the Hosmer House property during Florence Hosmer's era consisted of open mixed species lawn, garden beds, vines, ornamental shrub plantings, broad deciduous canopy, and dense clusters of evergreen trees. The landscape today lacks the scale, character and diversity of the original Hosmer-era vegetation.

The North Yard historically included low-arching shrubs, large mounding shrubs, multi-stem flowering trees, and deciduous trees. Foundation plantings of ostrich ferns lined the north façade of the Hosmer House (Figures 7.5-1a, b). A 1973 plan for Heritage Park notes an existing maple tree on the north side of the sidewalk in front of the North Yard (see Figure 2.60). Today, the North Yard features only three bridal-wreath shrubs on the west side of the brick entry path, with mown turf as the ground cover and a gravel maintenance strip bordering the house foundation (Figure 7.5-1c). No large deciduous trees are present north of the Hosmer House today.

The patio on the east side of the Hosmer House was historically flanked by evergreen trees to the north (Figures 7.5-6a, 7.5-7a). The east façade of the house featured climbing vines, possibly Boston ivy (*Parthenocissus tricuspidate*) or Virginia creeper (*Parthenocissus quinquefolia*). Following the installation of the Harmony Garden patio in 1976, photographs show a historically characteristic foundation plantings along the north façade of the Carriage House that included ostrich ferns (Figure 7.5-8a). The 1973 Heritage Park plan records an existing ash tree and scotch pine tree north of the patio. In 2024, no mature deciduous trees remain north of the Hosmer House. An American mountain ash tree stands in a circular bed within the lower level of the 1976 patio (Figure 7.5-6b). An American holly shrub exhibits some continuity with the historic tradition of evergreen vegetation along the south side of the East Yard (Figure 7.5-7b). Today garden beds around the patio and along the foundation include bulbs, perennials, and low evergreen shrubs (Figure 7.5-8b).

In the early 1900s, the East Yard lawn featured a large apple tree, with tall shrubs at the northeast corner of the Carriage House and dense vegetation on the north side limiting view to and from Old Sudbury Road (Figure 7.5-4a). Circa 1910s photographs capture woody shrubs along the north edge of the East Yard, with the Sudbury Common and Bandstand in the background (see Figure 7.2-14). By the 1930s and 1940s, the East Yard comprised an open lawn panel framed by evergreen trees to the north and south (Figures 7.5-4b,c). The 1973 Heritage Park plan shows a linear arrangement of existing maple trees and a lilac hedge defining the north boundary of the open lawn area. An existing hawthorn tree anchors the southeast corner of the East lawn on that plan (see Figure 7.2-60).

This 1973 plan also notes two scotch pine trees at the northeast corner of the Carriage House; these pine trees, along with climbing wisteria on a trellis, appear in the background of a 1966 photograph of Florence Hosmer and Zoie Morse seated in folding chairs in the East Yard (see Figures 2.55 and 2.60). By 1984, only one pine tree remained directly north of the Outhouse (Figure 7.5-9a).

Today, the central mown lawn panel in the East Yard is framed by a trimmed lilac hedge to the north, expressing continuity with the lilac hedge recorded in the 1970s. The brick-edged Fairy Garden defines the lawn area to the south, along asphalt paving today. While the trellis-supported wisteria on the north façade of the Carriage House is no longer present, a wisteria plant climbs a nearby arbor marking the entrance to the current larger Fairy Garden. At the northeast corner of the Carriage House, a sugar maple tree stands in the former location of the two scotch pine trees (Figure 7.5-9b).

In the 1940s, the Fairy Garden east of the Carriage House featured a multilayered garden bed with plantings of varying heights and textures, including delphinium and lilies (7.5-10a). A circa 1980 photograph shows several low deciduous shrubs remaining in this location; additional flowering plants may have been present and not captured in the leaf-off winter

view (Figure 7.5-11a). The Fairy Garden was in place by 2004, as shown in a low-resolution photograph that captures linear shrub plantings, a defined bed, and a sign post (Figure 7.5-12a). Recent planting efforts in the Fairy Garden were led by the Sudbury Garden Club and a local Girl Scout troop beginning in 2012. Plant selection relied on objective factors, such as the results of a soil analysis, and on interpretive factors like the color palette of an unspecified Florence Hosmer painting that supposedly captured the historic garden.⁷ Contemporary plantings in the Fairy Garden fail to express the varied height displayed in historic photographs (Figures 7.5-10b). Despite the lack of tall plantings dividing the parking area from the East lawn today, the brick paving and white wooden arbor provide a similar visual threshold (Figure 7.5-11b). Bricks define the north edge of the planted bed, marking the division between the Fairy Garden and the East lawn (Figure 7.5-12b).

To the east of the Fairy Garden, the axially-arranged sundial and pair of white wooden benches were framed by two small flowering trees and a narrow garden border with a central turf walk (Figures 7.5-13a, see also Figure 7.2-42). An undated Florence Hosmer painting indicates additional herbaceous and flowering plantings flanking that axis extending southward between the benches (see Figure 7.2-29). The approximate location of this axis today is partially covered with asphalt pavement; with benches, linear beds and flowering trees missing (Figure 7.5-13b).

Vegetation around the Hosmer Barn, formerly located east of the Hosmer House, historically included a line of tall deciduous trees along the west side of the structure (Figure 7.5-14a). The 1973 Heritage Park plan shows the historic footprint of the Barn, flanked by two existing maple trees to the northeast and one existing ash tree to the southwest (see Figure 7.2-60). After the Barn was demolished in 1975, the slope was regraded and planted to lawn.⁸ The 1973 Heritage Park plan and a 1976 planting plan by the Sudbury Engineering Department show a relatively consistent arrangement of deciduous trees around the former footprint of the Barn.⁹ While the stone barn foundation may have been retained under graded soil, the upper part of the slope displays a simple turf ground plane.

A wooden arbor along the south side of the Barn historically held twining species, such as morning glories. Beds alongside the pergola included flowering plants with orange, yellow, and red blooms (see Figures 7.2-45 and 7.2-46).

Along the south property boundary between the Hosmer House and the neighboring residence, a line of deciduous trees expresses continuity with historic documentation. Minimal documentation exists for plantings in the raised courtyard or in the beds along the south side of the Hosmer House.

On the west side of the house, the dense canopy of deciduous trees offers a similar screening effect as found during Florence Hosmer's era (Figures 7.5-15a-c). In the 1950s, the dense curtain of twining vegetation that shaded the west porch in the 1910s was no present (Figures 7.5-16a,b and 7.5-15b). The mature white spruce tree at the southwest corner of the property remains in place today. Planted beds frame the steps to the apartment door, demonstrating continuity with the character expressed in Florence Hosmer's undated painting (Figures 7.5-17a,b).



Figure 7.5-6a. This undated photograph captures the transition between the North and East Yards. The retaining stone wall of the east patio appears on the left side of the image. Dense shrubs and trees obscure Old Sudbury Road, to the right, and the North Yard in the background. Courtesy Hosmer House Collections.



Figure 7.5-6b. Repeat photograph today shows an open view from the East Yard across the North Yard. The lower level of the brick patio, which was built in 1975, extends further north than the previous stone patio. A single deciduous tree planted in this lower patio level is the only vegetation that screens the northwest view over the North Yard and intersection beyond. HL 2024.



Figure 7.5-7a. This 1965 photograph of Zoie Morse seated on the east patio also shows nearly full coverage of ivy on the east façade. The stone retaining wall of the patio is clearly visible. Evergreen trees in the East Yard frame the view of the east façade. Courtesy Hosmer House Collections.



Figure 7.5-7b. Repeat view of the east patio and façade today shows the 1975 split-level brick patio in place of the former raised stone patio. The east façade is free of ivy, although the imprint of climbing vines appears on the brick façade between the two first-floor windows. HL 2024.



Figure 7.5-8a. South-facing 1983 capture shows both levels of the brick-paved east patio. Tall ostrich ferns and other foundation plantings line the north side of the Carriage House. Planted beds divide the two patio levels. A lantern lamp post stands beside the steps that descend from the upper patio level to the lower level. Courtesy Town of Sudbury Archives.



Figure 7.5-8b. Repeat view in 2024 shows the Hosmer House and Carriage House relatively unchanged. HL 2024.



Figure 7.5-9a. Circa 1984 photograph of the East Yard from the northeast. A tall pine tree stands north of the Outhouse. Planted beds divide the two levels of the brick patio. At the right side of the image, low shrubs and a deciduous tree screen the East Yard from Old Sudbury Road. Courtesy Town of Sudbury Archives.



Figure 7.5-9b. Repeat view today captures the asphalt-paved driveway descending south into the property from Old Sudbury Road. A contemporary lantern lamp post stands beside the sidewalk at the left side of the image. A lilac hedge separates the East Yard and the asphalt sidewalk along Old Sudbury Road. On the north side of the Outhouse, a deciduous tree stands in roughly the same location as the former pine tree. HL 2024.



Figure 7.5-10a. This 1940s photograph of Burt Hosmer in the garden east of the Carriage House shows some of the species planted, including delphinium and lilies, as well as the grassy area that extends along the south side of the Carriage House and Hosmer House.



Figure 7.5-10b. Repeat view today shows contemporary plantings in the Fairy Garden. An asphalt-paved parking area flanks the garden to the south, transitioning to a brick-paved walk along the south side of the Carriage House and Hosmer House. Another brick-paved walk and patio bisects the Fairy Garden, leading from the parking area to the East Yard and passing under a white wooden arbor. HL 2024.



Figure 7.5-11a. Circa 1980 photograph of the Carriage House and south façade of the Hosmer House. Although grainy, this image captures several shrubby plantings on the east side of the Carriage House, in the approximate location of the current Fairy Garden. An open area extends along the south side of the Carriage House and Hosmer House. A tall pine tree stands north of the Outhouse, and several spruce trees can be seen to the south and west of the Hosmer House. Courtesy Hosmer House Collections.



Figure 7.5-11b. Repeat view in 2024 shows the asphalt parking area, brick-lined Fairy Garden beds, and the brick walk and patio within the Fairy Garden. A sugar maple tree stands in the approximate location of the former pine tree. At least one spruce tree appears along the south property line, though no tree canopy is visible over the roof of the Hosmer House. HL 2024.



Figure 7.5-12a. This grainy photograph included in the 2004 Hosmer House Preservation Plan, shows an enlarged Fairy Garden extending east from the Carriage House and Outhouse. The image captures a linear shrub planting at the edge of the garden along the driveway, as well as a sign post in the midground at the approximate center. Courtesy Hosmer House Collections.



Figure 7.5-12b. A southwest-facing view of the Fairy Garden in early 2024 captures the brick-edged garden bed in the same location, extending east from the Carriage House. Note the wooden sign and post in the same location at the north edge of the garden. A white wooden arbor arches over the brick walk that bisects the garden from north to south. Various decorative elements in the Fairy Garden include garden ornaments and bird baths. Early spring bulbs such as daffodils bloom in the garden. HL 2024.



Figure 7.5-13a. A 1937 photograph of the Hosmer family standing in the East Yard. The Barn appears in the background to the left; the sundial and benches appear to the right. Southeast of the benches, another open area extends further east. Courtesy Sudbury Historical Society.



Figure 7.5-13b. This 2024 photograph offers a similar vantage, facing southeast from the East Yard. The Barn was historically situated near the road at the top of the gentle slope, to the left of the parked cars. The line of deciduous trees that once screened the west façade of the Barn are not present. In the background, the open landscape of Heritage Park emulates the open character captured in the 1937 photograph, although this current view extends further to the south than it did previously. HL 2024.



Figure 7.5-14a. Circa 1850 photograph of the west façade when this portion of the house operated as a general store. The North Yard is bounded by a four-rail fence to the west and a picket fence to the north. A single-story structure encloses the West Yard to the south. Courtesy Town of Sudbury Archives.



Figure 7.5-14b. Circa 1958 photograph of the west façade from the intersection of Concord and Old Sudbury Roads. A mature deciduous tree stands at the northwest corner of the Hosmer House. The branches of another deciduous tree extend into the right side of the image. Woody shrubs occupy the ground plane in front of the west porch. Courtesy Sudbury Historical Society.



Figure 7.5-14c. Repeat view of the west façade in 2024 demonstrates changes in vegetation in the West Yard. The large deciduous tree at the northwest corner of the Hosmer House is no longer present, while a multi-trunk Japanese lilac tree (*Syringa reticulata*) partially obscures the west porch. Planted beds with daffodils and low woody shrubs fill the ground plane. The foreground of the image captures altered vehicular lanes at the intersection of Old Sudbury and Concord Roads. HL 2024.



Figure 7.5-15a. Undated circa 1910s photograph shows the west porch covered with a dense curtain of vegetation, possibly Chocolate vine (*Akebia quinata*). A woman stands on the porch near a hammock. The ground plane appears grassy, and a small, forked tree sits at the southwest corner of the porch. Courtesy Hosmer House Collections.



Figure 7.5-15b. This repeat photograph in 2024 captures the west porch without ivy and relatively unobscured by vegetation. Brick-lined, organically-shaped beds feature plantings such as periwinkle (*Vinca minor*) and daffodils. Two Japanese lilac trees frame the left and right sides of the image. A small tree, likely a tree hydrangea, stands near the porch. HL 2024.



Figure 7.5-16a. Undated Florence Hosmer painting of the southwest apartment. Pink flowering shrubs flank the entry steps. The ground plane is depicted with green pigment showing shadow. To the left, the west porch holds the foliage of green vines or small tree canopy. The south façade of the Hosmer House appears relatively open. Courtesy Hosmer House Collections.



Figure 7.5-16b. A similar view of the southwest apartment in 2024 shows brick-edged beds and a turf and moss walk approaching the entry steps. No roses are present and no vegetation screens the west porch. HL 2024.

CIRCULATION

Pedestrian circulation within the Hosmer House property historically comprised brick walks, wide grassy walks, and stone steps. The brick entry walk and granite steps to the front door of the Hosmer House remain in place today (Figures 7.5-3a,b). On the east side of the Hosmer House, the split-level brick patio with granite block steps has remained largely unchanged since its construction in 1976 (Figures 7.5-7a,b). The brick walk that ran along the arbor is absent today (see Figure 7.2.45). Contemporary additions to pedestrian circulation include brick walks along the south side of the house as well as brick and flagstone paving in the Fairy Garden.

Circulation patterns within the Hosmer House property have shifted from a primarily pedestrian-focused layout to one that accommodates vehicular traffic. The landscape today includes an asphalt-paved driveway and parking area. Overflow parking is located on the lawn east of the driveway (Figures 7.5-13a,b).

B1. Landscape Structures & Buildings

The Hosmer House historically was and remains the primary building on the Hosmer House property. The Carriage House and Outhouse, attached to the Hosmer House, remain in place. Fieldstone walls continue to define the property boundaries to the south and east. On the south side of the house, the stone retaining wall that forms the raised courtyard remains in place (Figures 7.5-17a,b). The wide porch along the west façade is still present today (Figures 7.5-18a,b).

Several buildings and structures are missing from the Hosmer House property today, notably the Barn and its adjacent arbor. Northeast of the Barn, the stone firepit captured in historic photographs from the 1930s is absent (Figures 7.5-19a,b and 7.2-24). Existing structures include the arbor in the Fairy Garden and the plywood bridge between the neighboring property and the parking area (Figures 7.5-9a,b and Figure 7.3-23).

B2. Small-Scale Features

Small-scale features remaining from the period of significance include lantern lamp posts on the patio and East lawn and wall-mounted lanterns on the north façade (Figures 7.5-7a,b, 7.5-8a,b and 7.5-14b,c). Other features remain on the property but have been relocated. One of the high-backed white wooden benches is now located on the second floor of the Hosmer House, where it has been repurposed as a window seat. The location of the second bench is not known at this time. The sundial, formerly located in the East Yard, is also missing. A small stone sundial is present in the raised courtyard on the south side of the Hosmer House, but it does not resemble the wooden pedestal captured in historic photographs (see Figure 7.3-29).

Various small-scale features have been added to the Hosmer House landscape since the period of significance. In the Fairy Garden, contemporary ornaments include bird baths, metal garden obelisks and other plant supports, urn planters, and small sculptures (Figure 7.5-10b). Several plants are identified with botanical labels.

Historically, seating on the Hosmer House property comprised moveable outdoor patio furniture and foldable chairs. This furniture is not present in the landscape today. A curved granite bench in the Fairy Garden is inscribed in memory of a Sudbury Historical Commission member, and on the south side of the Hosmer House, there is a wooden bench built as an Eagle Scout project (see Figures 7.3-30, 7.3-31). The bluestone benches found in Heritage Park do not extend onto the Hosmer House grounds.

Various contemporary signage is present throughout the Hosmer House property for interpretive and commemorative functions (see Figures 7.3-7, 7.3-31 to 7.3-36).



Figure 7.5-17a. This undated photograph of Florence Hosmer seated on a retaining wall boulder at the raised courtyard shows a few plantings along the house foundation and the overarching tree canopy. Courtesy Hosmer House Collections.



Figure 7.5-17b. Current view of the raised courtyard captures a white wooden trellis against the retaining wall, as well as safety railings along the steps to the courtyard and to the door. An urn planter sits in the courtyard, which features mixed species groundcover over and between flagstone paving. HL 2024.



Figure 7.5-18a. Circa 1984 photograph shows a south-facing view along the west porch. Tree and shrub vegetation partially obscures the West Yard and view of the neighboring property to the south. A folding chair sits at the end of the porch, in front of what appears to be a white trellis possibly mounted on the wall. Courtesy Town of Sudbury Archives.



Figure 7.5-18b. Repeat view in 2024 shows the relatively open West Yard, with widely-spaced trees and lower groundcovers and shrub plantings. The neighboring house to the south appears prominently in the background, unobstructed by the leaf-off vegetation. No outdoor furniture is present. HL 2024.



Figure 7.5-19a. Circa 1930s photograph of a woman seated by an outdoor stone firepit. A stone wall behind the firepit runs parallel to Old Sudbury Road. Several mature deciduous trees and many young trees line the stone wall. Captured in the background are the white pillars and brick façade of the Town Hall, built in 1931, and the gable roof of the Loring Parsonage. Courtesy Hosmer House Collections.



Figure 7.5-19b. Repeat photograph today shows the evenly graded slope descending from the sidewalk along Old Sudbury Road. The stone wall is no longer in place. A single deciduous tree is set in mown lawn. On the right side of the image, a gravel path leads downslope to the south, passing a hanging sign that marks the entry to Heritage Park. The Town Hall and Loring Parsonage remain in the background. HL 2024.

HOSMER LANDSCAPE ANALYSIS OVERLAY PLAN

Overlay plan **L-105 1950s and 2024 Hosmer Landscape Analysis Overlay** captures the 1950s landscape features on the 2024 landscape plan in gray tones as an underlay. The color diagram of 1950s features, prepared as L-103, are placed in color over the top. This graphic aids in understanding the level of change to the landscape between these dates, capturing the shift from residential landscape to community place and park.

Note the Legend that enumerates the overlay elements of walks, buildings, stones walls, various types of vegetation and the small-scale features of sundial, benches and fire pit. An interesting aspect of this overlay is the clarity of conflicts that are readily captured. For example, the current entry drive is directly in conflict with the sundial, benches, pair of ornamental trees and axial garden composition, and the lilac cluster near the street holds the place of former evergreen trees. The removed barn and arbor are shown as potential reconstructions in the original location.

7.6 LANDSCAPE INTEGRITY

Integrity is the ability of a property to convey its significance. For a cultural landscape, integrity involves how the physical features of the site relate to its historic significance. To be listed in the National Register, a property must be significant under one of four criteria and must retain historic integrity. The National Register of Historic Places defines seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.¹⁰ Each aspect is assessed using a holistic view of the contributing features to determine how historic landscape character continues to be expressed.

Drawing on an understanding of the historical evolution and significance of the Hosmer House property and the preceding analysis of continuity and change, this section assesses extant historic contributing features to evaluate the degree to which the Hosmer House cultural landscape retains integrity. A ranking of high, moderate, or low integrity is noted for the existing landscape; these rankings reflect the level of continuity and change for the factors that impact each aspect of integrity.

INTEGRITY OF LOCATION

Location describes the place where a historic property was constructed. The Hosmer House remains in the location where it was constructed by Elisha Wheeler and Asher Goodnow in 1793. The Hosmer House is situated at the intersection of Old Sudbury and Concord Roads in the Sudbury Town Center. The property sits on relatively level terrain that slopes gently southward from Old Sudbury Road to Cricket Pond. The current boundaries of the Hosmer House property and Heritage Park include the 1.06 acres transferred from Florence Hosmer to the Town of Sudbury upon her death in 1976.¹¹ These boundaries encompass the Hosmer House and its surrounds as well as the historic footprint of the Hosmer Barn and the adjacent land planted, painted, and otherwise used by Florence Hosmer throughout her life on the property. For these reasons, the Hosmer House property retains a high level of integrity of location in 2024.

INTEGRITY OF DESIGN

Design is the combination of elements that create the space, form, shape, structure, scale, and style of a property over time. The design of a historic property reflects the functions, technologies, and aesthetics of its period of significance. For the Hosmer House property, Florence Hosmer's design influence was strong in the 1950s and continued into the 1970s. While she requested the removal of the deteriorated Barn and approved the development of Heritage Park and the construction of the east terrace/bandstand these depart considerably from the spatial design of the family use years. Since

her death in 1978, various design decisions have influenced the landscape, such as the construction of the driveway in 1984, which greatly altered the visual and spatial organization and eliminated important features from the property. The removal and additions to vegetation, including the replanting of the Fairy Garden and raised courtyard, and the creation of walks and retaining walls along the south side of the house, all marked change. Due to these elements of change among broader continuity related to the development of Heritage Park, the Hosmer House property retains a low degree of integrity of design today that makes the Hosmer era less legible and present.

INTEGRITY OF SETTING

Setting describes the physical environment of a historic property. As opposed to location, which refers to a specific geographic place, setting refers to the character of the place in relationship to its surroundings. The Hosmer House property is located in the Sudbury Town Center, which itself comprises part of the Sudbury Center Historic District. Due to its status as a recognized historic district, the Town Center has remained relatively unchanged since the 1970s. Prominent and significant buildings such as the First Parish Church, Presbyterian Church, Grange Hall, Town Hall and Loring Parsonage remain in place and visible from the Hosmer House property. The Sudbury Common likewise remains visually connected with the Hosmer House. As a result of this overall continuity, the Hosmer House property has a high degree of integrity of setting today.

INTEGRITY OF MATERIALS

The materials of a property include physical elements that were used, combined, or deposited in a particular pattern within the landscape during the period of significance. While perimeter stone walls remain, few materials of the original landscape are retained today, including materials of vegetation, hardscape, structures and small-scale features.

The introduction of extensive asphalt paving for vehicle access and parking demonstrates a need to provide access as a community museum and adjacent park. Retained features of pedestrian circulation include granite steps and door stoops, both rough and cut stone, which serve each first floor entry. The east two-level terrace expresses design and development of Heritage Park with the approval of Florence Hosmer. Other changes in paving materials and details include the flagstone stepping stone arrangement in the Fairy Garden, brick bed edging, and the brick walk along the south side of the house, all post-Hosmer era from recent decades.

The large degree of change evident in materials on the Hosmer House property is observed in vegetation. The losses of pine trees and other evergreen trees framing the East Yard; flowering vines on the trellis and arbor; perennial and borders; ferns; and other ornamental plantings throughout the landscape. Some elements of continuity persist in the form of selected mature deciduous trees along Old Sudbury Road and along the boundary of the neighboring property to the south. The Hosmer House property retains a low degree of materials integrity today.

INTEGRITY OF WORKMANSHIP

Workmanship is the physical evidence of historic crafts, labor, and construction skills in shaping a landscape or site. For the Hosmer House landscape, historic craft and construction included structures such as the fieldstone walls, wisteria trellis and the arbor along the south side of the Barn; the configuration of ornamental gardens and open lawn space; non-habitable buildings such as the Barn; and paving patterns in the brick walks and east terrace. Of these features, only the fieldstone walls and brick paving patterns remain. Buildings on the property also display historic craft and construction.

The Hosmer House demonstrates a high integrity of workmanship as an example of Federal style architecture commonly built in the United States following the American Revolution between 1780 and 1830. Although the remaining elements of workmanship reflect the combined works and aesthetic choices of builders and artisans throughout various eras of ownership, the loss of numerous character-defining features has significantly impacted the property. The Hosmer House cultural landscape expresses a low level of integrity of workmanship today.

INTEGRITY OF FEELING

The feeling of a historic property is the combined effect of physical features that express the aesthetic or historic sense of a particular period. During Florence Hosmer's era, the feeling of the Hosmer House landscape was likely influenced most strongly by the active domestic use of the Hosmer House as a residence. Integrity of feeling is diminished by the deterioration or removal of historic features, including the ornamental plantings in the North and East Yards and structures such as the Barn and the arbor. The addition of signage related to the property's function as a house museum also reduces the integrity of feeling. Although the Hosmer House remains in place, the property's transition into a publicly accessible landscape, particularly due to its proximity with Heritage Park, has introduced changes that compromise the historic feeling of a residential property. The cultural landscape of the Hosmer House property retains a low level of integrity of feeling today.

INTEGRITY OF ASSOCIATION

Association describes the link between a historic property and an important person or event that makes it historically valued. The Hosmer House is connected to Florence Armes Hosmer and her career as a painter throughout her life on the property. Association of the landscape with Florence Hosmer is largely related to her activities, including plain air painting, socializing, and otherwise spending time with family. While the property remains closely associated with Florence Hosmer and the Hosmer family, her activities in the landscape are no longer clearly legible or interpreted today. The Hosmer House landscape retains a low degree of integrity of association.

SUMMARY OF LANDSCAPE INTEGRITY

The Hosmer House property has undergone various changes from its as-built character in 1978 to its current condition, influenced by multiple factors such as changes in land use, maintenance responsibilities, and various independent projects. Using the analysis of contributing landscape features, each of the seven aspects of integrity was assessed to determine how well the landscape expresses the historic character as evolved until Florence Hosmer's death in 1978. This integrity assessment is summarized as follows:

- Location High
- Design Low
- Setting Moderate
- Materials Low
- Workmanship Low
- Feeling Low
- Association Low

Overall, the Hosmer House property retains a low to moderate degree of integrity today, reflecting the efforts of the Sudbury Historical Commission and various individuals to preserve the property on the one hand, and the many changes to the landscape character and character-defining features on the other hand. This landscape expresses evolution and change

that seeks to support its current use as a public museum to a greater degree than continuity from the Hosmer residential uses.

LANDSCAPE ANALYSIS CONCLUSION

In summary, the existing Hosmer House landscape expresses change and evolution. During the closing decades of Florence Hosmer's life, from the 1950s to 1978, the Hosmer House landscape expressed continuity and change as it was shaped in collaboration with the Sudbury Historical Commission. Under the stewardship of the town from 1980 to 2024, many more changes were carried out to shape the Hosmer landscape of today. That landscape lacks legibility to the Hosmer years with features and character considerably altered. Understanding the analysis of the Hosmer House property through this comparison of historic and contemporary character and details aids in determining the preservation treatment recommendations for the landscape property that follow, noting that the approaches require consideration of contemporary and future uses and limitation of maintenance.

ENDNOTES

- ¹ "Sudbury Center Historic District (76000277)," National Register Database. Accessed Sept. 18, 2024, www.nps.gov/subjects/nationalregister/database-research.htm.
- ² Judy D. Dobbs, "Sudbury Center Historic District," National Register of Historic Places nomination form, Dec. 8, 1975. Accessed Sept. 18, 2024, mhc-macris.net/Documents/NR/76000277.pdf.
- ³ Judy D. Dobbs, "Sudbury Center Historic District."
- ⁴ US Department of the Interior, National Park Service, Cultural Resources, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, 1997), 12-24.
- ⁵ "Hosmer House," Massachusetts Historic Commission inventory form (MHC-B), Inv. No. SUD.66, July 19, 1976. Accessed Sept. 18, 2024, <https://mhc-macris.net/details?mhcid=SUD.66>.
- ⁶ See Figure 2.56 showing a circa 1970 southeast view of the Hosmer House from Sudbury Common, taken near the location of the historic bandstand. The ground plane in the foreground is grassy and the bandstand is not present.
- ⁷ Abby Jordan, "Girl Scouts and Sudbury Garden Club Create Garden at Hosmer House," *Patch: Sudbury, MA*, April 27, 2012. Accessed Sept. 18, 2024, <https://patch.com/massachusetts/sudbury/girl-scouts-and-sudbury-garden-club-create-garden-at-d7d3f2af4a>.
- ⁸ Town Report 1975: Sudbury Massachusetts." The Three Hundred Thirty – Sixth Annual Report of the Official Boards For the Year Ending December Thirty-first, 1975. Town of Sudbury, Massachusetts. Accessed Sept. 17, 2024. <https://sudbury.ma.us/selectboardsoffice/sudbury-1975-town-report/>.
- ⁹ Town of Sudbury Engineering Dept., "Planting Donations," Heritage Park, June 10, 1976.
- ¹⁰ US Department of the Interior, *National Register Bulletin 15*, 44-45.
- ¹¹ Deed, Florence Armes Hosmer of Sudbury, Middlesex County, Massachusetts, June 1, 1959.

7.7 LANDSCAPE PRESERVATION TREATMENT

This study of the the Hosmer House landscape recognizes that the property is a contributing element of the Sudbury Center Historic District and listed on the National Register of Historic Places. The preceding investigation of history, landscape of today and landscape analysis ranks landscape integrity (i.e. the degree to which its historic character remains and is legible) as low to moderate. Given this current status, a preliminary investigation of the potential targets for preservation treatment is undertaken here.

The intent of treatment is to focus on historic landscape character associated with the period of time culminating in Frances Hosmer's stewardship of the property through her death in 1977. Key preservation goals are to protect and present remaining historic landscape assets and to renew missing or degraded aspects of the site. Through landscape treatment a variety of conceptual and functional objectives are addressed.

This treatment summary provides useful information for consideration that addresses the four types of treatment, selecting Preservation as a baseline of care for sound stewardship and Rehabilitation that allows flexibility to meet current and future needs with a decision-making step-by-step process. These elements are augmented by a discussion of best practices and a topical list of what landscape treatment measures could be considered going forward.

ALTERNATIVES FOR LANDSCAPE PRESERVATION TREATMENT

The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* defines four approaches to the treatment of cultural landscapes: Preservation, Rehabilitation, Restoration, and Reconstruction. These four treatments propose varying degrees of intervention and activity within a landscape. It is important to note that these alternative treatments are not mutually exclusive. A conceptual preservation approach can be determined by exploring options about where interventions may be made and how to advance these interventions consistently, over time. An obvious issue at the Hosmer property is that the landscape continues to change in a hands-on manner without sufficient resources or a framework for decisions based on cohesive historic evidence. The necessary evidence is now readily available with the development of this CLR document.

Preservation guidance respects authentic contributing features. The following sequence outlines the conceptual framework to guide decision-making for Preservation treatment. When considering the level of intervention for preserving a property, the starting point is always safeguarding assets and basic repair. This property-wide decision-making progression serves as a framework to ensure the preservation of its contributing features and stewardship of its historic character.

It is preferable at the Hosmer House landscape to:

1. Preserve by retaining and safeguarding historic existing character-defining features (CDFs).
2. *If character-defining features are degraded or compromised, it is better to:* Preserve by repairing degraded or compromised historic existing CDFs to restore historic appearance and/or function.
3. *If features are partially missing, it is better to:* Restore damaged existing historic CDFs with same material.
4. *If historic materials cannot be acquired, it is better to:* Rehabilitate missing historic CDFs with visual equivalents to match the historic appearance using available materials.
5. *If historic features cannot be managed due to constraints or environmental pressures, it is better to:* Rehabilitate existing historic CDFs with a best option based on current capabilities and issues (e.g., climate pressures, pests, disease, material availability, staffing and care levels, etc.)

6. *If a feature is missing entirely and there is sufficient documentation, it is better to:* Reconstruct a missing well-documented CDFs with a replica to match the documentation.
7. *If a replica cannot be produced, it is better to:* Rehabilitate missing CDFs with a substitute in the character of the original feature, yet discernably different to a person trained in historic preservation.

Note that four preservation treatment approaches are cited in the above decision-making sequence to include **Preservation, Restoration, Rehabilitation, and Reconstruction**. The definitions of these four treatments follow.

Preservation begins the process of protection and stabilization. It is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features to match the original, rather than extensive replacement and new construction.

Preservation is the most modest intervention approach, in which stabilization and repair are emphasized. It is an appropriate stewardship and sustainability choice when many original elements are intact, interpretive goals can be met within the existing conditions, and/or when financial resources or staffing are limited. With the goals of conserving, maintaining, and repairing extant historic fabric, Preservation is the treatment approach that underlies the other three more intensive preservation treatments.

Considering landscape documentation, changes over time and property objectives, Preservation treatment alone is likely to be insufficient to meet the overall desire to holistically integrate this cultural landscape into the Town of Sudbury's anticipated uses, visitation and programs. Preservation serves as an initial level of care that protects and stabilizes landscape contributing features, including topography and soils, fence, stone wall, historic trees, garden layout and more. Preservation frequently combines with and supports a more intensive treatment approach, among those described below.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period. A Restoration treatment approach seeks to first preserve, through stabilization and repair, all historic fabric remaining from the period of significance, and then to reinstate lost character or renew degraded materials and features.

Restoration requires and is informed by a high level of documentation that supports a fact-based intervention requiring limited speculation. Restoration treatment may also target the removal of contemporary landscape elements. While applying a Restoration approach, functional issues such as visitor, safety, and service access are accommodated as they were historically, or in the least conspicuous manner possible.

This former Hosmer family property has been a public historic place welcoming the community since 1979. Taking into consideration the 45 years of evolution since that date, and the uses of the property to achieve contemporary goals as well as honor the Hosmer legacy, Restoration to an earlier time is not appropriate.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period and in its historic location. Reconstruction requires detailed documentation to construct an exact replica of a contributing landscape feature with limited speculation. The selection of a specific date for a Reconstruction approach may not apply to this landscape.

There are missing and altered spaces and features of the Hosmer landscape. While some documentation for these features exists, including dated and undated historic ground and dated aerial photography, the details of specific features often lack the level of thorough documentation required. In addition, the replacement of a period piece would not be appropriate within a broader unrestored or reconstructed landscape of the entire property. Inserting a replica historical feature into a landscape that has evolved beyond the time when that feature originally existed is generally discouraged. The creation of an anachronistic landscape, characterized by the inclusion of contributing features that did not historically co-exist, is to be avoided. Reconstruction of missing features to match may be selected for the Hosmer landscape in specific cases. For example, a matching sundial and matching missing benches may be fabricated to replace those missing features if documentation appears to be sufficient.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical and cultural values. Rehabilitation incorporates contemporary uses, needs and issues of maintainability and sustainability while respecting the extant historic landscape and its remaining character-defining features. The emphasis in a Rehabilitation treatment is harmony and compatibility with the historic cultural and natural resources of the landscape to safeguard remaining components and historic character while enhancing and stabilizing these assets. A Rehabilitation philosophy, combining respect for historic resources with integration of contemporary uses, maintenance, code compliance, security, and other relevant concerns, is frequently applied to landscapes that have changed in use, as at the Hosmer House with a shift from private family home to public property. Rehabilitation, underpinned by Preservation, are the selected treatments for the Hosmer House landscape.

Recommended Treatment: The recommended landscape treatment is **Rehabilitation** underpinned by a foundational commitment to respectful **Preservation** of the character and remaining features of the landscape to be applied in both near and long-term.

Drawing upon the preceding discussion and the thorough documentation and analysis, the recommended Preservation treatment provides a baseline of respect and care along with an overall Rehabilitation treatment that recaptures some character and safeguards the inherited landscape while adapting to current and future needs, uses and capacities. Paired Preservation and Rehabilitation are the ideal approaches to consistently apply to the Hosmer cultural landscape. This approach to shaping the future landscape acknowledges the historical evolution, while considering present conditions and future directions. Taking into account multiple factors highlighted in prior chapters, this approach can also address future sustainability. As the Town of Sudbury considers the roles and capacities of this important community place, the landscape offers flexibility that can advance ongoing landscape stewardship building upon the guidance outlined within this report.

Rehabilitation often addresses aspects of change that do not impact CDFs. When implementing Rehabilitation, it is important to consider adjacencies, views and the overall context of the landscape. The objective is to seamlessly incorporate new interventions into the landscape, avoiding the creation of a false historic appearance or placing undue emphasis on the new work.

7.8 INTEGRATION OF CULTURAL LANDSCAPE BEST PRACTICES

The interrelated fields of landscape architecture, historic preservation, and horticulture continually develop best practices for current work, informed by ongoing research and assessment. In any endeavor that alters a landscape, it is ideal to apply current best practices for low-impact, water and carbon-conscious, inclusive, resilient and nature-based design. As this report is implemented, the work should incorporate sustainable best practices for addressing the global climate emergency, biodiversity crisis and pollution challenges at the local level with place-based and community-oriented solutions. Uplifting landscape vitality can be effectively integrated with historic landscape preservation and showcased to the visiting public. Relevant aspects of current best practices can be integrated into actions going forward. These include the following areas of landscape intervention:

- **Improve and Manage Soils and Soil Health**

Soil health is at the core of a thriving landscape. Soils require protection during construction activities with best practices protocols applied. These practices include soil testing, protection in place, removal, stockpiling and regrading on site during disturbance activities. The first step toward soil health during construction is to clearly define work areas that provide the necessary space for construction while limiting disruptive impact into adjacent areas.

Soil testing is an essential preliminary step needed to provide the ideal growth medium for selected plants to thrive. A soil test can reveal pH levels, nutrient levels and deficiencies, and drainage or percolation. These results determine current soil fertility and health, guiding the specifying of soil amendments and decompaction where needed. The presence of plant supporting soil microorganisms is also required and can be tested and added as needed.

For plant health, soils should generally be of slightly acidic pH value, targeting a 6.5 pH. Soil testing, in both disturbed and undisturbed areas, is an informative starting point. The pH of soil can be adjusted with additives, raised with lime, and lowered with iron sulfate. Specific organic fertilizer can also provide some short-term adjustment. For example, Holly-tone can be broadcast on beds with evergreen plantings to add NPK nutrients and lower pH. Fertilization twice annually in early spring and early summer should be integrated into maintenance schedules. Common commercial fertilizers (e.g. Plant-tone, Garden-tone, etc.) are recommended slow-release low-level fertilizers to use. For flowering bulbs, Bulb-tone broadcast before rain as greens emerge and after flowering will aid in bulb retention and naturalization. In areas where fertilizer is applied, care should be taken to avoid runoff into the surrounds so that added nutrients improve the target plants while limiting nutrient build up in non-target areas.

Soil management also involves controlling equipment size and location. This is important, for example, if a treatment scenario directed the removal of asphalt and creation of a new parking area. Construction areas where machinery is used can become compacted, as do turf areas where vehicles park or material laydown occurs. Compacted soils limit turf and tree root growth as well as overall plant vigor. For heavily compacted soils, decompaction would take place when dry soil conditions prevail. Depending on condition and compaction depth, a first step may be deeply cultivating with toothed machine spading to open the soil matrix.

An alternative technique to decompact soils uses handheld air spade work, carried out by walking across the compacted surface in a grid moving east-west and then north-south, at regular intervals. This approach is ideal because it avoids moving heavy machinery across the compacted area. It is important to use the lightest machinery that can accomplish the work so that machinery movements are not a cause of further soil compaction to 85% density.

Soil care is at the heart of a thriving landscape, and soils are carbon sinks supporting climate action. These good soil practices, and new innovations as they come forward, should be applied to the Hosmer House landscape for it to thrive.

- **Add, Replace and Care for Trees**

All types of trees, including shade, flowering and evergreen, are invaluable assets delivering the benefits of air quality, carbon sequestration, shade, habitat, pleasing scenery, and more. While there are quality trees within the Hosmer House landscape, sequential planting to replace losses has not been practiced, particularly along Old Sudbury Road and along the stone wall extending south from the drive. In addition, shade trees can help to ameliorate the variable disruptive effects of climate change, including higher temperatures and periods of drought. The decline and loss of trees, attributed to factors such as age, disease, soil compaction, and insufficient arboriculture care, require proactive measures for remediation. New canopy tree plantings are proposed to replace and augment tree canopy.

Arboricultural care includes inventory, assessment, and care interventions. In this public landscape, including both the Hosmer House property and Heritage Park, tree field assessment for potential safety issues should be an annual task. Trees can be assessed based on observed condition to receive remedial care, undergo structural pruning, or be removed if they present a hazard.

Given the susceptibility of certain deciduous tree species to disease, pests, and climate pressures, eliminating disease-prone and invasive trees from new plantings and diversifying the species composition is recommended. An emphasis on native tree species such as red maple (*Acer rubrum*) and sugar maple (*Acer saccharum*) as well as evergreens like white spruce (*Picea glauca*) should remain for overall performance. Selecting new tree plantings focuses on durable native plants or nativars procured from dependable nursery sources or plant suppliers.

There is also the opportunity to integrate a few native species from warmer plant hardiness zones to facilitate climate migration of species related to consistently warmer temperatures. These migrating trees would offer an opportunity to discuss resilience and biodiversity.

- **Favor Native Species and Historic Horticultural Varieties**

There has been rising attention in recent years to utilizing native species in the landscape. While many traditional garden plants at Hosmer House may be non-native introduced species, it is important to consider continuing to augment them with native species. Ecologist Doug Tallamy has written primarily about the multiple benefits of planting and caring for oak (*Quercus* spp.) trees as a keystone species. However, decades of horticultural selection and cultivation have produced a wide variety of species with desirable characteristics in terms of form, flower, seasonal interest, and greater resilience to pests and disease. The planting approach at the Hosmer House should favor native species but may include some nativar and cultivar species. These terms are defined as:

Native: A plant species that occurs naturally without human intervention. Native species may be widespread or found in a particular region.

Nativar: A plant from a native parent that results from a selected native plant that displays desirable characteristics being cloned for broader distribution or a native plant breed for a particular trait. A nativar can be a spontaneously occurring variant that is found in the wild or observed in a nursery and then brought into the marketplace, or it may be developed intentionally by a plant breeder.

Cultivar: A plant variety that has been selectively bred by a grower, often by cross-pollinating two species or existing cultivars to emphasize specific desired characteristics. These are named varieties of cultivated plants.

New plantings for the Fairy Garden and other areas of decorative and aesthetic shrubs, perennials and groundcovers require selection for limited care, high visual quality and compatible character with the Hosmer property. This approach aligns with the limited staff, tools, equipment and budgets available for landscape care. While native plants are favored for their habitat value, horticulture improvements offer durable, attractive plants that provide aesthetic value when paired with native species. Plant selections should focus on durability and ease of care while considering color palette, seasonal interest, limited maintenance level, heat and drought tolerance, plant vigor to resist weeds.

To ensure compatibility with the intended character, historic photographs may serve as references. At least one clear photograph of the Fairy Garden captures species such as delphinium (*Delphinium* sp.), lilies (*Hemerocallis* sp.), and various other herbaceous plants. Several Florence Hosmer paintings of the property may also provide direction in terms of color and texture for flowering plants.

- **Suppress Invasives & Enhance Biodiversity**

Over centuries of plant introductions from one place and country to another, many plants outside of their native habitat exhibit invasive behaviors and suppress native species in alternative locations. Invasive plants out-compete native plants, decrease habitat value and require suppression for a landscape to thrive and regenerate. There are several plants on site at the Hosmer House that are recognized as an invasive species, including some that were purposefully introduced but now recognized to have invasive tendencies, such as Norway maple (*Acer platanoides*), wisteria (*Wisteria* sp.), English ivy (*Hedera helix*), periwinkle (*Vinca* sp.), and honeysuckle (*Lonicera* sp.). Moving forward, invasive suppression and removals should be included in landscape stewardship as a good practice. See the section below on invasive suppression.

Invasive species suppression requires ongoing work in a logical sequence. A cut and paint protocol can be applied, where cut stems or trunks are painted with dye-infused herbicide directly after cutting. The implementation of this hands-on work is seasonal, sequential, and continuous. Suppression is generally undertaken when plants are dormant from late fall to early spring. For knotweed, several cut and paint efforts per year are required.

Over time, new plantings can replace the removed invasives. Planting native shrubs and wildflowers will encourage biodiversity and help prevent the regrowth of invasives in recently disturbed soil.

- **Support Diverse, Multiple Species Turf Grass**

In recent years, alternative options have emerged for lawn species compositions and care levels. Providing a “weed” free lawn is not required and also brings undesirable chemical toxins into the landscape. With increased awareness of the very low ecological value of turfgrass, multispecies mixes have garnered attention for enhanced habitat value and resilience and potentially decreased frequency of mowing. Lawns are high maintenance, requiring mowing 20 to 24 times annually. Many sites are shifting from gas-powered mowing equipment to battery-operated tools. Transitioning to electric mowers has benefits for air quality improvement and noise reduction as well as limiting use of fossil fuels toward carbon drawdown. Turf lawns captured in historic images of the Hosmer House likely were multispecies, with mowable grasses and low growing forbs as well as common turf weeds of dandelion, plantain, and more.

A recently developed alternative is no-mow turf, composed of fescue grasses that grow roughly 6-8 inches high. This fescue mix, developed by Prairie Nursery, offers a lawn-like appearance with limited mowing needs. Fescue is also somewhat drought resistance and shade tolerant.

Another approach is to purposely incorporate desirable forbs, such as white clover and English daisy, among the cultivars of fescue grasses for greater diversity. Small bulbs that naturalize could be planted and encouraged within these mixed species lawns. Due to this mixed composition, this type of lawn would not require treatments such weed and feed to suppress broadleaf species which are highly noticeable in monocultural lawns. These alternatives to Kentucky bluegrass, or other hybrid lawn seed mixes of cultivars align with increased ecological value as well as decreased chemical use. Visitors can walk and sit on lawns without coming in contact with chemical residue.

- **Expand Universal Access for All Abilities**

Throughout the Hosmer House landscape, the primary objective is to adhere to accessibility guidelines to the fullest extent feasible. According to legal standards, accessible walkways must have a firm, stable and slip-resistant surface with surface variations no greater than ¼ inch. Additionally, the gradient cross slope should not exceed a 2% pitch, while the running slope along the walk must remain below 5% to meet regulatory standards. Accessible walks above that grade are considered “ramps” and require handrails.

New pedestrian circulation around the Hosmer House can meet these standards. Much of the topography is relatively level with walk gradients under 5%, which is the threshold for continuous access. The standard dictates that paving joints should maintain variations of less than ¼ inch.

In terms of materials, options include concrete, asphalt, clay and concrete pavers, bound stone or gravel, stone dimensional pavers, and stabilized turf. Impervious and pervious options are available for both concrete and asphalt. If the existing drive and parking configuration are retained, one option to consider is using exposed aggregate concrete for a gravel-like and more historically appropriate appearance while maintaining a stable, firm, accessible surface. Given the existing issues of erosion and soil washout south of the paved drive, pervious options should be considered for additional paving so that stormwater will infiltrate through that paving without increasing runoff to adjacent areas. Subsoil infiltration conditions must be detailed for adequate percolation through pavement, to base gravel and into soil.

The brick paving in various areas around the Hosmer House presents accessibility issues, as bricks installed on sand or gravel will settle individually, resulting in an irregular surface with variations that exceed the legal ¼ inch maximum variation required for compliance. When historic bricks are re-laid or replaced with new molded brick, uneven settling can be minimized through a better construction detail that installs a compacted gravel bed below and a 2% surface pitch to ensure drainage. Alternatively, consideration should be given to substituting materials that align with criteria such as universal access, durability, lifespan, lower carbon footprint, and ease of maintenance.

- **Improve Wayfinding and Interpretation**

Wayfinding should begin at the visitor parking area. An easy way to greet and orient visitors is with a simple covered kiosk and a property map. This map should provide information about the accessibility of pedestrian routes as well as destinations to explore. This greeting station can also include notices of events. Some public landscapes inform visitors about migrating or nesting birds, trees and plants in bloom, seed or seasonal color, amphibian and animal sightings, and

other seasonally relevant information. Leading from the parking area, simple directional signs on posts at knee level can be used to direct visitors toward destinations such as the Fairy Garden or the entry to the Hosmer House.

New interpretive materials should be integrated aesthetically and logically with the existing signage on-site. For interpretive signs, a traditional approach is to place accessible angled interpretive signs adjacent to a walk for pedestrian and wheelchair access. These illustrated signs generally offer carefully composed text and images to provide useful, interesting details. Interpretive signs are costly to fabricate and install, are static in terms of messaging, and have limited lifespans.

They can include dial in or QR code details to augment the story on a website. An alternate approach is to place durable, ground plane or post stations within interpretive topics noted in a few words and one image. A QR code, dial-in recording, or even a hard copy self-guided tour would provide further information. This approach requires on-site Wi-Fi and a website that links to the tour stations/locations. One important benefit is that a database can be basic or complex, and updated and enlarged over time.

- **Provide Appropriate Furnishings and Lighting**

A common museum adage is that it is “never too soon to sit.” While Heritage Park features a variety of benches and furnishings, the landscape around the Hosmer House currently offers limited opportunities for visitors to sit and rest while enjoying the landscape or engaging in other activities. Benches with arms and backs are favored over backless ones for ease of use by people of all abilities. Additionally, pervious paved bench pads may be constructed with extra paved space at one or both ends for wheelchair users to join others at the bench location. Simple, durable benches should be selected for ease of installation, repair and replacement. There is also the potential for moveable chairs and tables in specific locations, such as the brick terrace or on the east lawn.

A new or upgraded parking area may include lighting. One sustainable option is to utilize solar pole lights, which eliminate the need for trenching and electrical supply connections.¹ Each solar pole will need to receive direct sunlight each day. For evening events, the brick patio could be illuminated with fixtures mounted on the building rather than in the landscape. All light fixtures should adhere to Dark Sky compliance standards. Fixtures providing full cutoff illumination are preferred.

In conclusion, best practices are recommended for broad application as implementation proceeds. Every improvement in landscape stewardship presents an opportunity to share learning with visitors and the community. Regardless of implementation—whether under a contract with full construction documents, through engagement with an expert or skilled landscape team, or performed by staff and volunteers—each initiative should undergo thorough vetting to ensure alignment with sustainable, manageable, and historically appropriate solutions.

7.9 LANDSCAPE TREATMENT CONCEPTS

Two landscape treatment diagrams present conceptual approaches for preserving and rehabilitating the Hosmer House property, each reflecting a different level of intervention intensity. The target of site interpretation is to evoke the general character of the landscape as purposefully evolved under Florence Hosmer's direction between the 1950s and her death in 1978. These diagrams, included as figures in Section 11.0 and as 11x17 supplementary plans, outline 16 conceptual treatment concepts per alternative. These treatment diagrams are:

- **L-106 Hosmer Landscape Treatment Diagram Alternative A**
- **L-107 Hosmer Landscape Treatment Diagram Alternative B**

These graphics illustrate general recommendations for planting and vegetation removal; new and revised pedestrian circulation and parking; construction of a new compatible barn and arbor; and the repair of stone walls. Approximate areas of work are indicated by color linework over a grayscale existing landscape base on **L-106** and **L-107**. Note that the treatment items recommended as part of this landscape planning process are conceptual in nature. Implementing any individual project will require more detailed planning and construction documents. The conceptual recommendations for **Alternatives A and B** are detailed below.

1. Plant Street Trees

Deciduous trees historically lined the street frontage of the Hosmer House along Concord Road and Old Sudbury Road. These trees framed the north and west façades of the house and provided an important, visually permeable boundary between the Hosmer property and the Sudbury Town Center. Both **Alternative A** and **Alternative B** reintroduce this aspect of historic character by replanting trees in the verge between the paved sidewalk and the road, along the north elevation of the Hosmer House and north of the east lawn. Street trees are not proposed along the west side of the house, as recent widening of Concord Road has reduced the available soil volume between the road and sidewalk. Two historic photographs provide precedent for the presence street trees along the north side of the Hosmer property (Figures 7.9-1 and 7.9-2).



Figure 7.9-1 Circa 1937 winter view shows deciduous trees framing the north façade of the Hosmer House. Courtesy Sudbury Historical Society.



Figure 7.9-2 Detail of an undated photograph captures a dense deciduous tree canopy along the north side of the East Yard landscape, obscuring outward views toward Old Sudbury Road. A man, possibly Burt Hosmer, holds a dog atop the sundial. Courtesy Hosmer House Collections.

2. Plant Ferns and Flowering Trees in North Yard

The North Yard historically contained flowering trees, shrubs, and foundation plantings throughout Florence Hosmer's era. Today, this open area of lawn is unplanted except for three bridal wreath shrubs on the west side of the brick entry walk. **Alternative A** and **Alternative B** suggest reintroducing the ornamental character of the North Yard by planting flowering trees and shrubs in the lawn on either side of the walk. These plantings should not be symmetrical, as historic photographs capture an asymmetric and relatively informal arrangement. A bed of ostrich ferns along the foundation of the north façade appears in various historic documentation. Although dense foundation plantings are discouraged for historic structures, as they trap moisture against the building, a linear planting bed may be aligned with the façade and separated by a gravel maintenance strip like that which is currently present. An undated historic photograph provides one capture of the North Yard plantings; refer to Section 7.2 for additional documentation (Figure 7.9-3).



Figure 7.9-3 An undated photograph captures plantings in the North Yard, including ferns along the house foundation, shrubs of varying height, and young deciduous trees. Courtesy Hosmer House Collections.

3. Move Lilac Hedge

The lilac hedge that extends from the North Yard to the East Yard is located in a similar location to the historic lilac shrub noted in plans dated 1976, although it appears to be situated slightly further east when compared between historic and contemporary aerials. This lilac hedge presently defines the northern edge of the East Yard, where masses of evergreen trees historically served this function. To reintroduce the dense evergreen planting along the north side of the East Yard, both **Alternative A** and **Alternative B** recommend shifting the lilac hedge to the west, where it can extend partly into the North Yard. A photograph from circa 1970 shows the lilac hedge along the edge of Old Sudbury Road, extending along the east lawn and the North Yard (Figure 7.9-4).



Figure 7.9-4 Detail of a circa 1970 view toward the Hosmer House from Sudbury Common. On the left side of the image, the lilac hedge lines the Hosmer property boundary along Old Sudbury Road. Courtesy Sudbury Historical Society.

4. Establish Accessible Walk Around House

The Hosmer House landscape includes the space around the architecture that offers an opportunity to see the house and engage with historic information. Access includes safe movement from a parking area to a main entrance to the house, as well as the potential to circumnavigate the property. **Alternative A** and **Alternative B** propose a walk around the entire perimeter of the building, merging with the existing sidewalk and the entry to Heritage Park. This perimeter walk should meet universal access requirements in terms of grades and materials. To achieve universal access, walk surfaces must be stable, firm and slip resistant. The relatively level existing grades can likely achieve Federal accessibility requirements.

In both **Alternative A** and **Alternative B**, the proposed pedestrian walk builds on the existing system. Both alternatives retain the existing circulation pattern in the North, South and West Yards. Both alternatives include a loop around the outer edge of the Fairy Garden; a dead-end walk along the central axis of the bench garden; and a walk along the length of the reconstructed arbor, which connects with the existing Heritage Park path that leads to the sidewalk. It is important to note that the circulation system includes retention of the raised courtyard and brick terrace on the east side of the house. Dedicated in 1977 on Florence Hosmer's 97th birthday, this "bandstand-patio" was designed and built under her ongoing stewardship guidance and thus aligns to the end of the period of significance.

In **Alternative A**, a reconfigured parking area provides ADA-compliant access to the existing sidewalk parallel to Old Sudbury Road, which connects with the front brick walk that approaches the north façade. The historic entrance to the Hosmer House, which faces Old Sudbury Road on the north elevation of the house, is the preferred approach for universal access (see Section 5.1 Accessibility & Egress in 5.0 *Design, Accessibility & Pragmatic Considerations*).

Alternative B proposes a circulation system integrated with the existing vehicular drive and parking. If the existing parking arrangement is retained, this would necessitate a separate access study to solve the issue of providing an accessible route to the primary building entrance at the north elevation. The grade of the existing driveway exceeds ADA requirements, and the route on the west side of the house would require further study.

5. Plant Evergreen Mass

Historic photographs and paintings from the 1950s capture a cluster of evergreen trees along the north side of the East Yard that serve as an all-season interest, a habitat for birds and a screen for traffic. **Alternative A** and **Alternative B** propose replanting this evergreen mass to reintroduce those diverse benefits and create a more enclosed and private feeling for the open lawn area within the East Yard, limiting outwards views to the Sudbury Town Center. An undated photograph, likely from the 1940s, captures the evergreen massing historically present along the north side of the east lawn (Figure 7.9-5).



Figure 7.9-5 Circa 1940s photograph of east lawn framed to the north by young evergreen trees. Views of Old Sudbury Road to the north are obscured by this evergreen mass and the canopy of deciduous trees along the street. Courtesy Hosmer House Collections.

6. Create Parking Area

The Sudbury Historical Commission has identified parking issues as a concern. The current asphalt-paved drive provides steep access and limited parking capacity.

Alternative A offers a possible solution, featuring either a 40-foot-wide single-loaded parking lot or a 60-foot-wide double-loaded parking lot, with nose-in parking spaces arranged perpendicular to Old Sudbury Road. Shifting the parking area upslope would also allow the current paved parking area to be returned to lawn, thereby expressing greater continuity with the Hosmer era landscape character. The yellow rectangle shown in **Alternative A** indicates the footprint of a 60-foot-wide double-loaded parking lot, which would accommodate 10 to 12 cars and could include 2 accessible parking spaces. A single-loaded parking lot would require a smaller, 40-foot-wide footprint, with 5 to 6 spaces arranged on the east or west side of the existing drive. New parking areas may be paved with pervious or permeable material.

The existing septic system, built in 1974, is located under the east lawn. A 1,000-gallon tank sits 20 feet from the east side of the house. This tank flows into a distribution box, which directs wastewater into an 800 square-foot leach field, roughly 30 feet from the house.² The proposed parking area in **Alternative A** would likely not conflict with the existing infrastructure; however, the dimensions and precise location of the septic leach field should be field verified. Public programming for the Hosmer House may necessitate updating the septic system to accommodate a higher wastewater capacity.

Alternative B presents a less intensive treatment concept, with retention of the existing vehicular drive and parking arrangement. If reconfiguring the parking area is unfeasible, other treatment concepts such as the axial bench garden may still be implemented with some modifications. Future renewal of the existing driveway could entail material changes such as replacement with a gravel-like exposed aggregate that differentiate the Hosmer House landscape from the contemporary streetscape.

7. Rebuild the Barn

The historic Hosmer barn was removed in accordance with Florence Hosmer's wishes and due to structural deterioration. In the future, there is an opportunity to build a new barn-like structure that provides for aspects of the community uses that cannot be accommodated within the Hosmer House. A building of this type could be open for public use including art exhibition on the first floor, and with an archivally appropriate climate controlled second floor that would house the Hosmer collections. Accessible restrooms could be included as an alternative to attempting to incorporate them into the historic fabric of the Hosmer House. These materials could be inventoried and archivally stored in the new space. The new barn could also house ADA bathroom facilities. **Alternative A** indicates the approximate footprint of the historic barn as a location for constructing the new building. Two 1970s images document the foundation and frame of the barn during its removal (Figures 7.9-6 and 7.9-7). Further site investigation would reveal the precise location of the foundation.

If constructing a new barn is not desirable, the arbor and adjacent plantings may still be reintroduced independently of the structure, as shown in **Alternative B**.



Figure 7.9-6 Circa 1970s photograph captures the spatial relationship between the Barn, reduced to a timber frame, and the edge of Old Sudbury Road in the background. Courtesy Sudbury Historical Society.



Figure 7.9-7 Circa 1970s view of the barn foundation. Courtesy Sudbury Historical Society.

8. Rebuild the Arbor, Establish Walks and Plantings

Constructing a new barn-like structure would open the opportunity to rebuild the vine-covered arbor and its central brick walk and adjacent planting beds, as proposed in **Alternative A**. This project would recapture the historic linear spatial organization provided by the arbor. The structure should be rebuilt in a contemporary form to avoid a false historical appearance, although detailing may be informed by Florence Hosmer's paintings. This space would serve as an amenity to the barn and house, and the brick walk would provide a circulation connection to Heritage Park. Two Florence Hosmer paintings capture the spatial relationship between the barn and arbor, as well as some detailing of the arbor and plantings along the walk (Figures 7.9-8 and 7.9-9).

The arbor and associated walk may also be constructed independently without the new barn. **Alternative B** illustrates a stand-alone arbor concept that provides visual organization and directs movement between the Hosmer House property and Heritage Park.



Figure 7.9-8 Undated Florence Hosmer painting of the arbor along the south side of the Barn. Courtesy Hosmer House Collections, Painting No. 278.



Figure 7.9-9 Undated Florence Hosmer painting of brick walk along the arbor. Beds of vibrant flowering plants with red, orange, and white blooms flank the walk, and blue morning glories climb one portion of the arbor. Courtesy Hosmer House Collections.

9. Create a Rain Garden

At the south end of the new parking area in **Alternative A**, a rain garden swale would be beneficial to capture runoff from rain events. Determining the necessary length and depth of the rain garden area will require stormwater calculations to finalize the design. It should be sized to meet a significant storm threshold due to the increasing frequency of fast flash storms that yield large water volumes. The rain garden would feature appropriate native plants keeping a relatively low height profile for this contemporary added feature.

If the existing vehicular drive and parking area are retained, a larger rain garden could offer a solution to mitigate runoff and the soil washout evident on the property today. With the existing drive remaining in place, the axial bench garden may be shifted to the east side of the drive. **Alternative B** shows a rain garden along the east edge of the drive, wrapping around to the south side of the parking area.

10. Construct and Plant the Axial Bench Garden and Replace the Sundial

The sundial and axial bench garden were distinctive features of the Hosmer-era landscape. The removal of the existing drive and parking area in **Alternative A** provides an opportunity to reinstate these features in roughly their original locations and reestablish their axial spatial and visual organization. Historically, a turf walk extended between the two benches and ended at a sculpture. For the contemporary feature, the walk could be surfaced for universal access. Two photographs capture the axial relationship between the sundial and bench garden (Figures 7.9-10 and 7.9-11).

Alternative B provides a second option for locating the axial bench garden and sundial to the east of the existing drive. The placement of elements may vary depending on whether or not a structure is constructed in the location of the Hosmer barn.



Figure 7.9-10 An undated photograph of an unidentified woman standing beside the sundial. An axial turf walk extends behind the sundial, with one of the paired benches possibly visible on the left side of the axis. Courtesy Hosmer House Collections.



Figure 7.9-11 Circa 1983-99 photograph of volunteer docent Harriet Ritchie seated on one of the high-backed garden benches, with the second bench opposite. Trees behind each bench form a loose arch overhead. The benches frame a mown turf axial walk that is bordered by a flowering border. Courtesy Hosmer House Collections.

11. Return Pavement to Lawn

The existing drive and limited parking area, installed in 1984, divides and overpowers the interior of the historically open east landscape. **Alternative A** proposes removing this drive and constructing a smaller parking area at the top of the slope, closer to Old Sudbury Road. Removing the drive and parking areas downslope would also serve to decrease the area of impervious paving. Pavement removal and soil renewal in those spaces allows the multispecies lawn to be replaced. A historic photograph captures the rough turf and diverse plantings that historically extended east from the Carriage House and axial bench garden (Figure 7.9-12).

In **Alternative B**, the existing drive and parking areas are retained. However, reducing the footprint of the Fairy Garden allows for a strip of lawn to be reintroduced between the garden bed and the driveway. The addition of this lawn creates both a visual and physical buffer and provides a space for visitors to walk or view the garden without conflict with vehicular traffic.



Figure 7.9-12 Undated photograph captures the landscape east of the Carriage House, with an open area of irregular turf in the foreground framed by mixed vegetation on both sides. The existing drive and parking area today is located roughly where the vertical slats of the white high-backed bench appear in the midground of this image. Courtesy Hosmer House Collections.

12. Repair Soil Washout

Both **Alternative A** and **Alternative B** propose repairing the large scour of eroded soil and gravel that extends south of the existing paved drive. Removing the existing impervious drive, as recommended in **Alternative A**, would alleviate the volume of rainwater that causes this soil washout. If the drive is retained, as in **Alternative B**, the introduction of a rain garden on the south side of the drive can absorb some of the surface runoff. Replanting trees along the stone wall to the west of the soil washout could also prevent future erosion.

13. Reorganize Site Circulation

Alternative A and **Alternative B** recommend reorganizing pedestrian circulation across the east lawn and the existing drive and parking area. In both alternatives, the flagstone walks through the Fairy Garden and the garden bed on the opposite side of the drive may be removed or reorganized as a smaller Fairy Garden footprint is recaptured. With the reintroduction of the arbor and barn on the east side of the drive, a defined pedestrian route across the drive is required. **Alternative A** proposes a pedestrian walk running east to west along the south side of the new parking area. On the east side of the parking area, this walk extends along the newly built arbor. On the west side, the walk intersects with a route leading south, bisecting the Fairy Garden. The existing flagstone walk through the Fairy Garden can be reorganized for this new circulation pattern.

Alternative B proposes a defined pedestrian walk across the existing drive. On the west side of the drive, this walk leads to a triangular intersection with a grassy center. A secondary route continues around the outer edge of the Fairy Garden, rather than cutting through it. As with **Alternative A**, the pedestrian walk that crosses the drive is aligned with the arbor feature.

14. Return Fairy Garden to the Hosmer Footprint

Historic photographs indicate that the Fairy Garden remains in its original location on the east side of the Carriage House, although the size of the garden may have been expanded over time. A 1940 photograph captures Burt Hosmer standing beside a clearly defined garden bed. Turf in the foreground of the image may indicate a grassy walk through the garden bed, or delineate the extent of the garden itself (**Figure 7.9-13**). In other historic photographs, it is unclear how far from the Carriage House the Fairy Garden extended or whether it reached the axial bench garden (**Figure 7.9-12**). Documentation described in the history sections notes the presence of various sculptures and concealed elements to captivate visitors though the type and location of such features are not known. Garden species captured in the 1940 photograph include delphinium (*Delphinium* sp.), lilies (*Hemerocallis* sp.), and various herbaceous plants as well as young trees. Plantings in the Fairy Garden today should vary in height and texture to express a similar character.

Today, the Fairy Garden is flanked by the asphalt-paved parking area. In **Alternative A**, with the removal of the current parking and recapture of the sundial and axial bench garden, the Fairy Garden may return to a smaller footprint to ease maintenance pressure. In the absence of a known historic footprint, a smaller garden may allow volunteers to efficiently manage a more complex and diverse planting. The conceptual plan for **Alternative A** shows a rough area for the garden measuring approximately 31 feet by 20 feet.

If the existing asphalt parking area remains, as in **Alternative B**, the size of the Fairy Garden may still be reduced to simplify maintenance ease and provide a grassy area for visitors to view the garden. Conversely, it could be maintained at its current size.

As the original shape of the Fairy Garden is not known, the bed shape could either be rectangular, as shown in **Alternative A**, or curved, as shown in **Alternative B**. Several options exist for circulation in or around the Fairy Garden, as well. **Alternative A** shows a route bisecting the garden bed, similar to the current brick-paved path, while **Alternative B** proposes a pedestrian route around the outer edge of the garden bed. Any conceptual ideas from **Alternatives A or B** may be combined as desired.



Figure 7.9-13 1940 photograph of Burt Hosmer standing beside the Fairy Garden. The garden is contained within a defined bed, distinct from the turf lawn where Burt stands, although the exact shape and dimensions of the garden cannot be determined from this image. The Fairy Garden includes tall delphinium, daylily, and other perennials. Young deciduous and pine trees appear on the north side of the bed. An open grassy area extends along the south side of the Carriage House. An edge of turf grass in the foreground, at the lower right corner of the image, could indicate a path through the garden bed or mark the end of the Fairy Garden. Courtesy Hosmer House Collections.

15. Repair Stone Walls

The perimeter stone walls of the Hosmer property remain in variable condition. Both **Alternative A** and **Alternative B** propose the stabilization and preservation of the stone walls in-situ.

Fences appear in many early historic photographs of the Hosmer House, but these fences were removed during or after Florence Hosmer's era. Since the interior of the house and the surrounding landscape are interpreted to reflect Florence Hosmer's time, no fences should be installed to avoid creating an anachronism in the landscape.

16. Repair and Stabilize Raised Courtyard

The raised courtyard on the south side of the Hosmer House currently exhibits instability, with stone steps, boulders, and paving in varying conditions. While there is minimal historic capture of the courtyard, an undated photograph of Florence Hosmer shows that stone retaining walls and steps remain in place today (Figure 7.9-14). Repairing and resetting the stonework as needed would improve safety and enhance the interpretation of this historic space.



Figure 7.9-14 Undated photograph of Florence Hosmer seated on the stone retaining wall of the raised courtyard on the south side of the Hosmer House. Courtesy Hosmer House Collections.

HOSMER HOUSE LANDSCAPE PRESERVATION TREATMENT CONCLUSION

These aspects of historic landscape recapture are potential ways to advance the value of the Hosmer House landscape for the Sudbury community and visitors. Preservation and rehabilitation recommendations refer to the historic character of the property as experienced, cultivated and directed by Florence Hosmer through the end of her life in 1977. Each treatment recommendation is conceptual and would need to be individually vetted, researched and designed. Individual project components may be best carried out by supervised volunteers or contracted work. Landscape renewal may occur as a stand-alone phased effort or be coordinated with projects related to the exterior of the Hosmer House.

ENDNOTES

¹ "Solar Pole," Hapco Pole Products, accessed 19 March 2024, www.hapco.com/solar-poles/.

² Town of Sudbury Board of Health Record, Septic Proposal for Hosmer House, July 25, 1973. Permit granted for 1,000-gallon tank, 800 sf bed. Final inspection approved May 13, 1974.

8.0 STRUCTURAL SYSTEMS:

EXISTING CONDITIONS, ASSESSMENT & RECOMMENDATIONS

Hosmer House, located in the historic downtown of Sudbury Massachusetts, is a two-story wood framed structure with a hipped roof. The house, a traditional four-square layout, is surrounded by masonry walls to the east and west and wood walls north and south. Presently there are three wood framed additions to the main body of the house; the carriage house to the east, the kitchen off the south-east corner (F-05) and the office off the south-west corner (F-07).

Matteo Ferran Structural Engineers (MFSE) is preparing the structural portion of a Historic Structure Report (HSR) for the house and its landscape elements for the Town of Sudbury Historical Committee. The goal is to use the HSR results to provide the town with an assessment of this historic structure and its components and to develop specific treatment recommendations to ensure preservation of this historic residence.

8.1 INVESTIGATION

MFSE conducted a detailed site investigation of Hosmer House on April 24, 2024, documenting via field notes and photographs the existing conditions of the structure, including typical framing member dimensions where framing was accessible. This site visit was performed in coordination with representatives from Architectural Preservation Studio and staff from the Sudbury Historic Commission.

Observations are summarized below and accompanied by photographs as appropriate. Framing plans with member sizes and observed conditions are included Section 11.0 *Drawings*.

The following existing documents were provided by the Sudbury Historic Commission and are referenced for this report:

- John Powers Letter, January 19, 1979.
- Hosmer House Historic Structures Report, March 1980.
- Hosmer House Preservation Plan, Frederic Detwiller, October 12, 2004.
- Hosmer House Architectural Survey, Latady Design Associates, January 22, 2004.
- Existing Conditions Survey, Hosmer House, Latady Design Associates, January 16, 2004.

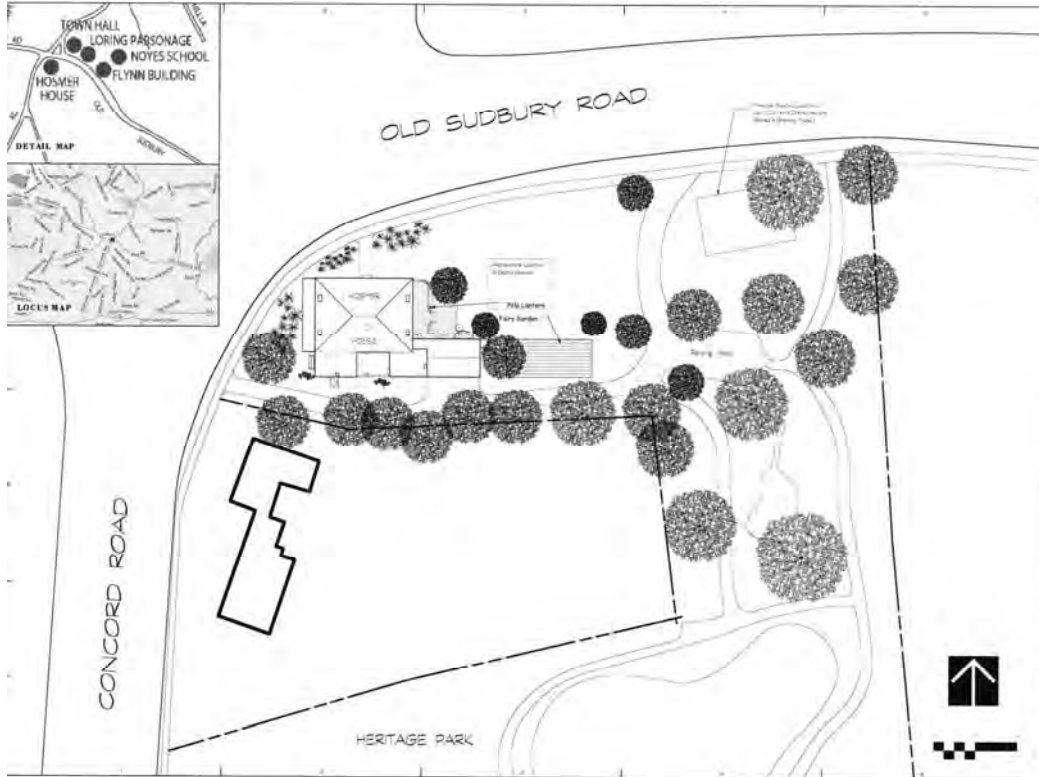


Figure 8.1-1
Site Plan of Hosmer
House (Existing
Conditions Survey-
Latady Design
Associates, 2004)

8.2 EXISTING CONSTRUCTION

Basement & Foundations

The basement (B-01) conditions and post arrangement are depicted in drawing SSK-01.

The foundations of the house consist of rubble stone walls at the perimeter. Several columns have been installed in the past 50 years to provide additional support to the floor framing above; of the columns installed after 1980, drawings indicate that isolated spread footings support the columns. In 1992 an interior slab on grade was added to the basement of the house, concealing the post foundations (See Figure 8.2-1). Newer steel HSS columns can be seen within the space; at the interior column locations patches in the concrete slab were observed indicating that isolated concrete footings were installed for these posts. The HSS posts near the perimeter walls are set on grout pads that abut the stone foundation walls. It is unclear if additional foundations were added below the slab or if the original foundations were assumed to adequately support the column loads without modification.

First Floor Framing

The first floor framing arrangement is depicted in drawing SSK-02.

The wood floor framing supporting the first floor is visible from the basement space below (See Figure 8.2-2). The basic framing arrangement consists of approximately equally spaced timber beams spanning north-south. The original beams align the hallway (F-01) walls above, with additional beams dividing the space between the exterior walls and the interior stair walls. Transverse beams framing east-west divide the longitudinal bays in half in the east and west exterior bays. Additional transverse beams frame out the stair opening in the central bay. The beam sizes vary slightly but are all approximately 11-inches wide by 9-inches deep. Spanning east-west between the primary beam lines are floor joists measuring 3-inches wide by 4-inches deep spaced at approximately 22-inches on center.

Several phases of modifications and alterations to the floor framing have been completed since the original construction with major alterations occurring in the 1980s and the 2000s. Additional dropped beams and several pipe columns have been added to reduce member spans and provide supplemental interior points of support (See Figure 8.2-3). The majority of the added beams and posts are located in the western half of the building below the hallway (F-01) and storeroom (F-08). These portions of the structure traditionally would have been more heavily loaded due to public access in contrast to the residential eastern half housing the dining (F-03) and parlor rooms (F-02). It is likely that with the higher applied loads, the floor framing deflected beyond what is comfortable which led to the added supports.

While little to no evidence exists of them now, it is assumed that the central timber beams below the stair walls were originally supported on a series of masonry piers. These central beams support two stories of bearing wall above in addition to the first floor framing yet are constructed of the same size timber as the adjacent beams that are half the length. In the current configuration, the central beams are supported on 6 and 5 steel posts for the east and west beams, respectively (See Figure 8.2-4). Similarly, additional posts were added directly below an interior line of support constructed in 1983 within the storeroom space. While the line of support above has been removed, the columns supporting the first floor beam have remained in place.

Additional modifications include sistering, or the supplementation, of existing joists with nominal 2x framing members. Sistering is commonly performed when the existing framing shows signs of distress, such as cracking or deterioration due to water or insects. Another reason sisters are commonly installed is that structural analysis shows that the original framing is insufficient to support code directed live loads. First floor sisters were observed below the apartment/office addition to the southwest and below the central hall (F-01) at both the north and south sections (See Figure 8.2-5).

Second Floor Framing

The second floor framing arrangement is depicted in drawing SSK-03. Where framing could not be observed in field it is noted as “assumed”.

The second floor framing is currently visible from below in two portions of the house: the storeroom (F-08) and the apartment/office (F-07).

The framing above the storeroom consists of a series of dropped wood clad steel beams supported on hollow structural steel (HSS) posts at the corners and third points of the room (See Figure 8.2-6). Above the steel beam a series of regularly spaced wood joists were observed projecting below the finish ceiling (Figure 8.2-7). These joists were spaced at 22-inches on center and measured 3.5-inches wide and projected 3-inches below the finished ceiling.

Beyond the ends of the northern and southern steel beams, a 7-inch-deep projection of an 11-inch-wide timber beam and a double steel angle connection to a perpendicular timber member can be seen (See Figure 8.2-8). This high beam is likely the original timber beam. Based on repair drawings prepared in 1983, the original beam was intended to be modified and strengthened with the addition of a steel fitch plate, there is no evidence that the steel plate was installed as the timber section appeared unmodified at the bearing. If the steel plate was not installed as intended, it could explain why a series of 3-wood posts were installed along the length of the room in lieu of the single post shown in the 1983 repair documents. The 2005 removal of the interior wood posts and addition of the steel beams and columns modify the load path such that all second floor loads are supported independently from the first floor framing. Drawings from the 2000s repair work have not been located for review.

Within the first floor level, the timber framing above the apartment/office is dropped below the finished ceiling. The typical joists were measured to be 3-inches wide and projected 2-inches below the ceiling finish. The joists span in the north-south direction (See Figure 8.2-9). A central timber beam spanning the full length of the room (east-west) supports the floor joists. The beam measures 4-inches wide and projects 9-inches below the ceiling finishes. On each side of the structural member, a nominal 1x board was added to the structural member.

Above the kitchen (F-05), the dining room (F-03), the central hall (F-01) and the parlor (F-02) the remainder of the second floor framing could not be observed due to the presence of ceiling finishes (See Figure 8.2-10). It is assumed that the general framing arrangement mimics that of the original first floor framing with joists spanning east-west between bearing walls and interior timber beams.

Attic & Roof Framing

All interior spaces of the second floor of the main house block have finished ceilings limiting observation of the attic floor framing (See Figure 8.2-11). From above and within the access stairs to the attic, isolated framing members could be observed (See Figure 8.2-12). Based on the limited observations it seems likely that the general framing arrangement mimics that of the floors below with joists spanning east-west between bearing walls and interior timber beams.

The assumed attic framing arrangement is depicted in drawing SSK-04.

The roof framing of the main house is entirely exposed from within the attic space. Two 8-inch square timber posts, approximately aligning with the stair walls below, support a central ridge beam and 5.5-inch wide by 7.5-inch-deep hip beams (Figure 14). Additional approximately 7-inch square beams, frame into the orthogonal faces of the posts. Typical roof rafters span between the ridge beam or hip beams and a 7.5-inch square purlin at the approximate mid-point. The purlins are notched on the top face to allow rafter from both sides to bear. On the north and south faces of the roof the rafters are typically 3-inches wide by 3.5-inches deep and are spaced at approximately 30-inches on center. The rafters on the east and west faces are less uniform with some rafters appearing to be quarter logs.

The roof framing of the additions on the north side of the house are obscured by ceiling finishes, however both roofs are shed roofs and are likely simply framed with rafters spanning north south between the main house wall and the south wall of the additions.

The high roof framing arrangement is depicted in drawing SSK-05.

The roof framing of the carriage house is fully exposed from below. The basic roof framing consists of full 2-inch by 4-inch rafters supported by the north and south exterior walls. A nominal 2x4 tie is lapped with each rafter pair. This tie prevents the bases of the rafters from pushing out, providing thrust resistance to the very lightly framed structure. The south exterior wall of the carriage house is largely open with a wood beam spanning across the opening with support on a mid-span 6-inch square post.

The carriage house roof framing arrangement is depicted in drawing SSK-03.



Figure 8.2-1
Basement general view.



Figure 8.2-2
First Floor Framing.



Figure 8.2-3
Southeast corner of floor
framing with supplemental
dropped beam and post.



Figure 8.2-4
Central beam support at
connecting transverse
beam.



Figure 8.2-5
Sistered framing in central bay.



Figure 8.2-6
Dropped, wood clad steel beams in storeroom ceiling.



Figure 8.2-7
Dropped, wood clad
steel beams at south end
of storeroom.



Figure 8.2-8
North end of high timber
beam.



Figure 8.2-9
Dropped second floor
framing above
apartment/office
addition.



Figure 8.2-10
Dining room finished
ceiling.



Figure 8.2-11
Finished ceiling of
ballroom.



Figure 8.2-12
Attic floor framing.



Figure 8.2-13
Hipped roof framing



Figure 8.2-14
Roof purlin.



Figure 8.2-15
Carriage house roof
framing.

8.3 EXISTING CONDITIONS

MFSE visited the site on April 24, 2024, to observe and document the existing structural conditions. The most commonly observed condition is the presence of wood deterioration from previous insect infestation or water exposure, which results in reductions or complete loss of structural capacity. MFSE's survey was based upon a visual assessment, with limited manual probing. The nature of wood deterioration is often a combination of both external, visually apparent conditions, and internal damage that is not visually apparent. As such, it should be assumed that the wood conditions noted represent only a portion of the total damage to the structure, with internal damage possibly extending beyond the visible external conditions. Our observations are summarized below.

FOUNDATIONS

The foundations generally appeared to be in sound condition with few notable structural conditions.

Failed Post Waterproofing

(See Figure 8.3-1)

Post waterproofing has failed with steel post beyond exposed. Cracking in concrete slab emanates from post embedment in concrete slab. As steel rusts, it expands volumetrically exerting significant stress on the surrounding materials.

Recommendations

Remove cracked concrete to expose column base and baseplate. Remove waterproofing clean and coat steel and reapply new waterproofing.

In conjunction with pouring the basement concrete slab, the existing steel pipe columns were waterproofed to protect the steel from corroding due to prolonged exposure to the concrete. Where the waterproofing has failed, it is likely that the steel post bases have rusted causing the observed cracking in the concrete slab.

Spalled Grout at Base Plate Anchorage

(See Figure 8.3-2)

The baseplate anchorage for the HSS steel columns sits on a 2–3-inch grout pad that is roughly the same plan size as the base plate. At the south middle post along the west side of the building, the anchors are installed close to edge of the plate and have resulted in a spalled section of grout. While no drawings of the early 2000s modifications have been located to confirm, the steel frames appear to be vertical load resisting elements and not lateral frames. If this is indeed the case, the anchors are not resisting large horizontal forces and the capacity of the connection is not substantially reduced as a result of the spall.

Deteriorated Wood Stringer Bearing

(See Figure 8.3-3)

Like the steel columns, the wood stair stringers were in place when the basement concrete slab was installed in 1992. It appears that the concrete slab was poured around the wood stringers in order to maintain the bearing on a reinforced concrete footing below intact. No waterproofing of the wood appears to have been installed and as a result embedded wood has deteriorated.

Recommendations

Locally reinforce stringer bearing by sistering existing member.

FIRST FLOOR FRAMING

In many instances the observed conditions for the first floor framing noted below may have existed prior to 1983 when significant reinforcing was added to the first floor framing. As such the observed deterioration may not pose a structural concern as the general conditions within the basement space have been vastly improved in the past 50 years to reduce water infiltration and create a dry basement. Where previous reinforcing is showing signs of deterioration, or deterioration is present in areas that have not been reinforced to date, recommendations have been provided.

Split in Reinforcements of Original First Floor Framing

(See Figure 8.3-4)

At the area of previously sistered floor framing below the apartment/office (F-07), several of the 2x reinforcements were observed to have cracks or longitudinal splits along the length. The original framing members also have similar structural conditions.

Recommendations

Temporarily shore the original framing members and replace existing, compromised reinforcements with new sisters. Additional analysis of framing is required to size and design reinforcements.

Heavily Deteriorated Sill at Southwest Corner of Main Building

(See Figure 8.3-5)

The original sill above the rear masonry wall is extensively deteriorated at the west end. This sill was called to be replaced in the 1983 repair documents and does not appear to have been modified. Beyond the area of visual deterioration, the sill plate is required to span over the opening to the adjacent crawl space.

Recommendations

Replace sill for extent of deterioration with treated lumber that matches the existing sill plate in size. Temporarily shore the wall studs above as required.

Extensively Checked Low Timber Beam

(See Figure 8.3-6)

The 8x8 low timber beam in the southwest corner has extensive checking through the entire section of the beam, essentially creating two distinct beam sections.

Recommendations

Replace beam in kind or reinforce existing beam to tie the two sections together. Further analysis of existing structure and design of reinforcement required.

Eccentrically Supported Original Timber Beam

(See Figure 8.3-7)

As depicted in the figure, some of the steel posts were observed to not align with the centerline of the beams above. In the example shown in Figure 8.3-7 it appears the post was intentionally installed off center in an attempt to provide direct support to a partial length repair that was added to the west side of the existing beam. The eccentric support could potentially create internal torsional stresses in the beam.

Recommendations

Further analysis of first floor framing is recommended to understand if existing conditions are sufficient to support demand live loads or if reinforcement or reconfiguration is required.

Deteriorated Connections Between Original Beam Sections

(See Figure 8.3-8)

Some of the connections between perpendicular framing members were observed to be compromised due to ongoing deterioration of wood framing.

Recommendations

Further analysis of first floor framing is recommended to understand if existing conditions are sufficient to support demand live loads or if additional reinforcement is required.

Rotated, Low 8x8 Support Beam

(See Figure 8.3-9)

In the northwest corner the low 8x8 support beam added below the existing timber beam is rotating to the west and appears to have visible torsional cracking patterns. This low beam was added to locally reinforce the original beam when the wood columns in the store were still in place. It appeared to have been added both to supplement the capacity of the existing beam due to previous deterioration and to add capacity for the support of the columns in the store above. The columns above have since been removed and the first floor framing is no longer supporting additional load from the second floor, but the dropped beam may still be required due to decreased capacity of the deteriorated original member.

Recommendations

Further analysis of first floor framing is recommended to understand if existing conditions are sufficient to support demand live loads or if reinforcement or reconfiguration is required.

Deteriorated Trimmer of Northwest Chimney

(See Figure 8.3-10)

Loss of section at east end of trimmer reduces connection capacity in current configuration.

Recommendations

Replace existing trimmer in kind or reinforce as required to sufficiently support demand loads. Temporarily shore existing framing as required for repairs. Further analysis of first floor framing is required for connection design.

Notched Bearing End Supported on Masonry Pilaster

(See Figure 8.3-11)

Typically, the low 8x8 beams are supported entirely on steel pipe columns, one exception is at the northwest corner where the dropped beam extends to the north wall and bears on a CMU and brick pedestal atop the stone masonry wall. The beam was notched at the bearing end reducing the capacity of the beam. The beam appears sufficient as is with no structural cracking observed to indicated over stress.

Deterioration of Original Timbers

(See Figure 8.3-12)

At several locations throughout the first floor framing the original timber beams were observed to have significant portions of deterioration due to previous insect infestations along their spans. The main timber beams have all been reinforced with the addition of shoring posts and loads have been reduced with the addition of the dropped intermediate beams. In their

current condition the beams appear to be structurally sufficient. However, if any modifications were to be made to the framing, an in-depth analysis would be required to determine structural capacity.

Isolated Cracked Joists

(See Figure 8.3-13)

In the eastern bay of the first floor framing an isolated location was observed where the joist had fully cracked and was not previously reinforced. This location does align with a notable bouncy area of the floor above.

Recommendations

Temporarily shore existing broken joist until permanent repairs can be installed.

Deteriorated Bearing Ends of Original Timbers

(See Figures 8.3-14 & 8.3-15)

Many of the original longitudinal beams spanning in the north-south direction were modified such that bearing ends of the beams were supported on steel pipe columns and the timber was cut back from the face of the masonry. This was likely done in response to heavily deteriorated bearing ends at areas where the timber sills were replaced. Some areas were partially spliced in attempt to maintain some bearing on the masonry foundations walls but in other locations there is no connection between the timber beams and the foundation walls. While adding the steel pipe columns is assumed to be sufficient to support the vertical gravity loads of the structure this retrofit did not replace the lateral tie previously provided by the embedded timbers. As the typical framing spans east-west, the north and south walls rely on the longitudinal beams to brace the walls against lateral soil bearing pressure.

Recommendations

While no cracking was observed in the masonry foundation walls that would indicate excessive lateral movement, it is recommended that a lateral tie between the beams and the foundation walls be reestablished. Further analysis is required for connection design.

SECOND FLOOR FRAMING

Typically, the conditioned spaces of the first and second floor appeared to be in structurally sound condition. As previously noted, the second and attic floor framing are typically covered by ceiling finishes but cracking in the finishes was generally observed to be minimal indicating the floors are not excessively deflecting or overstressed.

Diagonal Cracking in Wall Finishes Above Door into Dining Room

(See Figure 8.3-16)

It is assumed that the corridor walls are structural load bearing elements supporting both the attic and second floor framing. Above the door opening into the dining room (F-03) diagonal cracks have formed emanating from the top of the door jamb. This cracking is likely caused by either deflection of the door header or deflection of the timber beams below supporting the bearing wall. The cracking does not appear to be active as no cracks have formed in the areas of previous patching.

Cracking in North Wall of Parlor

(See Figure 8.3-17)

The observed cracking in the parlor (F-02) does not appear to be structural in nature as it does not align with known structural elements and there is no corresponding cracking visible at the exterior. It is possible that the cracking in the plaster finishes is due to previous water exposure. Where water has infiltrated walls and damaged finishes it is possible that the wood framing beyond has deteriorated as a result of prolonged exposure.

Recommendations

Monitor cracking for continued movement.

Existing Ballroom (S-09) Framing

(See Figure 8.3-18)

It appears that the existing dropped steel beams supporting the ballroom floor are sufficient. However, if the appearance of the wood clad steel beams is not considered appropriate for the space and not visually acceptable, it may be feasible to return to the previous structural configuration. Additional structural analysis would be required including a full load take down of the building dead and live loads, existing member capacity of the first and second floor framing and analysis and design of any new required structure.

ATTIC FLOOR FRAMING

Cracked Plaster Finishes at Underside of Attic Access Stair

(See Figure 8.3-19)

Cracking in the finishes below the attic access stair was observed both in the closet under the stair and in the wall aligning with the south edge of the stair. This cracking is minimal and does not appear to be indicative of structural deficiencies.

Additional areas of cracking in finishes of second floor framing were observed and are documented in SSK-04. These areas of cracking are minimal and do not appear to be structural in nature.

ROOF FRAMING

Large Checks in Roof Framing

(See Figure 8.3-20)

Generally, the roof framing appeared to be in sound condition. Isolated locations of previous repairs were observed on the north side. On the south side, near the southeast corner, the timber roof purlin was observed to have substantial checking. Checking happens naturally over time as timbers shrink due to drying and are not typically indicative of structural deficiencies. However, the splitting of the wood can result in reduced structural capacity depending on the extent and locations of the checks.

Recommendations

As the observed check is located at the end of the purlin, the end connection should be analyzed and reinforced as necessary to properly transfer roof loads to primary framing members.

EXTERIOR

Rubble Stone Masonry Retaining Wall

(See Figure 8.3-21)

Approximately in line with the adjacent building foundation walls a rubble stone wall retains the soil of the patio off the south entrance. While voids between stones in the upper half of the wall were observed there is no indication that the wall is unstable; no lateral displacement was observed or cracking of the stones.

Cracking in Brick Masonry of East Wall

(See Figure 8.3-22)

Below the window in the parlor (F-02) notable, through brick cracking was observed at the exterior. Additional hairline cracking was observed between the lintel of the first-floor window and the sill of the second-floor window. The cracking is isolated, with little to no lateral displacement of the brick. Given the cracking pattern and relative isolation, it does not appear to be the result of global structural deficiencies or significant movement like settlement. It is possible the cracking is due to thermal movement resulting from localized weakness in the wall, where inner wythes of brick were eliminated to create wall chases for radiators and associated piping.

Recommendations

Repoint areas surrounding cracks and replace broken bricks with new to match existing in appearance. Install stainless steel, horizontal joint reinforcements spaced 16-inches on center vertically for extents of cracking that extend 18-inches beyond window openings, each side. Repointing and setting of reinforcing should be done using an appropriately soft mortar that can absorb incremental thermal movement to minimize the possibility of thermal cracking in adjacent areas.

Hairline Cracking in West Wall

(See Figure 8.3-23)

Mirrored from the east side of the building, a similar cracking pattern was observed in the brick masonry wall at the west side.

Recommendations

Repair cracking similar to east wall.



Figure 8.3-1
Failed post waterproofing.



Figure 8.3-2
Spalled grout at HSS post anchorage.



Figure 8.3-3
Deteriorated stringer
bearing.



Figure 8.3-4
Fill length split in sister.



Figure 8.3-5
Deterioration at sill
southwest corner.



Figure 8.3-6
Through section check at
low beam.



Figure 8.3-7
Eccentrically supported
beam.



Figure 8.3-8
Wood deterioration at
header to trimmer
connection.



Figure 8.3-9
Rotated low support
beam with torsional
cracking.



Figure 8.3-10
Deteriorated trimmer east
end connection.



Figure 8.3-11
Low beam notched
bearing.



Figure 8.3-12
Deteriorated original timber
beam.



Figure 8.3-13
Cracked joist below
parlor.



Figure 8.3-14
Void at previous beam
bearing along south wall.



Figure 8.3-15
Previous splice at north
bearing of west central
beam.



Figure 8.3-16
Diagonal cracking above
opening to dining room.



Figure 8.3-17
Cracking in north wall of
parlor.



Figure 8.3-18
Ballroom floor framing.



Figure 8.3-19
Cracking in ceiling under
stair to attic.



Figure 8.3-20
Large checks in roof purlin,
southeast corner.



Figure 8.3-21
Rubble stone masonry
retaining wall at south
entry.



Figure 8.3-22
Masonry cracking in east
wall.

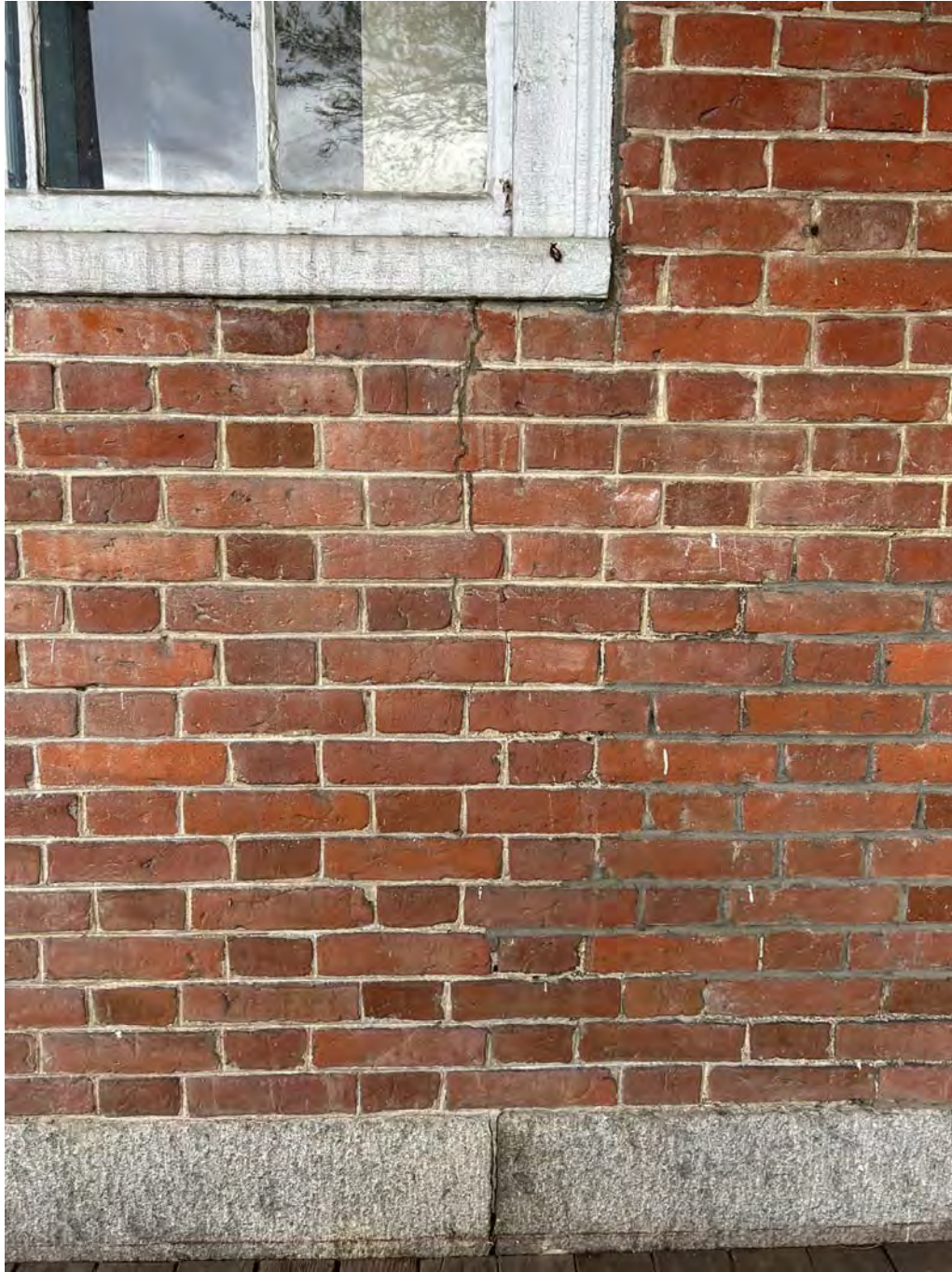


Figure 8.3-23
Cracked in west masonry
wall.

9.0 MEP:

EXISTING CONDITIONS, ASSESSMENT & RECOMMENDATIONS

OLA Consulting Engineers was contracted by Architectural Preservation Studio, DPC, on behalf of the Town of Sudbury Historical Commission, to perform an assessment of the existing Mechanical, Electrical, and Plumbing conditions at the address above, document any issues with these systems, and provide recommendations on how the systems can be improved as part of the preservation and restoration process.

The wood-framed, 3,800 square foot federal style Hosmer House is believed to have been constructed in 1793 and long served as a residence, general store, and post office. In 1975, the town of Sudbury constructed a Heritage Park on the property in commemoration of the nation's bicentennial, which includes a brick terrace, planting beds, paths, a pond, benches, a September 11th memorial, among other facilities.

Below is a summary of the existing Mechanical, Electrical, and Plumbing conditions for the systems serving the building and recommendations for improvements that can be made.

9.1 HVAC REVIEW: HEATING

The hot water heating for the building is provided by a Weil-McLain 491 MBH, 3.4 GPH fuel oil hot water boiler in the basement B-01 level that feeds several fin tube radiators throughout the building. The radiator elements appeared to be in good working condition, however multiple portions of the enclosures were observed to be broken or corroded and should be replaced (See Figure 9.1-1). Replacement of the radiator enclosures would range between \$85 and \$125 per linear foot.

The boiler was manufactured in 1999, is 25 years old, and appears to be in good working condition based on our inspection, so it is not of immediate concern. Additionally, older boilers can last much longer than newer equipment these days which led to the priority level 3 designation. It should be considered for replacement due to its age, energy efficiency, etc., but it is not a liability to the living conditions of the house at this current time. (See Figure 9.1-2). The boiler was observed to be tagged with an expired Certificate of Inspection from the Commonwealth of Massachusetts Department of Fire Services. The certificate was observed to expire March of 2023. A lapse in inspection certification typically results in fines though depending on the local authority, could result in a temporary shutdown of the active boiler until the situation is resolved. It is unclear if the boiler has since been inspected since the April survey, but immediate action from the Owner should be taken to ensure the boiler is up to code with any and all required inspections. The boiler is equipped with a Carlin 2.5-5.5 GPH fuel oil burner.

The boiler hydronic heating system is served by five (5) Taco 1/8 HP circulator pumps controlled by a Taco 6 zone switching relay (See Figure 9.1-3). The five (5) circulator pumps are tied to five (5) Bell & Gossett flow control valves on the hot water supply piping. The system is additionally equipped with an Amtrol 14-gallon, 100 PSIG max working pressure expansion tank manufactured in 2017 which appeared to be in good working condition. Makeup water for the heating system is equipped with an appropriate 1/2" backflow preventer manufactured by Watts. The boiler is exhausted via an 8" flue routed to a masonry chimney that exhausts above the roof level. The average life expectancy of a hot water boiler can range from 20 to 30 years depending on use and maintenance. The existing boiler should remain in good working condition for another 5 to 15 years with proper maintenance. A direct replacement of the fuel oil boiler including demolition of the existing fuel oil hot water boiler and components would range between \$56,700 and \$71,000.

The hot water boiler runs on #2 fuel oil and is fed by a UL listed, 12 gauge, approximately 330-gallon fuel oil tank manufactured by Vaughn in September of 2000. The tank is filled via 1¼" piping that routes to the exterior of the building. There is currently no means of protecting against overflow spillage. The average life expectancy of a fuel oil tank is 20 years depending on use and maintenance. Replacement of the fuel oil tank including demolition of the existing tank would range between \$11,000 and \$13,800.

All observable hot water heating piping within the cellar was not insulated (See Figure 9.1-4). In accordance with the 2020 Massachusetts State Energy Conservation Code, all system piping capable of carrying fluids greater than 105 degrees Fahrenheit shall be insulated. Installation of insulation on all hot water heating piping throughout the building would range between \$6,000 and \$7,600.

At the end of the useful life of the hot water boiler, OLA recommends replacing the existing fuel oil boiler plant with a newer, more energy efficient boiler. The proposed replacement would be one (1) Weil McLain Evergreen Model EVG 399 gas-fired condensing boiler. Condensing boilers provide higher efficiencies than conventional boilers by condensing water vapor from the exhaust gasses and recovering latent heat which would have been wasted otherwise. The EVG 399 condensing boiler has a maximum efficiency of 96.5% as compared to 83.2% efficiency for the existing boiler. The footprint of the proposed boiler is significantly smaller than the existing boiler as it can be mounted on a wall.

The existing 8" boiler flue in the basement B-01 would be removed. The proposed new boiler is direct vent, meaning it would have a 4" boiler flue and air intake. The flue would be connected to the existing flue penetration at the masonry shaft. The 4" air intake would be routed through the adjacent wall to the outside.

The existing fuel oil tank would be decommissioned and removed in accordance with Massachusetts State Department of Environmental Conservation regulations. An installation of a gas service would be required to install the condensing boilers. Refer to Section 9.6 Plumbing Review: Gas of this Memorandum for additional information on the required upgrades.

The boiler would be piped to two (2) hot water pumps configured in primary-standby mode so that one pump operates to provide heating. The second pump would turn on only if the first pump fails. A programmed schedule will alternate the operation of the pumps so that the pumps are used evenly. We anticipate reusing the existing hot water distribution piping. The piping in B-01 would be modified to tie in the new boilers. All new and modified piping within the basement level would be insulated in accordance with the 2020 Massachusetts State Energy Conservation Code. A controls system to monitor the boiler operation, hot water temperatures, and pump functionality would be provided.

The cost for the boiler replacement including demolition of the existing boilers, fuel oil tank, and the installation of the new boiler, air separator, pumps, and associated piping connections would range between \$57,500 and \$72,000.



Figure 9.1-1
Typical Fin Tube
Radiator.



Figure 9.1-2
Boiler System and Fuel
Oil Storage Tank
Located within
Basement B-01.



Figure 9.1-3
Hot Water Heating
System Recirculation
Pumps and Switching
Relay.



Figure 9.1-4
Hot Water Heating
System Control
Valves.

9.2 HVAC REVIEW: AIR SYSTEMS

The house is served by two (2) ducted split system air conditioning units with condensing units located along the back exterior of the house (See Figure 9.2-1). The first floor is served by a 3-ton Carrier condensing unit piped to a ducted fan coil unit located within the basement B-01 (See Figure 9.2-2). The second floor is served by a 4-ton Carrier condensing unit piped to a ducted fan coil unit located within the attic A-01 (See Figure 9.2-3). The split system units were manufactured in 2010 and are 14 years old. The active split system units are satisfactory for this application and were found to be in good working condition but should be considered for replacement due to their age.

The average life expectancy of a split system air conditioning unit is approximately 15 years depending on use and maintenance. Replacement of the indoor and outdoor units including demolition of the existing units would range between \$20,800 and \$26,000.

The fan coil units were observed to be mounted on cinderblocks with no vibration isolation incorporated. Vibration isolation is a commonly used technique for reducing or suppressing unwanted vibrations in structures and machines to prevent vibration and noise. OLA recommends that proper support including vibration isolation be installed to support the indoor fan coil units. Installation of these supports would range between \$3,600 and \$4,600.

The split system refrigerant suction lines were observed to be fully insulated. OLA notes that the liquid refrigerant lines were not observed to be insulated which is common in residential applications, however per the 2020 Massachusetts Energy Code, all piping systems capable of carrying fluids below 55 degrees Fahrenheit or above 105 degrees Fahrenheit are to be insulated to a value of R-3. Carrier condensing units are capable of achieving liquid temperatures in excess of 125 degrees Fahrenheit and should be insulated. Installation of insulation on the liquid refrigerant lines would range between \$1,000 and \$1,300 per system.

The entirety of the supply air ductwork for both fan coil units was observed to be fully insulated. The return ductwork for the first-floor system was observed to only be partially insulated (See Figure 9.2-4). In accordance with the 2020 Massachusetts Energy Code, all ducts located outside the building thermal envelope shall be insulated. Installation of insulation on the portions of uninsulated return ductwork would range between \$675 and \$850.

The first-floor ductwork system feeds several floor registers throughout the first floor while the second-floor ductwork system feeds several ceiling diffusers and return registers. The second-floor return register was observed to be located within room S-06. Outside air is provided to the house via natural ventilation. This is acceptable per the 2015 Massachusetts Residential Code due to the total quantity and size of openings available to the outdoors and is common for residential applications.

Condensate for the first-floor unit is removed via a Little Giant condensate pump. The second-floor unit drains condensate by gravity. Both active applications are satisfactory for their respective systems.

The split system air conditioning units are controlled by thermostats located within the first-floor in room F-08 and within the second-floor in room S-09. The thermostats are manufactured by Pro1 and Honeywell respectively.

OLA notes that there is an additional 9,000 MBH Carrier split system condensing unit located within the carriage house that was manufactured in 2010 and is 14 years old (See Figure 9.2-5). The Town of Sudbury Historical Commission noted that this unit was originally installed to feed a ductless wall-mounted split system unit located within the second floor, southern addition in room S-04. Due to a lack of maintenance, the unit was discovered to contain mold and was subsequently removed. OLA observed the indoor split system unit sitting on top of the first-floor fan coil unit within the basement B-01.

The condensing unit was observed to be poorly supported by three planks of wood stretching across wooden beams without vibration isolation. OLA recommends that if the indoor split system unit is reinstalled, proper support including vibration isolation should be installed to support the condensing unit. Installation of these supports would range between \$1,800 and \$2,300.

The average life expectancy of a split system air conditioning unit is approximately 15 years depending on use and maintenance. Replacement of the indoor and outdoor units including demolition of the existing units would range between \$7,200 and \$9,100 (Note, these values include associated electrical upgrades including but not limited to: disconnecting means, equipment feeders and conduit).

While the 9,000 MBH unit noted above is disconnected, there is currently no means of providing air conditioning within the first-floor in room F-05, nor in the southern mirrored addition portions of the house, F-07, S-04, S-05, S-07 or S-08. The Town of Sudbury Historical Commission has expressed a desire to provide conditioning to these areas, specifically room S-04 which was previously served by the 9,000 MBH unit to preserve the artwork of Florence Hosmer. OLA recommends that the 9,000 MBH unit be removed, and a 3-ton variable refrigerant flow (VRF) system be installed to provide cooling to these areas. 1-ton, ductless wall-mounted units would be installed within rooms F-05, F-07, S-04, and S-08 to provide cooling while minimizing the impact to the existing structure and aesthetic. Installation of the VRF system would range between \$14,500 and \$18,200.

OLA would additionally recommend the installation of a dedicated dehumidification unit within the second-floor in room S-04 to ensure a properly maintained environment for the preservation Florence Hosmer's artwork (See Figure 9.2-6). Installation of a dehumidification unit would range between \$4,300 and \$5,400.

There is currently no means of providing air conditioning within the basement (B-01) except for a free-standing GE dehumidifier to reduce moisture (See Figure 9.2-7). Water drains from the unit into an adjacent sump pump pit. Based on the current cellar usage, this is a satisfactory system and was observed to be in good working condition.

There is currently no means of exhausting air from the three (3) bathrooms throughout the house, rooms F-06, S-06, or S-07. OLA recommends that a ceiling mounted toilet exhaust fan be installed within each of the three (3) bathrooms and ducted directly through the adjacent wall to the perimeter. The toilet exhaust ductwork would be terminated with a louver and backdraft damper. Installation of the three (3) toilet exhaust fans would range between \$3,500 and \$4,250.

The attic (A-01) is ventilated by a wind-driven turbine exhaust ventilator. Based on the current usage of the attic, this is a satisfactory system and was observed to be in good working condition.

HVAC Review		
Repair/Replacement Item	Priority Level ¹	Total Cost
Replacement of the Radiator Enclosures	2	\$85 to \$125 per Linear Foot
Insulation of Hot Water Heating Piping	1	\$6,000 to \$7,600
Installation of Condensing Boiler and Components	2	\$57,500 to \$72,000
Replacement of First and Second Floor Split System Air Conditioners	2	\$20,800 to \$26,000
Installation of Vibration Isolation for First and Second Floor Fan Coil Units	1	\$3,600 to \$4,600
Installation of Insulation of Liquid Refrigerant Lines	1	\$1,000 to \$1,300 per Unit
		\$2,000 to \$2,300 Total
Installation of Insulation on First Floor Fan Coil Unit Return Ductwork	1	\$675 to \$850
Installation of Vibration Isolation for Second Floor Art Storage Room Condensing Unit	1	\$1,800 to \$2,300
Replacement of Second Floor Art Storage Room Split System Air Conditioner	2	\$7,200 to \$9,100
Installation of VRF System to Serve Kitchen and Southern Mirrored Addition Portions of the House	2	\$14,500 to \$18,200
Installation of Humidification Unit to Serve Second Floor Art Storage Room	2	\$4,300 to \$5,400
Installation of Three (3) Toilet Exhaust Fans	1	\$3,500 to \$4,250
1. Priority Levels: a. 1 = Immediate repair/replacement recommended. b. 2 = Repair/replacement recommended in 0-5 years. c. 3 = Repair/replacement recommended in 5+ years.		



Figure 9.2-1
First Floor (Right)
and Second Floor (Left)
Outdoor
Condensing Units.



Figure 9.2-2
First Floor Ducted
Fan Coil Unit
Located within
Basement (B-01).



Figure 9.2-3
Second Floor Ducted
Fan Coil Unit
Located within the
Attic (A-01).



Figure 9.2-4
Insulated Refrigerant
Suction Line (Left) and
Uninsulated Refrigerant
Liquid Line (Right).



Figure 9.2-5
Disconnected 9,000
MBH Split System
Condensing Unit
Located within
Carriage House.



Figure 9.2-6
Second Floor Art
Storage Room (S-04).



Figure 9.2-7
Basement (B-01)
Dehumidifier tied to
Sump Pump Pit.

9.3 PLUMBING REVIEW: DOMESTIC WATER

The building is served by a ¾" domestic water service entering the building through the basement (B-01) level (See Figure 9.3-1). The domestic service passes through a ¾" water meter manufactured by Neptune and a pressure regulator manufactured by Watts. There is currently no backflow preventer on the incoming domestic water service. The 248 CMR: Board of State Examiners of Plumbers and Gas Fitters Section 10: Uniform State Plumbing Code requires that all water supply outlets for plumbing fixtures and other dischargers be protected from backsiphonage by a fixed air gap or a required backflow preventer. This backflow preventer device can be an atmospheric vacuum breaker at each fixture without an air gap or a main backflow prevention device on the water service main. OLA recommends the installation of a backflow preventer to ensure backsiphonage is not experienced regardless of fixture air gap or individual backflow prevention device. The installation of a backflow preventer on the water service would range between \$750 and \$900.

Based on the number of fixtures in the building, the water service should be 1" as per the domestic water fixture unit method as outlined in the 248 CMR: Board of State Examiners of Plumbers and Gas Fitters Section 10: Uniform State Plumbing Code. OLA recommends replacing the existing service with a 1" domestic service. This new service would include a new 1" backflow preventer and water meter. We anticipate reusing the existing hot and cold water distribution piping. All new and modified piping within the basement (B-01) would be insulated in accordance with the 2020 Massachusetts State Energy Conservation Code. OLA notes that only one (1) of the three (3) bathrooms is actively used. If the Town of Sudbury Historical Commission intends to keep this bathroom (room F-06) as the only active bathroom, this work will not be required to be performed.

Majority observable domestic water piping throughout the building was uninsulated copper but appears to be in good condition. There were minor sections of piping within the kitchen (room F-05) and first floor bathroom (room F-06) that were observed to be insulated. Per the 2020 Massachusetts Energy Code, piping ¾" and larger in nominal diameter are to be fully insulated. Installation of insulation on the domestic water piping would range between \$8,000 and \$10,100.

The building is served by a Kenmore 3,800 Watt electric domestic hot water heater (See Figure 9.3-2). The hot water heater has a rated storage capacity of 30 gallons, was manufactured in 1991, and is 33 years old. The average life expectancy of a hot water heater is approximately 12-15 years depending on use and maintenance. The water heater and all associated piping appeared to be in good working condition but should be considered for replacement due to its age. Replacement of the electric hot water heater would range between \$3,000 and \$3,800.

Currently there are no means of recirculating the domestic hot water. OLA recommends the addition of a hot water recirculation system to increase the efficiency of the domestic hot water service by reducing the usage and increasing the life expectancy of the existing hot water heater. Hot water recirculation piping would be routed throughout the basement (B-01) to provide direct connections to room F-05 equipment. Connections to the individual fixtures can be made on each floor requiring an individual hot water recirculation riser at each of the three plumbing riser locations, walls on each floor to be opened, and painting and patching to restore the walls to their preconstruction state. This would provide greater energy efficiency as the hot water from the end of the branch lines at each floor would be recycled to maintain heat. The hot water would recirculate from the fixtures and risers back to the existing hot water heater using a 1/6 HP recirculation pump.

The cost for the domestic water service replacement including demolition of the existing ¾" service and the installation of the new 1" service, backflow preventer, and water meter would range between \$60,800 and \$76,000. The addition of a recirculation pump, and associated piping to the new system would range between \$16,600 and \$19,500 (Note, these values include associated electrical upgrades including but not limited to: disconnecting means, equipment feeders and conduit).



Figure 9.3-1
Domestic Water
Service.



Figure 9.3-2
Electric Domestic
Hot Water Heater.

9.4 PLUMBING REVIEW: SANITARY

Sanitary waste services are provided through vertical waste stacks. The vertical stacks consolidate in the basement (B-01) before routing to the building septic system. Observed waste piping within B-01 was cast iron. Observed waste piping from the Plumbing fixtures was observed to be PVC. OLA was not informed of any issues with the building sanitary waste systems. The exposed sanitary waste piping in B-01 was observed to be in good condition.

A SuperSump sump pump and pit is installed within B-01 to dispose of water from the dehumidification unit. Water is pumped from the pit to the exterior of the building via a 3" PVC pipe equipped with a Water Watch flood alert system to ensure proper function. The sump pump system is satisfactory for this application and was observed to be in good working condition.

9.5 PLUMBING REVIEW: STORM

Storm water services are provided through gutters and exterior vertical leaders. These leaders drain into the yard and onto the sidewalk. Within the basement (B-01), French drains were observed to alleviate water from seeping into the building from the surrounding structure.

9.6 PLUMBING REVIEW: GAS

There is currently no gas service provided to the building. Per Section 9.1 of this report, if the existing fuel oil boiler plant were to be replaced with a newer, more energy efficient boiler, the proposed replacement would require the installation of a 1" new gas service in accordance with the 248 CMR: Board of State Examiners of Plumbers and Gas Fitters Section 4: Massachusetts Fuel Gas Code. Installation of the new gas service including the gas meter, piping, and specialties would range between \$59,400 and \$74,200.

Plumbing Review		
Repair/Replacement Item	Priority Level ¹	Total Cost
Installation of 3/4" Backflow Prevention Device on Existing Service	1	\$750 to \$900
Installation of Pipe Insulation	1	\$8,000 to \$10,100
Replacement of the Electric Hot Water Heater	1	\$3,000 to \$3,800
Installation of a 1" Water Service including Backflow Prevention and Water Meter	1	\$60,800 to \$76,000
Installation of a Hot Water Recirculation System	1	\$16,600 to \$19,500
Installation of a 1" Gas Service to Serve Condensing Boiler	2	\$59,400 to \$74,200
2. Priority Levels: d. 1 = Immediate repair/replacement recommended. e. 2 = Repair/replacement recommended in 0-5 years. f. 3 = Repair/replacement recommended in 5+ years.		

9.7 ELECTRICAL SYSTEMS REVIEW: UTILITY SERVICE

The building is served by two incoming underground electrical services. The first incoming underground electrical service is 100 Amperes (A), single-phase 240/120 Volt (V) and enters the building via an endbox and utility meter located on the exterior southwest corner (See Figure 9.7-1). From the endbox, there is a 1" conduit that feeds a 100A, single-phase 120/240(V), 20-position electrical panel with a 100A main circuit breaker located in the south of the basement (B-01) near to the exterior cellar doors. The panel is in poor condition, showing signs of rust. The exact age of the panel could not be determined from visual inspection alone, but it is assumed to be at least 20 years old based on the as-built drawings provided to OLA. Considering the rough condition of the panel and its age OLA recommends replacing the panel.

The second incoming underground electrical service is 200A, single-phase 240/120V and enters the building in the same southwest corner of the building. However, the associated utility meter is in a free-standing enclosure structure standing next to the utility transformers (See Figure 9.7-2). The incoming conduit, whose size could not be determined, feeds a 200A, single-phase 120/240V, 40-position electrical panel located in the south of the basement with a 30-position feed-through panel rated for 200A located next to it. Both panels are newer, less than 10 years old, and in good working condition.

Per the HVAC & Plumbing recommendations made in Sections above, no upgrade to the incoming electrical utility service or electrical distribution equipment would be required. The costs for the electrical portion of said upgrades are included in their respective sections above and include replacement circuit breakers at the existing 200A panel and new conduit and wiring from panel to equipment. The cost of replacing the existing 100A, single-phase 240/120V panelboard only would range from \$2,500 to \$5,000.



Figure 9.7-1
100A, 120/240V,
single phase panel
with rust damage.



Figure 9.7-2
Newer 200A,
120/240V, single
phase panels.

9.8 ELECTRICAL SYSTEMS REVIEW: POWER & LIGHTING

A concern with homes built before 1930 is the presence of knob-and-tube (K&T) wiring and cloth insulated conductors. However, during the survey we did not find any of the existing electrical systems to be using K&T conductors though some traces of an older, albeit abandoned, wiring system are still visible in the basement (B-01). The existing wiring of the electrical system uses electric metallic tubing (EMT) conduit, metal-clad (MC) conduit or Romex cable appropriate to a modern electrical installation.

General use receptacles are located throughout the house and are in good condition. Where they are located within 6 feet of a sink, they were noted to have ground fault current interruption capability (See Figure 9.8-1).

Lighting fixtures throughout the building are electric pendant lights, chandeliers, or wall-mounted sconces. Some rooms have surface mounted linear fluorescent fixtures installed to provide additional lighting. It was noted during the survey that rooms F-02 and S-08 do not have any electric lighting at all. OLA recommends that these spaces be provided with electric lighting fixtures for use by the occupants.

The cost of providing additional fixtures (to be selected by Client) including electrical wiring, conduit, and all associated appurtenances, would range from \$3,000 to \$9,000, depending on the type of lighting fixture selected.

Lighting controls are outdated in most of the spaces of the building (See Figure 9.8-2). OLA recommends that all existing lighting controls that have not already been upgraded be demolished and replaced with new devices.

Exit signs and emergency lighting were observed to be present throughout the building (See Figure 9.8-3).

The cost of replacing the existing lighting controls, including all associated appurtenances, would range between \$1,500 to \$3,000.



Figure 9.8-1
GFCI receptacle
located in the
upstairs bathroom.



Figure 9.8-2
Outdated lighting
controls.



Figure 9.8-3
Existing exit signs
and emergency
lighting.

9.9 ELECTRICAL SYSTEMS REVIEW: FIRE ALARM & FIRE PROTECTION SYSTEM

The building is equipped with a digital fire alarm (FA) control panel manufactured by Silent Knight (See Figure 9.9-1). The presence of a radio box indicates that the system can signal out to the local fire department in a fire event. Also installed in the building is a very early warning smoke detection system, manufactured by VESDA (See Figure 9.9-2). The sensor piping for this system is located throughout the basement (B-01) and the attic (A-01). All this equipment is newer and likely installed at the same time as the newer electrical panels found in the basement.

There are smoke alarms and FA strobes present on the ceilings in both the first and second floor corridors (room F-01 & S-01) and room F-05. These smoke alarms are independent devices and not connected to the FA control panel in the basement (B-01). A wall mounted FA strobe is present in the first-floor corridor (F-01) as well.

The smoke alarms, while functional, are outdated, OLA recommends that all existing smoke alarms be replaced with new devices. All new devices can be either powered from the 200A panel or battery-operated and should have 10-year warranties. Smoke alarms will need to be placed at the stairs landing on each floor, and in the basement. In addition, per the recommended upgrade to the gas-condensing boiler in Section 2.4, carbon monoxide alarms will be required in the basement as well as at each stair landing. The cost for replacement of all smoke alarms and new carbon monoxide alarms, including electrical wiring, conduit, and all associated appurtenances, would range between \$4,000 to \$8,000.

Electrical Review		
Repair/Replacement Item	Priority Level ¹	Total Cost
Replacing 100A Panelboard	1	\$2500 to \$5000
New Lighting Fixtures	2	\$3000 to \$9000
Replacing Lighting Controls	2	\$1500 to \$3000
Replacing Smoke Alarms and New Carbon Monoxide Alarms	1	\$4000 to \$8000
<p>3. Priority Levels:</p> <ul style="list-style-type: none"> g. 1 = Immediate repair/replacement recommended. h. 2 = Repair/replacement recommended in 0-5 years. i. 3 = Repair/replacement recommended in 5+ years. 		



Figure 9.9-1
Silent Knight Fire
Alarm Control
Panel.



Figure 9.9-2
VESDA early
warning smoke
detection system.

10. PHASING & PRELIMINARY COST ESTIMATES

In addition to the above-listed recommendations, APS emphasizes the importance of developing a cyclical maintenance plan for the house and grounds. It is imperative that historic buildings be properly maintained to assure their longevity. As with any structure, historic building materials are under constant exposure to environmental elements, which threaten to compromise and deteriorate the structure. An established inspection schedule for each building material and element that notes deficiencies is imperative in maintaining a historic building and preventing long-term damage and larger, more costly repairs. These inspections should be followed by timely, appropriate repairs or stabilization and documented to establish a record of maintenance, repairs, and large-scale replacements. Proper repairs by staff knowledgeable in historic materials and systems are important, as is the knowledge of when repairs are beyond staff's abilities.

10.1 PHASING

The analysis and recommendations outlined in Section 4, 7, 8 & 9, have been prioritized and organized into appropriate phases. The ultimate phasing of work items will be dependent upon many factors including any potential fundraising, actual construction costs, schedule, season, etc.

In general, the work should be phased over the next five years with the most urgent repairs being performed immediately.

- **IMMEDIATE REPAIRS (P1):** Immediate repairs should typically be recommended as follows:
 - **Unsafe Conditions:** Where unsafe conditions were identified during the visual inspection, such as replacing broken glass panes.
 - **Advanced Deterioration or Missing Elements:** Where advanced deterioration or missing elements could lead to further damage or water infiltration, such as roof replacement, associated drainage system (gutters and downspouts), and deteriorated wood elements (fascia, deck).
 - **Active Leaks:** To address or mitigate active leaks.
 - **Temporary Shoring:** Where temporary shoring of an existing framing member or structure is required until further analysis can determine appropriate repairs and reinforcements, such as basement wood frame shoring.
 - **Minor Work with Significant Improvement:** When the work is minor, does not require qualified trades, but provides significant improvement, such as insulating hot water heating pipes.
- **REPAIRS FOR 1 TO 3 YEARS (P2-A):** The proposed work should be phased over the next three years to address all conditions requiring repair or maintenance, thereby preventing further deterioration. Exterior work, such as siding repairs and window restoration, should be completed within this timeline. While the windows are in relatively fair condition, their restoration will require the installation of pipe scaffolding. To minimize costs and inconvenience, all exterior repairs should be completed concurrently to avoid multiple scaffold installations.
- **REPAIRS FOR 4 TO 5 YEARS (P2-B):** After the exterior repairs are completed, interior work - including potential renovations to accommodate new uses - should be undertaken. Alternatively, depending on available funding, all interior work could be prioritized as the next phase and classified as Priority Level P3.
- **REPAIRS FOR 5+ YEARS (P3):** These repairs include all the work associated to landscaping, and MEP long term improvements, such as upgrading to gas service. These repairs include conditions that do not require repair or maintenance to sustain the structural integrity of the exterior of the building.

10.2 ADDITIONAL INVESTIGATION/ANALYSIS/ETC

The following additional investigations/analysis should be performed in preparation for construction projects:

- **Decorative Finishes Analysis:** Undertake a study of decorative finishes, including fabrics and wallpapers, to better understand their historical context and materials.
- **Paint Analysis:** Conduct an exterior and interior paint analysis to determine historic paint finishes.
- **Mortar Analysis:** Analyze the mortar to determine the composition and formula of binders and sand, ensuring an exact match in type, compressive strength, and color.
- **Infrared Thermography:** Perform infrared thermography, a non-contact and non-destructive testing method, to detect and document thermal patterns and associated temperatures across surfaces. This will help reveal anomalies in the exterior envelope, such as the cause of a leak.
- **Hazardous Material Testing:** Conduct testing for asbestos-containing materials and lead-based paint.
- **Disaster Response Plan:** Develop and implement a disaster response plan that accounts for potential emergencies (e.g., weather, medical, construction, fire). Assign specific tasks to team members and include a list of external vendors who can assist the Town of Sudbury. Maintain off-site copies of critical documents, such as insurance policies and a list of collections.
- **Cyclical Maintenance Plan:** Develop and implement a cyclical maintenance plan.
- **Crack Monitoring:** Monitor cracking in the north wall of the parlor and the brick masonry of the east wall.
- **Structural Analysis:** Conduct additional analysis of wood framing members and the existing structure as recommended in the structural report.
- **Measured Background Drawings:** Create detailed background drawings, including exterior and interior elevations, to support precise construction documents and interior space programming. This phase will also help identify and record all deficiencies accurately.
- **Conceptual Design Schemes:** Develop initial conceptual schemes for interior work, ADA compliance, and site improvements.
- **Construction Documents:** Prepare architectural, engineering, and landscaping specifications, including a comprehensive project manual (technical specifications, general conditions, bid forms, etc.), and drawings (e.g., background drawings, plans, details, and alternatives as needed).
- **Realistic Scheduling:** Develop a schedule that accommodates programming, design, and phased construction requirements.

10.3 PRELIMINARY COST ESTIMATES

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

The estimate does not include A/E fees, ACM testing and removal, costs associated with phasing or inflation, or any repairs associated with ADA compliance, or renovation, design improvement, or new construction. Additionally, the costs do reflect Prevailing Wages.

Costs have been prioritized as follows: P1 = Immediate | P2-A = 1-3 years | P2-B = 4-5 years | P3 = 5+ years (long term).

Town of Sudbury
Hosmer House Restoration
Sudbury, MA

Concept Estimate

January 15, 2025

Architectural Preservation Studio, DPC
594 Broadway, Suite 919
New York, NY 10012



98 North Washington St., Suite 109
Boston, MA 02114

Architectural Preservation Studio, DPC



Town of Sudbury
Hosmer House Restoration
Concept Estimate

15-Jan-25

BASIS OF ESTIMATE

1. DOCUMENTATION

This estimate is based on Design Development Documents prepared by Architectural Preservation Studio, DPC.

24-007_Existing-Conditions-Plans dated May 15, 2024

24-007_Cost-Estimate-DRAFT-Report

HOSMER-HOUSE_Structural Systems Report MATTEO-FERRAN

2. PROJECT OUTLINE

The project consists of restoration of Hosmer House, a historic building in Sudbury, MA.

The scope of work includes exterior facade and structural repairs.

3. BASIS FOR PRICING

GENERAL

Generally based on local prevailing union wage rates at the time the estimate was prepared.

Contractor to have unrestricted access to work areas to maintain schedule

Regular working hours with limited overtime.

Pricing assumes a competitive bidding process, which is to mean a minimum of 4 bids including all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

Subcontractor's mark-ups have been included in each line item unit price. Mark-ups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's mark-ups vary depending on market conditions.

Design Contingency percentage included to cover cost increases that will occur during design elaboration or unforeseen design issues. As the design develops, the design contingency is reduced, and is usually eliminated at the final Construction Document estimate if all scope identified.

Quantification is based on measurable items where possible, for the remainder, parametric measurements used in conjunction with references from similar projects recently estimated by ELLANA.

General conditions and general requirements, where included, are evaluated on typical market conditions. Ellana has no access to the contractors, rates, team staffing philosophy, or proposed delivery methodology.

Escalation has been included to construction mid-point, at a rate of 6% per annum

TRADE SPECIFIC

Exclusions

MEP systems and sitwork scope is excluded from this estimate

Hazardous Materials Abatement

Loose Furniture and Equipment

Audio Visual system

Photovoltaic system



**Town of Sudbury
Hosmer House Restoration
Concept Estimate**

15-Jan-25

BASIS OF ESTIMATE

4. NOT INCLUDED

- Financing costs.
- Land acquisition.
- Contaminated soil abatement.
- Groundwater management (unless specifically noted)
- Excavation in rock.
- Unforeseen underground obstructions
- Test bores, pits and reports in connection with Structural and Civils.
- Swing space.
- Moving / Storing of existing furniture and equipment
- Permits.
- Builders Risk Insurance
- Local Authority and Utility Providers Costs outside the project boundary.
- Design Fees & Consultant reports.
- Items identified in the design as Not In Contract (NIC).
- Warranties
- LEED / Sustainability Fees
- Facility shutdown costs for tie-ins to existing systems
- Client FM Costs
- 3rd Party Inspections
- Air Monitoring and Sampling

5. ITEMS THAT MAY AFFECT ESTIMATED COSTS

Such items include, but are not limited to the following:

- Modifications to the scope of work subsequent to the preparation of this estimate.
- Unforeseen or hidden conditions.
- Special requirements for site access, off-hour work or phasing activities.
- Restrictive technical specifications for materials or products.
- Bid approvals delayed beyond the anticipated project schedule.
- Specific means and methods of construction, sequencing, etc. required by the contractor.



**Town of Sudbury
Hosmer House Restoration
Concept Estimate**

15-Jan-25

BASIS OF ESTIMATE

6. STATEMENT OF PROBABLE COST OF CONSTRUCTION

ELLANA requests that the Owner and Architect carefully review this estimate, including all line item descriptions, unit prices, clarifications, exclusions, inclusions, assumptions, contingencies, escalation, and mark-ups to ensure that requirements have been correctly identified. If this estimate does not correspond to the Owner's budgetary objectives, ELLANA strongly suggests that evaluations of other design alternatives/project procurement options should be made before proceeding further.

ELLANA has prepared this estimate in accordance with generally accepted principles and practices to reflect the fair market value of the project. This estimate is made on the basis of the experience, qualifications, and the best judgment of professional consultants who are familiar with the construction industry. Contractors preferred means and methods of construction are not accounted for in this pricing.

ELLANA has no control over the method of determining prices adopted by any individual general contractor, subcontractor or supplier. ELLANA cannot control the cost of labor and materials, the bidding environment or other market conditions, and it is not possible to provide any guarantee that proposals, bids, or actual construction costs will not deviate from this or subsequent cost estimates.

Any requests for modifications to this document must be made to ELLANA within ten (10) days of receipt. Otherwise, it will be understood that the contents are fully concurred with and accepted. Notifications of any apparent errors or omissions should be made to ELLANA as soon as they are discovered.

PRELIMINARY BUDGET CONSTRUCTION COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

All restoration work outlined below meets the requirements for The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project: **Hosmer House - Historic Structure Report / Cultural Landscape Report**
 299 Old Sudbury Road

Architect: **Architectural Preservation Studio, DPC**
 594 Broadway, Suite 901, New York, NY 10012

Issued: January 15, 2025

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	\$ TOTAL
P1 • IMMEDIATE REPAIRS					
<i>Immediate repairs should typically be recommended as follows:</i>					
<i>- Unsafe Conditions: Where unsafe conditions were identified during the visual inspection, such as replacing broken glass panes.</i>					
<i>- Advanced Deterioration or Missing Elements: Where advanced deterioration or missing elements could lead to further damage or water infiltration, such as roof replacement, associated drainage system (gutters and downspouts), and deteriorated wood elements (fascia, deck).</i>					
<i>- Active Leaks: To address or mitigate active leaks.</i>					
<i>- Temporary Shoring: Where temporary shoring of an existing framing member or structure is required until further analysis can determine appropriate repairs and reinforcements, such as basement wood frame shoring.</i>					
<i>- Minor Work with Significant Improvement: When the work is minor, does not require qualified trades, but provides significant improvement, such as insulating hot water heating pipes.</i>					
1.1	Architectural				
1.1.1	Roofing				
	Remove existing asphalt shingle and replace with wood shingle and lead coated metal flashing (including chimney stepped flashing etc). - Assume 100% replacement.	SF	2,925	\$ 45.00	\$ 131,625.00
	Remove and replace wood sheathing. - Assume 10% replacement.	SF	293	\$ 10.00	\$ 2,925.00
1.1.2	Facade				
	Replace brick masonry. - Assume 4 courses replacement at failing flashing along selected rooflines (above porch roof and along carriage house termination).	SF	35	\$ 105.00	\$ 3,675.00
	Repoint brick masonry.	SF	35	\$ 71.00	\$ 2,485.00
	Repair cornice. - Assume 15% repair.	LF	38	\$ 115.00	\$ 4,370.00
	Prepare, prime and paint cornice.	LF	250	\$ 18.00	\$ 4,500.00
1.1.3	Gutter and Downspouts				
	Remove existing gutters.	LF	70	\$ 15.00	\$ 1,050.00
	Remove existing downspouts and splash blocks.	EA	3	\$ 100.00	\$ 300.00
	Install new lead coated copper gutters around building perimeter.	LF	330	\$ 95.00	\$ 31,350.00
	Install new lead coated downspouts and splash blocks.	EA	9	\$ 595.00	\$ 5,355.00
1.1.4	Chimney				
	Repair brick masonry as required. - Assume 10% repair.	SF	25	\$ 105.00	\$ 2,625.00
	Repoint brick masonry. - Assume 100% repointing.	SF	250	\$ 71.00	\$ 17,750.00
1.1.5	Miscellaneous				
	Remove and replace broken glass panes.	EA	16	\$ 530.00	\$ 8,480.00
1.2	Structural				
	Split in Reinforcements of Original First Floor Framing - Temporarily shore the original framing members and replace existing, compromised reinforcements with new sisters. Additional analysis of framing is required to size and design reinforcements	LS	1	\$ 3,550.00	\$ 3,550.00
	Heavily Deteriorated Sill at Southwest Corner of Main Building - Replace sill for extent of deterioration with treated lumber that matches the existing sill plate in size. Temporarily shore the wall studs above as required.	LS	1	\$ 1,800.00	\$ 1,800.00
	Deteriorated Trimmer of Northwest Chimney - Replace existing trimmer in kind or reinforce as required to sufficiently support demand loads. Temporarily shore existing framing as required for repairs. Further analysis of first floor framing is required for connection design.	LS	1	\$ 1,250.00	\$ 1,250.00
	Isolated Cracked Joists - Temporarily shore existing broken joist until permanent repairs can be installed	LS	1	\$ 1,050.00	\$ 1,050.00
1.3	Mechanical, Electrical, Plumbing				
<i>The MEP engineer had provided the maximum and minimum LS pricing which can be found in section 9.0 of the HSR/CLR. For the purposes of the preliminary price estimate, the maximum price has been used.</i>					
1.3.1	HVAC				
	Insulation of hot water heating piping.	LS	1	\$ 7,600.00	\$ 7,600.00
	Installation of vibration isolation for first and second floor fan coil units.	LS	1	\$ 4,600.00	\$ 4,600.00
	Installation of insulation of liquid refrigerant lines.	LS	1	\$ 2,300.00	\$ 2,300.00
	Installation of insulation on first floor fan coil unit return ductwork.	LS	1	\$ 850.00	\$ 850.00
	Installation of vibration isolation for second floor art room storage room S-04 condensing unit.	LS	1	\$ 2,300.00	\$ 2,300.00
	Installation of three (3) toilet exhaust fans.	LS	1	\$ 4,250.00	\$ 4,250.00
1.3.2	Plumbing				
	Installation of 3/4" backflow prevention device on existing service.	LS	1	\$ 900.00	\$ 900.00
	Installation of pipe insulation.	LS	1	\$ 10,100.00	\$ 10,100.00
	Replacement of the electric hot water heater.	LS	1	\$ 3,800.00	\$ 3,800.00
	Installation of a 1" water service including backflow prevention and water meter.	LS	1	\$ 76,000.00	\$ 76,000.00
	Installation of a hot water recirculation system.	LS	1	\$ 19,500.00	\$ 19,500.00
1.3.3	Electrical				
	Replacing 100A Panelboard.	LS	1	\$ 5,000.00	\$ 5,000.00
	Replacing smoke alarms and new carbon monoxide alarms.	LS	1	\$ 8,000.00	\$ 8,000.00
1.4	Landscape				
	Address any potential tripping hazards at the walkways leading to the sidewalk and kitchen courtyard: Reset large stone pavers at back courtyard & brick replacement/resetting at north entrance. - Assume resetting of 10 SF of stone pavers & bricks.	LS	1	\$ 3,230.00	\$ 3,230.00
	Remove vegetation and soil at building foundation + outhouse perimeter, 2 feet wide x 160 long x 1 foot deep	SF	320	\$ 15.00	\$ 4,800.00
	Replace soil with 2" washed gravel, 2 feet x 160 x 1 foot deep place an grade at 2% away from building	CY	12	\$ 70.00	\$ 840.00
Sub-Total P1 Immediate Repairs				\$	378,210.00
	Mobilization (scaffolding)	LS		\$	40,000.00
	Design and Pricing Contingency	%	20.00	\$	75,642.00
	General Conditions, General Requirements	%	10.75	\$	48,789.09
	Insurance & Bonds	%	2.75	\$	14,922.63
	Permit Fee	%	1.50	\$	7,407.78
	OH&P	%	10.00	\$	55,756.37
Total P1 Immediate Repairs				\$	620,727.87

PRELIMINARY BUDGET CONSTRUCTION COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

All restoration work outlined below meets the requirements for The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project: **Hosmer House - Historic Structure Report / Cultural Landscape Report**
299 Old Sudbury Road

Architect: **Architectural Preservation Studio, DPC**
594 Broadway, Suite 901, New York, NY 10012

Issued: January 15, 2025

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	\$ TOTAL
P2-A • REPAIRS FOR 1 TO 3 YEARS					
<i>The proposed work should be phased over the next three years to address all conditions requiring repair or maintenance, thereby preventing further deterioration. Exterior work, such as siding repairs and window restoration, should be completed within this timeline. While the windows are in relatively fair condition, their restoration will require the installation of pipe scaffolding. To minimize costs and inconvenience, all exterior repairs should be completed concurrently to avoid multiple scaffold installations.</i>					
2.1 Architectural					
2.1.1 Façade					
<u>Wood: Siding, trim, etc</u>					
Repair as required:					
	Horizontal clapboard siding. - Assume 10%.	SF	140	\$ 30.00	\$ 4,200.00
	Vertical wide-plank siding at carriage house and outhouse. - Assume 10%.	SF	42	\$ 35.00	\$ 1,470.00
	Decorative wooden elements: pilasters, trim, window casing, water-table, fascia, sill, etc.	LS	1	\$ 20,000.00	\$ 20,000.00
Prepare, prime and paint. - Assume 100% repainting:					
	Horizontal clapboard siding.	SF	1,400	\$ 8.00	\$ 11,200.00
	Vertical wide-plank siding at carriage house and outhouse.	SF	420	\$ 8.00	\$ 3,360.00
	Decorative wooden elements: pilasters, trim, window casing, water-table, fascia, sill, etc.	LS	1	\$ 12,000.00	\$ 12,000.00
<u>Brick Masonry</u>					
	Replace brick masonry. - Assume 10% replacement.	SF	45	\$ 105.00	\$ 4,725.00
	Repoint brick masonry. - Assume 30% repointing.	SF	215	\$ 71.00	\$ 15,265.00
	Removal of miscellaneous anchors. Assume 50 anchors removal.	LS	1	\$ 7,000.00	\$ 7,000.00
<u>Stone Masonry: foundations walls</u>					
	Repair/reset cut stone masonry as required along north elevation	LF	50	\$ 225.00	\$ 11,250.00
	Repoint stone masonry. - Assume 50% repointing.	SF	30	\$ 71.00	\$ 2,130.00
<u>Sealant</u>					
	Sealant replacement at brick window perimeter. - Assume 100%.	LF	250	\$ 17.00	\$ 4,250.00
2.1.2 Window					
Remove all storm windows and window inserts. Repair windows to ensure full operability. Remove windows for complete restoration off-site. Restore, prepare, prime, and paint the windows. Repairs to wooden elements must match the existing historic materials, and profiles. Install weather-stripping at all windows (meeting rail, threshold seal, etc.). Reinstall the windows after repairs are completed, ensuring full operability by installing chains, pulleys, and brass hardware. Assume all windows are double-hung windows except otherwise noted.					
	W-01 • fixed window • ± 3'-0" x 1'-2"	EA	1	\$ 1,000.00	\$ 1,000.00
	W-02 • fixed window • ± 3'-0 x 1'-2"	EA	1	\$ 1,000.00	\$ 1,000.00
	W-03 • fixed window • ± 1'-11" x 1'-0"	EA	1	\$ 765.00	\$ 765.00
	W-04 • ± 2'-10" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-05 • ± 2'-10" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-06 • ± 2'-7" x 4'-8"	EA	1	\$ 2,225.00	\$ 2,225.00
	W-07 • ± 2'-8" x 4'-8"	EA	1	\$ 2,225.00	\$ 2,225.00
	W-08 • fixed window • ± 2'-5" x 2'-5"	EA	1	\$ 1,385.00	\$ 1,385.00
	W-09 • fixed window • ± 1'-5" x 0'-9"	EA	1	\$ 650.00	\$ 650.00
	W-10 • ± 2'-0" x 4'-0"	EA	1	\$ 1,650.00	\$ 1,650.00
	W-11 • awning window • ± 3'-0" x 1'-11"	EA	1	\$ 2,050.00	\$ 2,050.00
	W-12 • ± 2'-0" x 4'-0"	EA	1	\$ 1,650.00	\$ 1,650.00
	W-13 • ± 2'-7" x 4'-8"	EA	1	\$ 2,225.00	\$ 2,225.00
	W-14 • ± 2'-11" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-15 • fixed window • ± 2'-11" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-16 • ± 2'-2" x 3'-11"	EA	1	\$ 1,650.00	\$ 1,650.00
	W-17 • ± 2'-6" x 4'-3"	EA	1	\$ 2,050.00	\$ 2,050.00
	W-18 • ± 2'-7" x 4'-6"	EA	1	\$ 2,200.00	\$ 2,200.00
	W-19 • fixed window • ± 1'-8" x 4'-7"	EA	1	\$ 1,600.00	\$ 1,600.00
	W-20 • fixed window • ± 1'-8" x 4'-8"	EA	1	\$ 1,600.00	\$ 1,600.00
	W-21 • ± 3'-1" x 4'-11"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-22 • ± 2'-10" x 4'-10"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-23 • ± 3'-1" x 4'-10"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-24 • ± 2'-11" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-25 • ± 2'-11" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-26 • ± 2'-6" x 5'-0"	EA	1	\$ 2,300.00	\$ 2,300.00
	W-27 • ± 2'-11" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-28 • ± 2'-10" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-29 • ± 2'-10" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-30 • ± 2'-10" x 5'-0"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-31 • ± 2'-7" x 4'-8"	EA	1	\$ 2,300.00	\$ 2,300.00
	W-32 • ± 2'-7" x 4'-8"	EA	1	\$ 2,300.00	\$ 2,300.00
	W-33 • ± 2'-9" x 4'-10"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-34 • ± 2'-9" x 4'-8"	EA	1	\$ 2,350.00	\$ 2,350.00
	W-35 • ± 2'-1" x 4'-0"	EA	1	\$ 1,710.00	\$ 1,710.00
	W-36 • ± 2'-1" x 4'-0"	EA	1	\$ 1,710.00	\$ 1,710.00
	W-37 • ± 2'-1" x 4'-0"	EA	1	\$ 1,710.00	\$ 1,710.00
	W-38 • ± 2'-9" x 4'-8"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-39 • ± 2'-8" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-40 • ± 2'-5" x 4'-6"	EA	1	\$ 2,100.00	\$ 2,100.00
	W-41 • fixed window • ± 1'-1" x 2'-2"	EA	1	\$ 850.00	\$ 850.00
	W-42 • ± 2'-4" x 4'-2"	EA	1	\$ 2,060.00	\$ 2,060.00

PRELIMINARY BUDGET CONSTRUCTION COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

All restoration work outlined below meets the requirements for The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project: **Hosmer House - Historic Structure Report / Cultural Landscape Report**
 299 Old Sudbury Road

Architect: **Architectural Preservation Studio, DPC**
 594 Broadway, Suite 901, New York, NY 10012

Issued: January 15, 2025

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	\$ TOTAL
	W-43 • ± 2'-4" x 4'-2"	EA	1	\$ 2,060.00	\$ 2,060.00
	W-44 • ± 2'-6" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-45 • ± 2'-6" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-46 • ± 2'-8" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-47 • ± 2'-6" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-48 • ± 2'-8" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-49 • ± 2'-6" x 4'-7"	EA	1	\$ 2,530.00	\$ 2,530.00
	W-50 • skylight window • ± 2'-3" x 3'-9"	EA	1	\$ 1,750.00	\$ 1,750.00
	W-51 • fixed window • ± 2'-0" x 1'-7"	EA	1	\$ 1,250.00	\$ 1,250.00
	Replace the existing single glass with new high-performance laminated glass or vacuum-insulated glass.	LS	1	\$ 45,000.00	\$ 45,000.00
	Add-alternate: Install new storm windows on the exterior side (e.g., Allied Storm Window).	LS	1	\$ 36,000.00	\$ 36,000.00
2.1.3	Doors				
	Remove existing storm door if any. Repair door and casing as required and install new bronze interlocking weatherstripping. Install new brass hardware as needed. Prepare, prime and paint.				
	D-01 • ± 2'-6" x 6'-7"	EA	1	\$ 2,150.00	\$ 2,150.00
	D-06 • ± 2'-10" x 6'-8"	EA	1	\$ 2,150.00	\$ 2,150.00
	D-09 • ± 2'-10" x 6'-3"	EA	1	\$ 2,150.00	\$ 2,150.00
	D-12 • ± 2'-7" x 6'-6"	EA	1	\$ 2,150.00	\$ 2,150.00
	D-18 • ± 3'-1" x 6'-9"	EA	1	\$ 2,150.00	\$ 2,150.00
	D-21 • ± 3'-6" x 6'-6"	EA	1	\$ 2,150.00	\$ 2,150.00
	D-22 • double door opening • ± 4'-0" x 6'-6"	EA	1	\$ 3,650.00	\$ 3,650.00
2.1.4	Shutters				
	Remove existing shutters and replace, including new hardware. - Average size of shutter: w1'-4" x h4'-10". Prepare, prime and paint.	EA	18	\$ 660.00	\$ 11,880.00
	Add-alternate: Install shutters on east and west facades as documented in historic photos from 1920s & 1960s. Prepare, prime and paint.	EA	20	\$ 660.00	\$ 13,200.00
2.1.5	Exterior				
	Rebuild ashlar stone wall along the west and south elevations as required.	LS	1	\$ 39,000.00	\$ 39,000.00
	Remove vegetation from building (i.e. dead ivy roots).	LS	1	\$ 1,450.00	\$ 1,450.00
	Perform minor re-grading along the house and replanting of grass.	LS	1	\$ 2,650.00	\$ 2,650.00
	Remove vegetation along the building foundation at grade around entire outhouse perimeter. Assume 2 foot clearance.	LS	1	\$ 2,450.00	\$ 2,450.00
	Wooden porch				
	Selective replacement to wooden porch decking. - Assume 20% replacement.	SF	50	\$ 51.00	\$ 2,550.00
	Replace wood step (1 step) to porch door. Prepare, prime and paint.	LS	1	\$ 575.00	\$ 575.00
	Apply preservative treatment to wooden porch decking and step.	SF	220	\$ 9.50	\$ 2,090.00
	Repair porch fascia. - Assume 20% repair.	LF	10	\$ 175.00	\$ 1,750.00
	Repair wooden columns (4 columns).	LS	1	\$ 6,000.00	\$ 6,000.00
2.2	Structural				
2.2.1	Foundations				
	Failed Post Waterproofing - Remove cracked concrete to expose column base and baseplate. Remove waterproofing clean and coat steel and reapply new waterproofing.	EA	1	\$ 1,526.00	\$ 1,526.00
	Deteriorated Wood Stringer Bearing - Locally reinforce stringer bearing by sistering existing member	LS	1	\$ 1,694.00	\$ 1,694.00
2.2.2	First Floor Framing				
	Extensively Checked Low Timber Beam - Replace beam in kind or reinforce existing beam to tie the two sections together. Further analysis of existing structure and design of reinforcement required.	LS	1	\$ 3,332.00	\$ 3,332.00
	Eccentrically Supported Original Timber Beam - Further analysis of first floor framing is recommended to understand if existing conditions are sufficient to support demand live loads or if reinforcement or reconfiguration is required				TBD
	Deteriorated Connections Between Original Beam Sections - Further analysis of first floor framing is recommended to understand if existing conditions are sufficient to support demand live loads or if additional reinforcement is required				TBD
	Rotated, Low 8x8 Support Beam - Further analysis of first floor framing is recommended to understand if existing conditions are sufficient to support demand live loads or if reinforcement or reconfiguration is required				TBD
	Deteriorated Bearing Ends of Original Timbers - Reestablish a lateral tie between the beams and the foundation walls	LS	1	\$ 4,522.00	\$ 4,522.00
2.2.3	Roof Framing				
	Large Checks in Roof Framing - Reinforce the end connection as necessary to properly transfer roof loads to primary framing members.	LS	1	\$ 3,955.00	\$ 3,955.00
2.2.4	Exterior				
	Cracking in Brick Masonry of East Wall - Monitor cracking for continued movement. If cracking is active, locate embedded ferrous material, clean and coat metal and repair wall. Replace broken bricks with new to match existing in appearance.	LS	1	\$ 6,783.00	\$ 6,783.00
	Sub-Total P2-A Repairs for 1 to 3 years				\$ 405,842.00
	Mobilization (scaffolding)	LS			\$ 50,000.00
	Design and Pricing Contingency	%	20.00		\$ 81,168.40
	General Conditions, General Requirements	%	10.75		\$ 52,353.62
	Insurance & Bonds	%	2.75		\$ 16,207.51
	Permit Fee	%	1.50		\$ 7,305.16
	OH&P	%	10.00		\$ 60,557.15
	Escalation (at 2 years)	%	6.00		\$ 32,220.62
	Total P2-A Repairs for 1 to 3 years				\$ 705,654.46

PRELIMINARY BUDGET CONSTRUCTION COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

All restoration work outlined below meets the requirements for The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project: **Hosmer House - Historic Structure Report / Cultural Landscape Report**
299 Old Sudbury Road

Architect: **Architectural Preservation Studio, DPC**
594 Broadway, Suite 901, New York, NY 10012

Issued: January 15, 2025

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	\$ TOTAL
P2-B • REPAIRS FOR 4 TO 5 YEARS					
<i>After the exterior repairs are completed, interior work - including potential renovations to accommodate new uses - should be undertaken. Alternatively, depending on available funding, all interior work could be prioritized as the next phase and classified as Priority Level P3.</i>					
2.3 Architectural					
2.3.1 Interior finishes					
<i>Wall/Ceiling finishes</i>					
	Repoint masonry foundation walls basement. - Assume 25% repointing.	SF	340	\$ 65.00	\$ 22,100.00
	Selectively repair cracks plaster walls. - Assume 50 SF repair.	SF	50	\$ 45.00	\$ 2,250.00
	Selectively repair cracks in plaster ceilings. - Assume 50 SF repair.	SF	50	\$ 50.00	\$ 2,500.00
<i>Floor finishes</i>					
	Selective replacement of painted wooden floorboards. - Assume 10% replacement.	SF	300	\$ 25.00	\$ 7,500.00
	Removal of tiled floor, and replace with wooden floorboards (first floor bathroom).	SF	15	\$ 32.00	\$ 480.00
<i>Fireplaces</i>					
	Remove and replace standard and square bricks in fireplace hearths. - Assume 50%.	SF	48	\$ 95.00	\$ 4,560.00
	Repoint standard and square bricks in fireplace hearths. - Assume 100%.	SF	50	\$ 75.00	\$ 3,750.00
	Replace brick masonry in fireplace fireboxes. - Assume 20%.	SF	10	\$ 115.00	\$ 1,150.00
	Repoint brick masonry in fireplace hearths. - Assume 5%.	SF	3	\$ 145.00	\$ 435.00
	Repair steel lintel above FP-04, FP-05 & FP-06. - Assume 3 lintels.	LS	1	\$ 4,650.00	\$ 4,650.00
	Selective brick replacement of two chimney footings in basement.	LS	1	\$ 3,955.00	\$ 3,955.00
2.3.2 Attic					
	Resecure stair and railing for safe access to the attic.	LS	1	\$ 1,850.00	\$ 1,850.00
	Resecure/repair loose flooring boards.	LS	1	\$ 5,150.00	\$ 5,150.00
	Insulate attic floor below wood floorboard, reinstall floorboard after completion.	SF	1,400	\$ 22.00	\$ 30,800.00
2.4 Mechanical, Electrical, Plumbing					
2.4.1 HVAC					
	Replacement of the radiator enclosures: \$85 to \$125 per Linear Foot.	LS	1	\$ -	\$ -
	Replacement of first and second floor split system air conditioners.	LS	1	\$ 26,000.00	\$ 26,000.00
	Replacement of second floor art storage room S-04 split system air conditioner.	LS	1	\$ 9,100.00	\$ 9,100.00
	Installation of VRF system to serve kitchen F-05 and southern mirrored addition portions of the house.	LS	1	\$ 18,200.00	\$ 18,200.00
	Installation of humidification unit to serve second floor art storage room S-04.	LS	1	\$ 5,400.00	\$ 5,400.00
	Installation of condensing boiler and components	LS	1	\$ 72,000.00	\$ 72,000.00
2.4.2 Plumbing					
	Installation of a 1" gas service to serve condensing boiler.	LS	1	\$ 74,200.00	\$ 74,200.00
2.4.3 Electrical					
	New lighting fixtures.	LS	1	\$ 9,000.00	\$ 9,000.00
	Replacing lighting controls.	LS	1	\$ 8,000.00	\$ 8,000.00
Sub-Total P2 Repairs for 1 to 5 years					\$ 313,030.00
	Mobilization (scaffolding)	LS		\$	\$ 10,000.00
	Design and Pricing Contingency	%	20.00	\$	\$ 62,606.00
	General Conditions, General Requirements	%	10.75	\$	\$ 40,380.87
	Insurance & Bonds	%	2.75	\$	\$ 11,715.46
	Permit Fee	%	1.50	\$	\$ 5,634.54
	OH&P	%	10.00	\$	\$ 43,773.23
	Escalation (at 4 years)	%	12.00	\$	\$ 46,276.32
Total P2 Repairs for 1 to 5 years					\$ 533,416.43

PRELIMINARY BUDGET CONSTRUCTION COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

All restoration work outlined below meets the requirements for The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project: **Hosmer House - Historic Structure Report / Cultural Landscape Report**
 299 Old Sudbury Road

Architect: **Architectural Preservation Studio, DPC**
 594 Broadway, Suite 901, New York, NY 10012

Issued: January 15, 2025

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	\$ TOTAL
P3 • REPAIRS FOR 5+ YEARS					
<i>These repairs include all the work associated to landscaping, and MEP long term improvements, such as upgrading to gas service. These repairs include conditions that do not require repair or maintenance to sustain the structural integrity of the exterior of the building.</i>					
3.1	Landscape				
3.1.1	Street Trees				
	Plant four deciduous trees along street, limbs to 7 foot high, 2 1/2 - 3" caliper	EA	4	\$ 1,100.00	\$ 4,400.00
3.1.2	Ferns and Flowering Trees in North Yard				
	Plant two flowering trees, prefer disease resistant dogwood, 1 1/2 to 2" caliper	EA	2	\$ 800.00	\$ 1,600.00
	Plant 110 SF ostrich fern, along north façade foundation. (1 plant per 1 SF = 110 qty)	EA	110	\$ 8.00	\$ 880.00
3.1.3	Lilac Hedge				
	Remove existing lilac hedge and dispose of off-site	LS	1	\$ 2,000.00	\$ 2,000.00
	Plant new lilac hedge, 562 SF / 45 LF (5' spacing = 8 ball & burlap shrubs 4-4.5' high)	EA	10	\$ 130.00	\$ 1,300.00
3.1.4	Accessible Walk Around House				
	Construct new ADA-compliant walk around house - 1740 SF (288 LF at 6' wide), concrete estimated	SF	1,740	\$ 8.50	\$ 14,790.00
3.1.5	Evergreen Mass				
	487 SF (about 10 count) estimate for Western arborvitae, deer resistant 72" height b&b	EA	10	\$ 450.00	\$ 4,500.00
3.1.6	New Parking Area				
	Remove 540 SF asphalt	SF	540	\$ 3.00	\$ 1,620.00
	Grade slope, machine and ground crew 2 days	LS	2	\$ 2,500.00	\$ 5,000.00
	Asphalt pave 2 accessible parking spaces on 8 inch compacted gravel base (2 x 280 SF each)	SF	560	\$ 7.00	\$ 3,920.00
	Pave drive (20' wide, 41' long = 820 SF)	SF	820	\$ 7.00	\$ 5,740.00
	Install stabilized turf for 8 standard parking spaces (180 SF each)	SF	1,440	\$ 3.00	\$ 4,320.00
	Install 10 concrete wheel stops with iron pins into grade	EA	10	\$ 250.00	\$ 2,500.00
3.1.7	Barn				
	Construct new barn structure insulated and climate controlled 1,800 sf, 2 levels 3,600 sf				TBD
3.1.8	Arbor, Walks and Plantings				
	Construct durable arbor use 12 precast 8x8" square posts	EA	12	\$ 450.00	\$ 5,400.00
	Steel beam 60 feet each sides with steel bar horizontal at 4 foot intervals 60 feet long	LF	60	\$ 300.00	\$ 18,000.00
	430 SF molded brick walk basketweave on concrete along arbor 72' long x 6' wide	SF	430	\$ 25.00	\$ 10,750.00
	Prepare soil and plant perennial and vine garden beds along arbor 60 feet by 3 ft each side 360 sf	SF	360	\$ 20.00	\$ 7,200.00
3.1.9	Rain Garden				
	Remove and dispose of 130 SF asphalt	SF	130	\$ 3.00	\$ 390.00
	Add approved topsoil after removal 2 ft deep	CY	10	\$ 75.00	\$ 750.00
	Plant rain garden (610 SF) herbaceous, and low shrub wet tolerant species, plugs and 1 gallon small plants	SF	610	\$ 10.00	\$ 6,100.00
3.1.10	Axial Bench Garden and Sundial				
	Remove 730 sq ft asphalt	SF	730	\$ 3.00	\$ 2,190.00
	Fabricate replica high-back benches 2 to match	EA	2	\$ 1,000.00	\$ 2,000.00
	Obtain or fabricate sundial replica	EA	1	\$ 1,000.00	\$ 1,000.00
	Plant 2 flowering trees 1 1/2 to 2" caliper	EA	2	\$ 800.00	\$ 1,600.00
	Plant perennial beds 230 SF	SF	230	\$ 10.00	\$ 2,300.00
3.1.11	Current Parking Area				
	Remove 2,550 SF asphalt.	SF	2,550	\$ 3.00	\$ 7,650.00
	Add approved topsoil 1 foot deep	CY	95	\$ 75.00	\$ 7,125.00
3.1.12	Soil Washout				
	Remediate 675 SF soil remove 1 foot deep	CY	25	\$ 35.00	\$ 875.00
	Add approved soil 675 SF 1 foot deep	CY	25	\$ 75.00	\$ 1,875.00
3.1.13	Site Circulation				
	Remove existing flagstone walks through Fairy Garden and bed on opposite side of drive partial reuse	LS	1	\$ 800.00	\$ 800.00
	Establish new walk(s) from Fairy Garden, through axial bench garden, to east side of property.	LS	1	\$ 1,000.00	\$ 1,000.00
3.1.14	Fairy Garden				
	Return to Hosmer footprint - remove or transplant 420 SF current garden	SF	420	\$ 8.00	\$ 3,360.00
	Convert 420 SF of current garden to lawn add 4 inches topsoil, grade, seed	SF	420	\$ 6.00	\$ 2,520.00
3.1.15	Stone Walls				
	Repair existing stone wall 45 LF reset as required	LS	1	\$ 4,500.00	\$ 4,500.00
3.1.16	Raised Courtyard				
	Repair and stabilize stone retaining wall. (12' long, 1' wide, 2-3' tall?)	LS	1	\$ 1,200.00	\$ 1,200.00

Sub-Total P3 Repairs for 5+ years			\$ 141,155.00
Design and Pricing Contingency	%	20.00	\$ 28,231.00
General Conditions, General Requirements	%	10.75	\$ 18,209.00
Insurance & Bonds	%	2.75	\$ 5,158.86
Permit Fee	%	1.50	\$ 2,540.79
OH&P	%	10.00	\$ 19,275.39
Escalation (at 7 years)	%	21.00	\$ 35,571.06
Total P3 Repairs for 1 to 5 years			\$ 250,141.09

PRELIMINARY BUDGET CONSTRUCTION COST ESTIMATE

The following cost estimates are based on the various components of the project. The estimates were prepared as accurately as possible, but they do not necessarily represent the real costs that will be incurred when the actual work on this project is performed.

All restoration work outlined below meets the requirements for The Secretary of the Interior's Standards for the Treatment of Historic Properties.

Project: **Hosmer House - Historic Structure Report / Cultural Landscape Report**
 299 Old Sudbury Road

Architect: **Architectural Preservation Studio, DPC**
 594 Broadway, Suite 901, New York, NY 10012

Issued: January 15, 2025

#	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	\$ TOTAL
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NOTES:

The estimate does not include A/E fees, ACM testing and removal, costs associated with phasing or inflation, or any repairs associated with ADA compliance, or renovation, design improvement, or new construction. Additionally, the costs do reflect Prevailing Wages.

The following additional investigations/analysis should be performed in preparation for construction projects:

- Decorative Finishes Analysis: Undertake a study of decorative finishes, including fabrics and wallpapers, to better understand their historical context and materials.
- Paint Analysis: Conduct an exterior and interior paint analysis to determine historic paint finishes.
- Mortar Analysis: Analyze the mortar to determine the composition and formula of binders and sand, ensuring an exact match in type, compressive strength, and color.
- Infrared Thermography: Perform infrared thermography, a non-contact and non-destructive testing method, to detect and document thermal patterns and associated temperatures across surfaces. This will help reveal anomalies in the exterior envelope, such as the cause of a leak.
- Hazardous Material Testing: Conduct testing for asbestos-containing materials and lead-based paint.
- Disaster Response Plan: Develop and implement a disaster response plan that accounts for potential emergencies (e.g., weather, medical, construction, fire). Assign specific tasks to team members and include a list of external vendors who can assist the Town of Sudbury. Maintain off-site copies of critical documents, such as insurance policies and a list of collections.
- Cyclical Maintenance Plan: Develop and implement a cyclical maintenance plan.
- Crack Monitoring: Monitor cracking in the north wall of the parlor and the brick masonry of the east wall.
- Structural Analysis: Conduct additional analysis of wood framing members and the existing structure as recommended in the structural report.
- Measured Background Drawings: Create detailed background drawings, including exterior and interior elevations, to support precise construction documents and interior space programming. This phase will also help identify and record all deficiencies accurately.
- Conceptual Design Schemes: Develop initial conceptual schemes for interior work, ADA compliance, and site improvements.
- Construction Documents: Prepare architectural, engineering, and landscaping specifications, including a comprehensive project manual (technical specifications, general conditions, bid forms, etc.), and drawings (e.g., background drawings, plans, details, and alternatives as needed).
- Realistic Scheduling: Develop a schedule that accommodates programming, design, and phased construction requirements.

ABBREVIATIONS:

- EA = Each
- SF = Square Feet
- LF = Linear Feet
- LS = Lump Sum

11.0 DRAWINGS

All drawings have been scaled for the purpose of the report format. Please see supplementary documents for full-scale drawings.

11.1 Architectural Site Plan

11.1-1 A-100.00 Site Plan – Existing Conditions

11.2 Architectural Plans

11.2-1 A-101.00 Basement Floor Plan – Existing Conditions

11.2-2 A-102.00 First Floor Plan – Existing Conditions

11.2-3 A-103.00 Second Floor Plan – Existing Conditions

11.2-4 A-104.00 Attic Floor Plan – Existing Conditions

11.2-5 A-105.00 Roof Plan – Existing Conditions

11.3 Landscape History & Evolution

11.3-1 L-101 Hosmer House Context Over 1957 Aerial

11.3-2 L-102 Hosmer House Context Over 1980 Aerial

11.3-3 L-103 1957 Aerial Overlay

11.4 Hosmer House 2024 Landscape Character

11.4-1 L-104 2024 Hosmer Landscape

11.5 Landscape Analysis, Significance & Integrity

11.5-1 L-105 1950s and 2024 Hosmer Landscape Analysis Overlay

11.6 Landscape Preservation Treatment Diagrams

11.6-1 L-106 Hosmer Landscape Treatment Diagram – Alternative A

11.6-2 L-107 Hosmer Landscape Treatment Diagram – Alternative B

11.7 Structural Conditions Mapping

11.7-1 SSK-01 Basement/Foundation Plan and Conditions

11.7-2 SSK-02 First Floor Framing and Conditions

11.7-3 SSK-03 Second Floor Framing and Conditions

11.7-4 SSK-04 Attic & Low Roof Framing and Conditions

11.7-5 SSK-05 High Roof Framing and Conditions

11.1 ARCHITECTURAL SITE PLAN

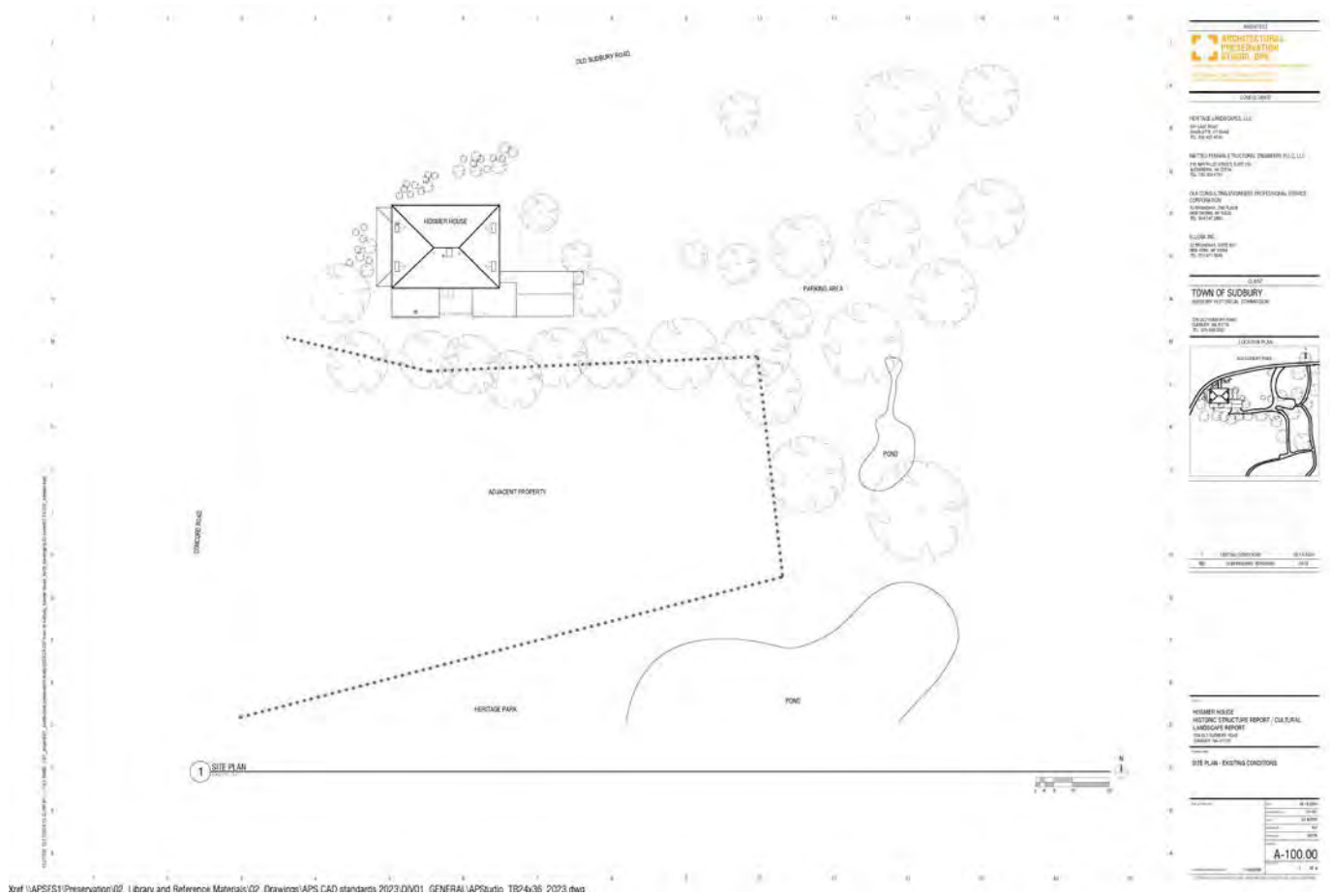


Figure 11.1-1
Site Plan – Existing Conditions

11.2 ARCHITECTURAL PLANS



Figure 11.2-1
Basement Floor Plan – Existing Conditions

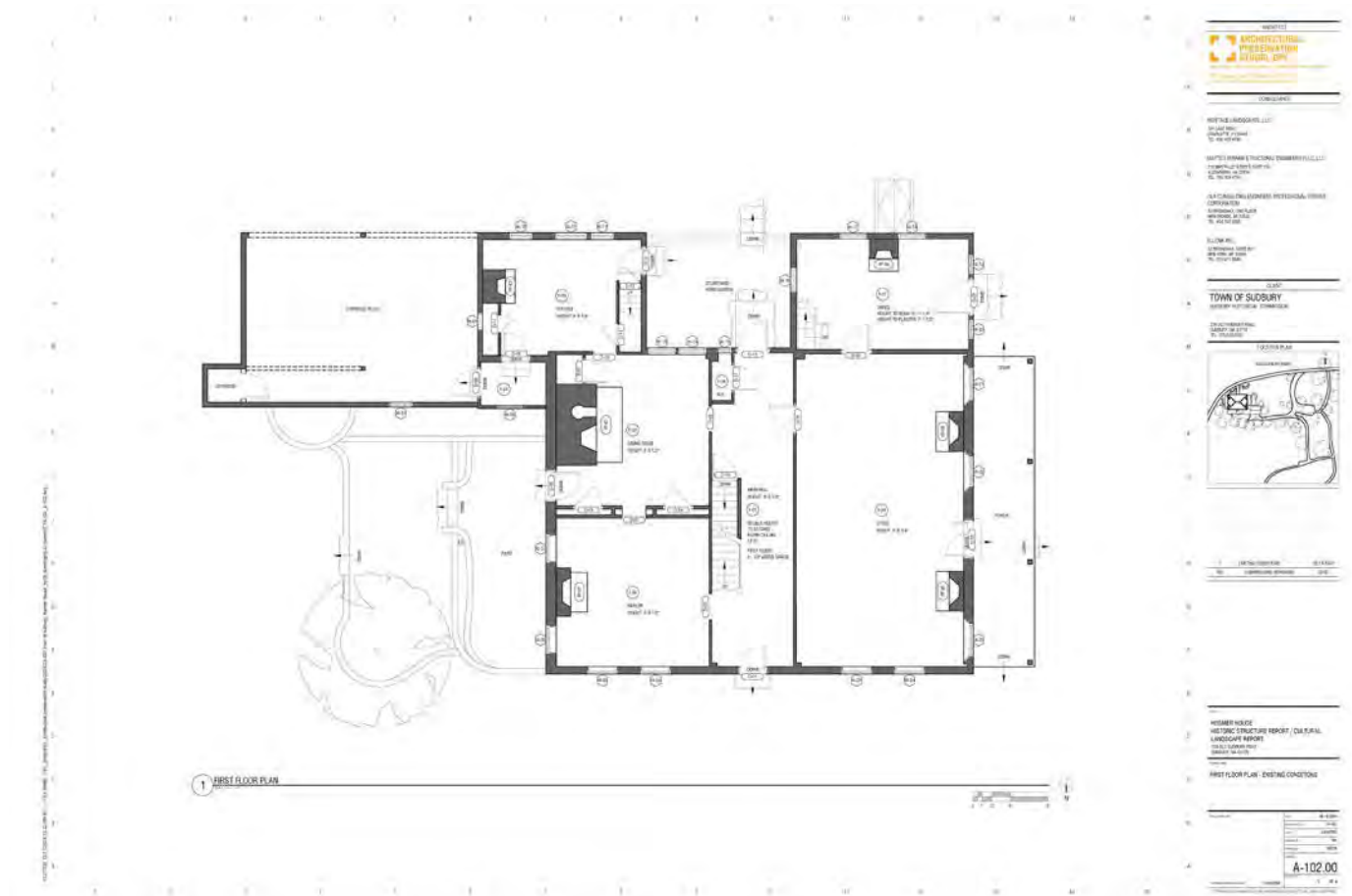


Figure 11.2-2
First Floor Plan – Existing Conditions

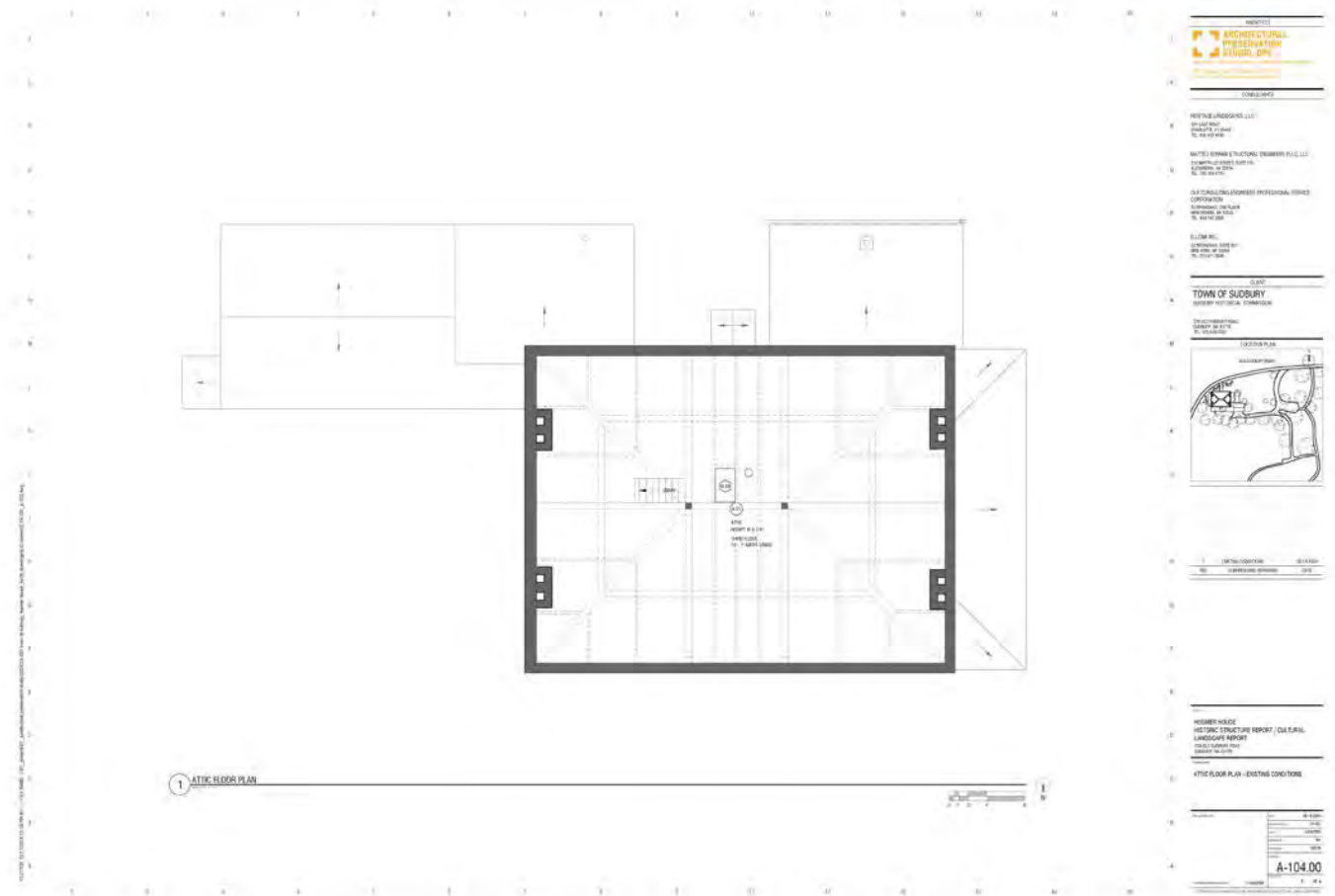


Figure 11.2-4
Attic Floor Plan – Existing Conditions

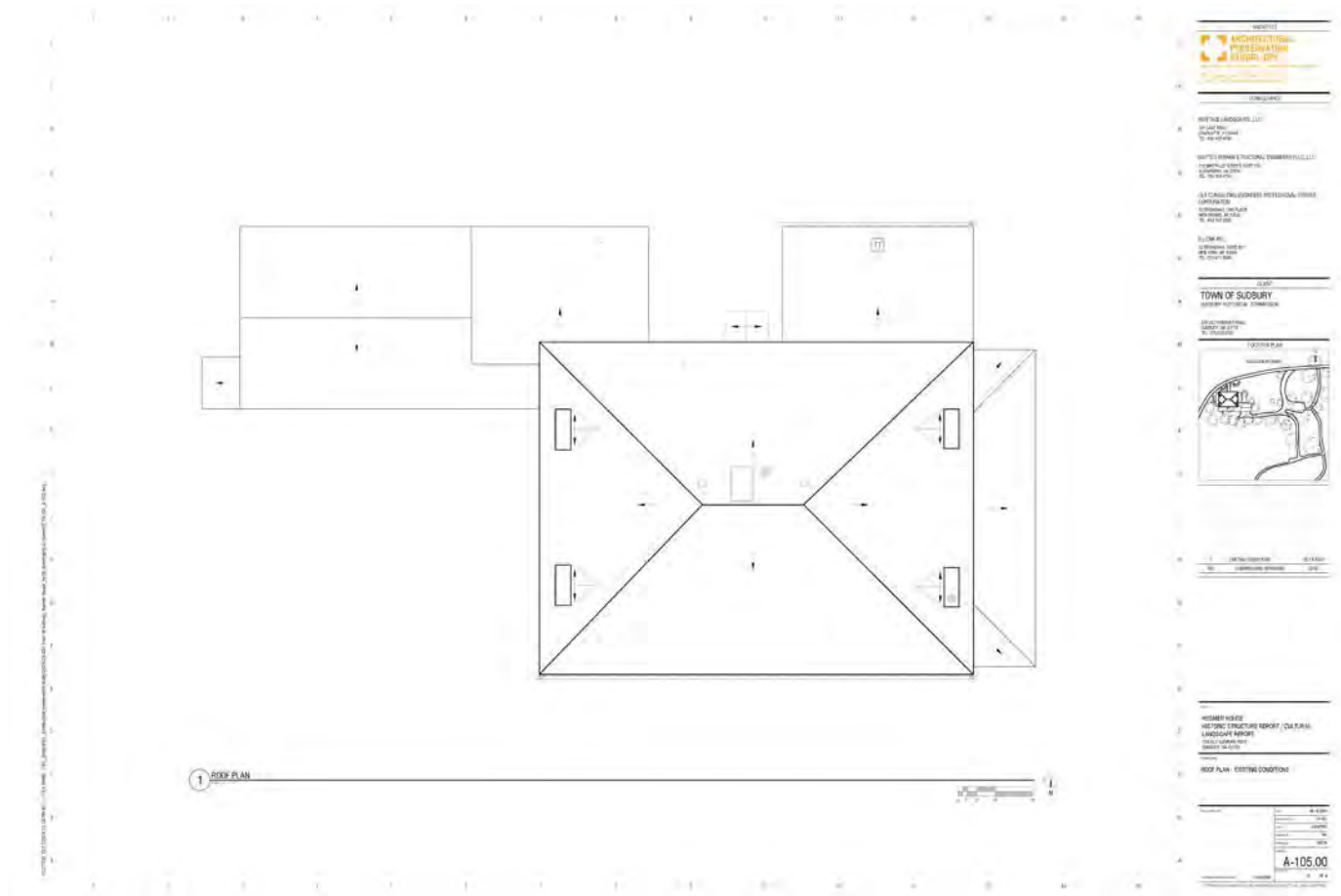


Figure 11.2-5
Roof Plan – Existing Conditions

11.3 LANDSCAPE HISTORY & EVOLUTION



Figure 11.3-1
Hosmer House Context Over 1957 Aerial



Figure 11.3-3
1957 Aerial Overlay

11.4 HOSMER HOUSE 2024 LANDSCAPE CHARACTER



Figure 11.4-1
 2024 Hosmer Landscape

11.5 LANDSCAPE ANALYSIS, SIGNIFICANCE & INTEGRITY



Figure 11.5-1
 1950s and 2024 Hosmer Landscape Analysis Overlay

11.6 LANDSCAPE PRESERVATION TREATMENT DIAGRAMS

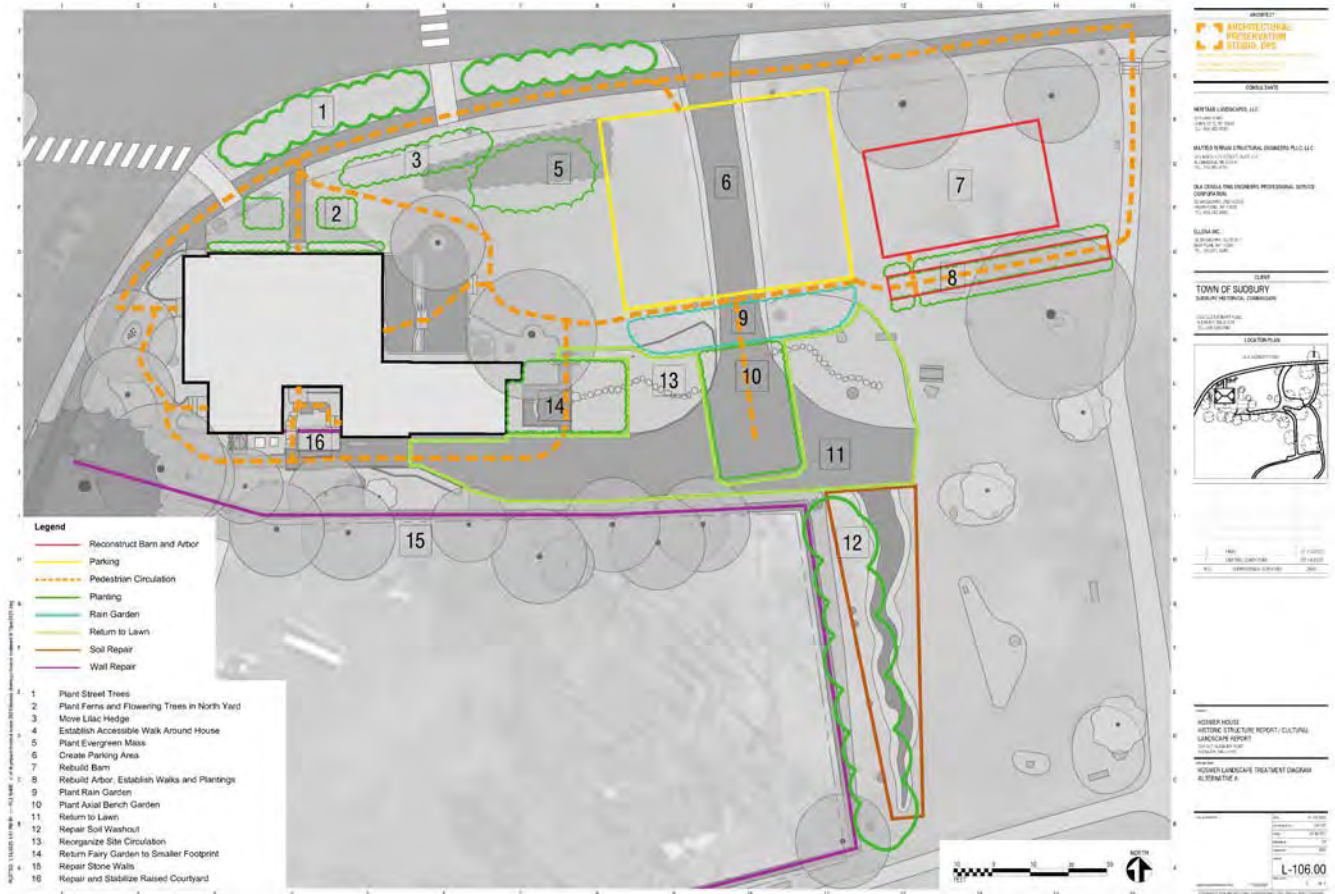


Figure 11.6-1
 Hosmer Landscape Treatment Diagram Alternative A

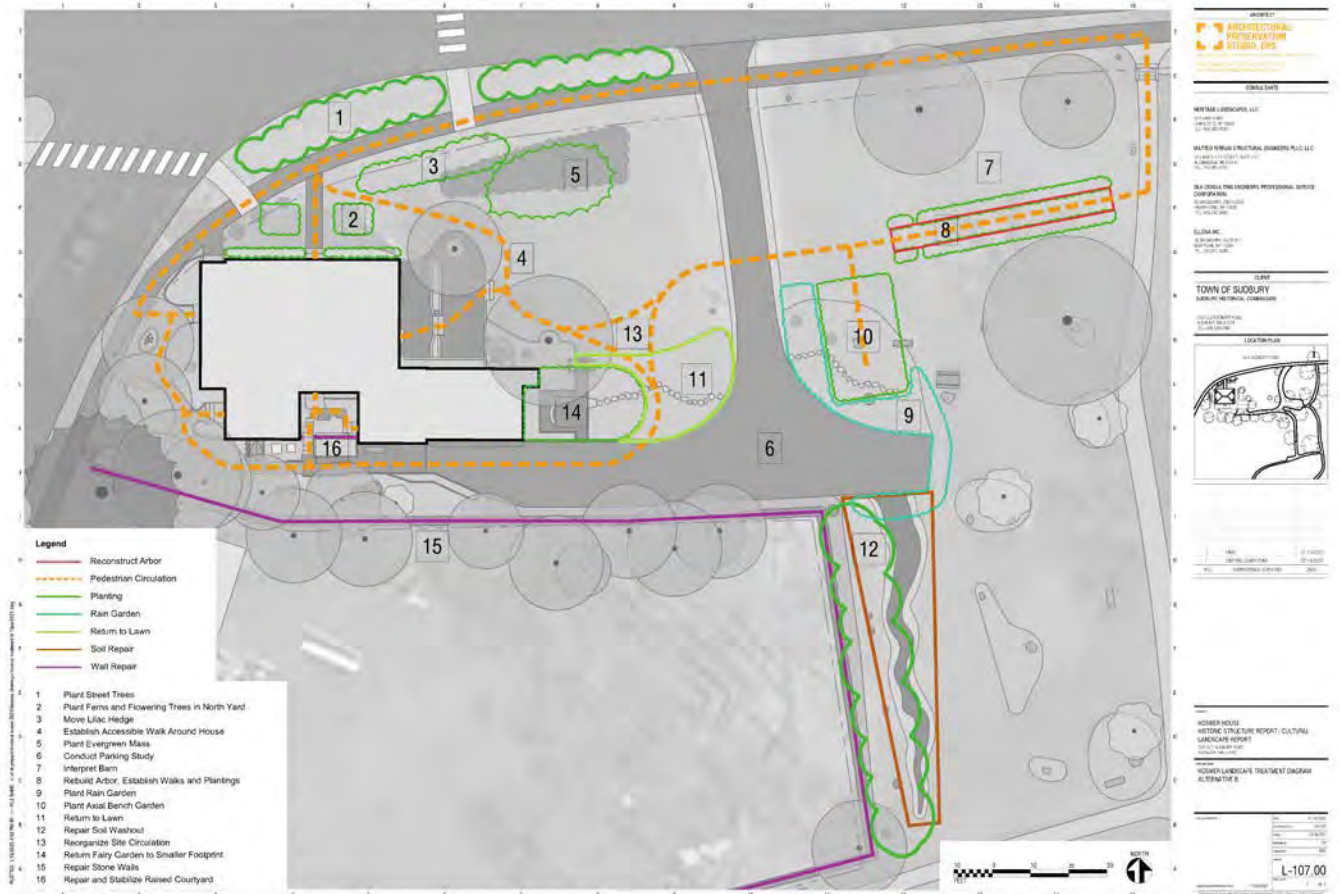


Figure 11.6-2
 Hosmer Landscape Treatment Diagram Alternative B

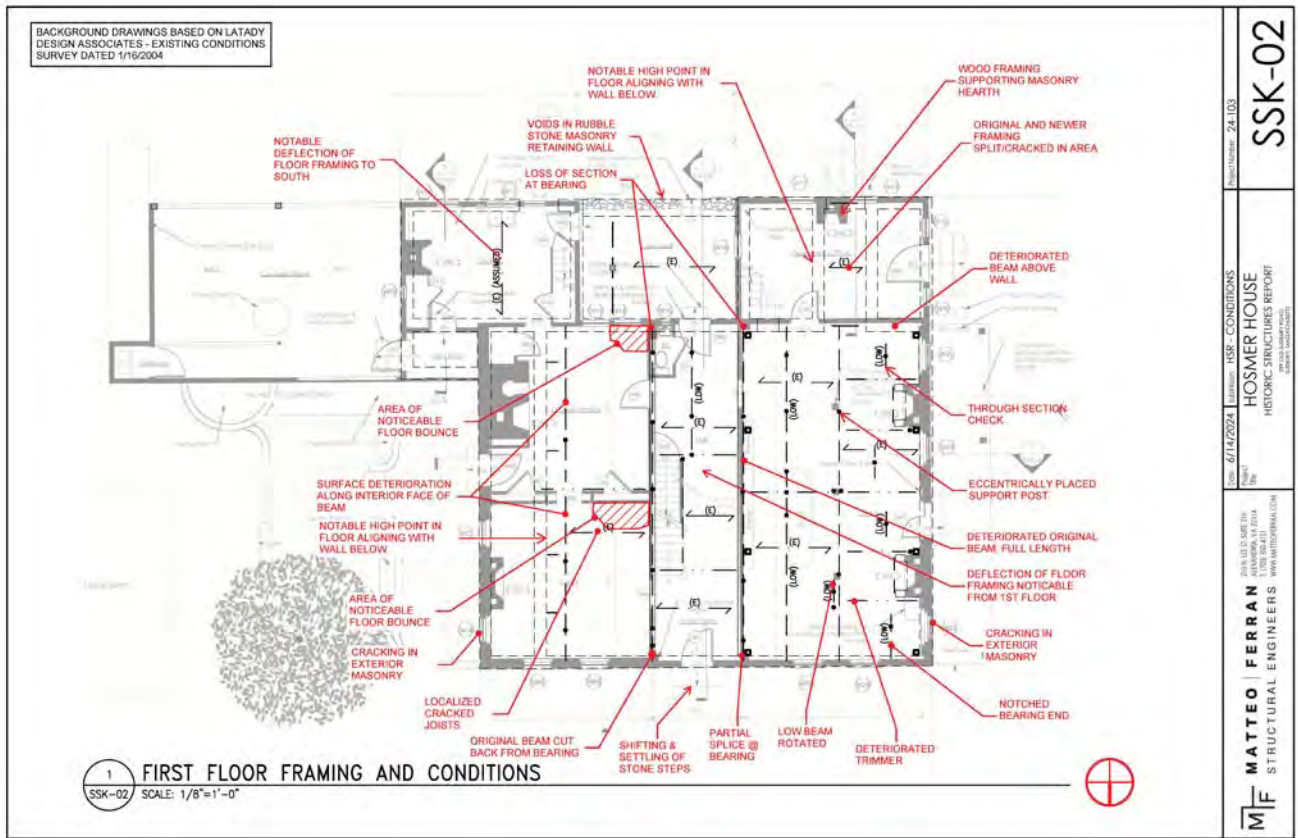


Figure 11.7-2
 First Floor Framing And Conditions

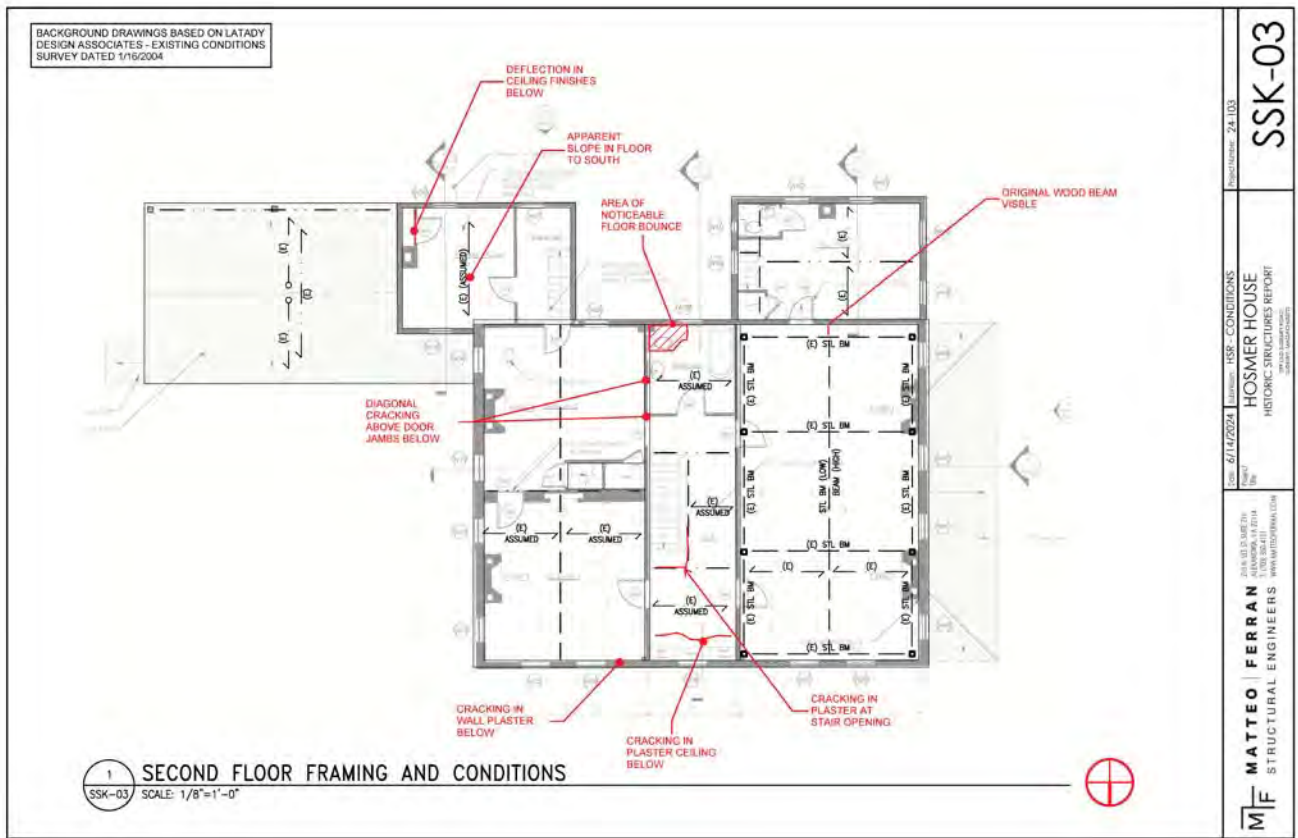


Figure 11.7-3
Second Floor Framing And Conditions

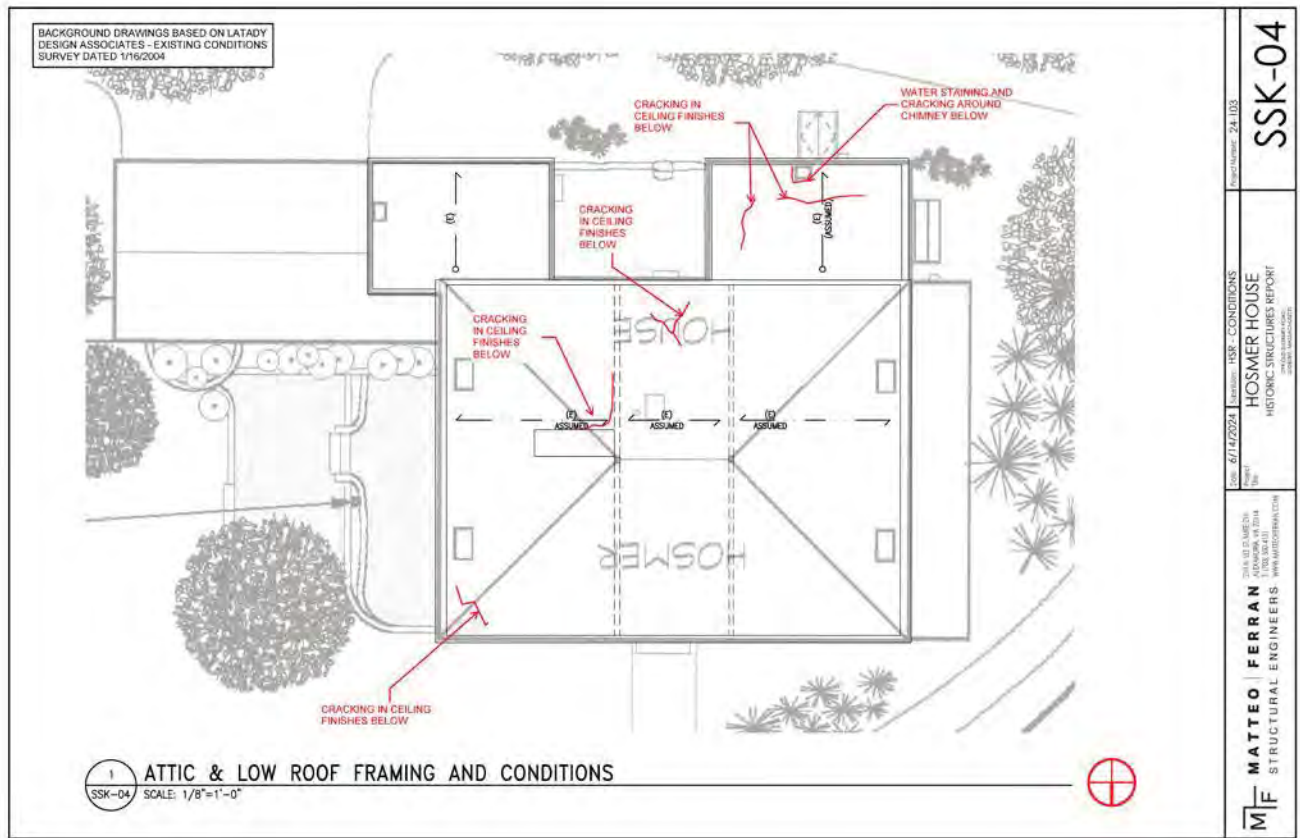


Figure 11.7-4
Attic & Low Roof Framing And Conditions

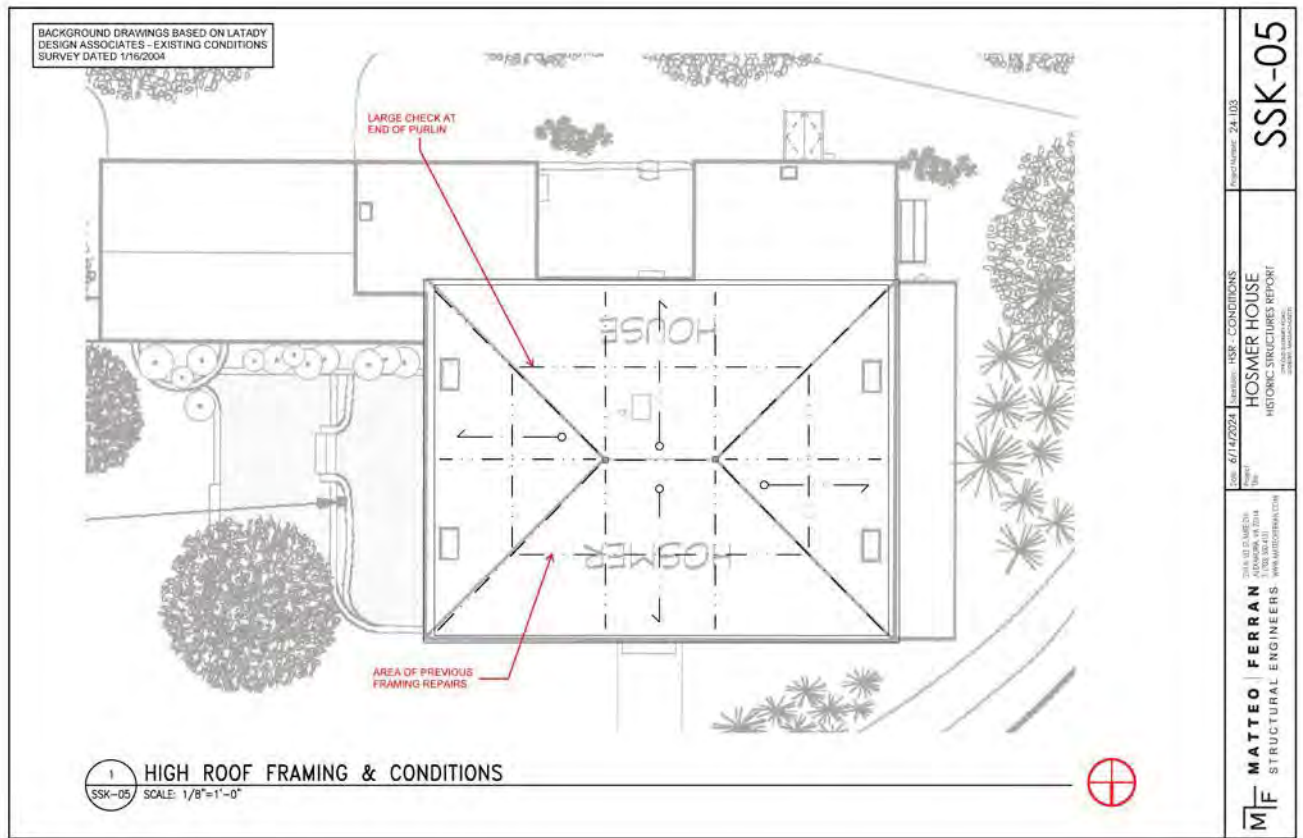


Figure 11.7-5
High Roof Framing & Conditions

12.0 APPENDIX

12.1 KICK-OFF MEETING: MEETING MINUTES



MEETING MINUTES #01

DATE & TIME: Friday, March 22nd, 2024, 9:30 AM

LOCATION: Online

SUBJECT: Hosmer House: Historic Structure Report & Cultural Landscape Report
299 Old Sudbury Road, Sudbury, MA 01776
APS Project No. 24-007

ATTENDEES:

NAME (INITIAL)	COMPANY	TELEPHONE	E-MAIL
<input checked="" type="checkbox"/> Beth Perry (BP)	Town of Sudbury (ToS)	978.639.3387	perryb@sudbury.ma.us
<input checked="" type="checkbox"/> Diana Warren (DW)	Sudbury Historical Commission (SHC)		dewwarren@gmail.com
<input checked="" type="checkbox"/> Diana Cebra (DC)	Sudbury Historical Commission (SHC)		diana.cebra@gmail.com
<input checked="" type="checkbox"/> Bill Andreas (BA)	Sudbury Historical Commission (SHC)		bandreas@rcn.com
<input checked="" type="checkbox"/> Carl Rothbart (CR)	Architectural Preservation Studio (APS)	203.594.6064	rothbart@preservationstudio.com
<input checked="" type="checkbox"/> Stephanie Gerard (SG)	Architectural Preservation Studio (APS)	857.263.3559	gerards@preservationstudio.com
<input checked="" type="checkbox"/> Rose Scott Long (RL)	Architectural Preservation Studio (APS)	203.594.6054	longr@preservationstudio.com
<input checked="" type="checkbox"/> Mimi Vaughan (MV)	Architectural Preservation Studio (APS)	646.389.0567	vaughanm@preservationstudio.com
<input checked="" type="checkbox"/> Peter Viteretto (PV)	Heritage Landscapes (HL)	203.858.9966	viteretto@heritagelandscapes.com
<input checked="" type="checkbox"/> Gregoery De Vries (GDV)	Heritage Landscapes (HL)	802.425.4330	devries@heritagelandscapes.com
<input checked="" type="checkbox"/> Emma Bruce (EB)	Heritage Landscapes (HL)		bruce@heritagelandscapes.com
<input checked="" type="checkbox"/> John Matteo (JM)	Matteo Ferran (MF)	703.350.4151x102	jmatteo@matteoferran.com
<input checked="" type="checkbox"/> Rebecca Engvall (RE)	Matteo Ferran (MF)		rengvall@matteoferran.com
<input checked="" type="checkbox"/> Mathew Ma (MM)	OLA	646.974.6981	mma@olace.com
<input checked="" type="checkbox"/> Matt Melleby (MMe)	OLA		mmelleby@olace.com
<input checked="" type="checkbox"/> Theo Nikolaitchik (TN)	OLA		tnikolaitchik@olace.com

PURPOSE OF MEETING:

Project kick-off meeting: introductions, site visit scheduling and project background.

PART 1 - INTRODUCTIONS

1.1 Town of Sudbury Historical Commission

- A The Hosmer House Historic Structure Report (HSR) and Cultural Landscape Report (CLR) will be overseen by a three (3) person steering committee consisting of Diana Warren (Project Lead), Diana Cebra, and Bill Andreas.

APS Project No: 24-007**Hosmer House: Historic Structure Report & Cultural Landscape Report****Meeting Minute #01****Friday, March 22nd, 2024, 9:30 AM****Page 2**

PART 2 - BACKGROUND

2.1 Use

- A Hosmer House is actively maintained by the Town Department and is open on average 12 times per year. The property is used as a gathering space for the community, hosting lectures, educational events for school children, docent groups, and a variety of other activities. Hosmer House is also rented out for larger events and is open to the public as a holiday display at certain times of the year. However, due to several factors, Hosmer House has had to delay/post-pone many activities once held on the property. The Town of Sudbury and the steering committee would like to utilize the HSR/CLR to gain knowledge on how to best restore and upgrade the Hosmer House to open the property up once again to community use as an educational center, as was imagined by the late owner Florence Hosmer. Florence Hosmer envisioned the Hosmer House as a resource to the community, rather than for it to be solely interpreted as a house museum.

2.2 Documentation

- A SHC-DW will scan and send out the new-found 'Restoration Drawings Set' along with additional documents such as Mold Remediation, etc.
- B There is a large collection of personal items such as correspondence documents on site for all parties to access. There was a book written by a local poet titled My Dear Girl, in which the author documented the personal correspondences of Florence Hosmer.

2.3 Period of Significance

- A SHC-BA noted that very little is known of the house prior to the 1900s. The town has an interest in the house for its 20th Century history and the imprint that the Hosmer House left on the town as a store, post office, and cobbler shop.
- B HL-GDV posed a question to the Sudbury Historical Commission as to whether the period of significance for the HSR and the CLR had to coincide.

2.4 Maintenance

- A There have been minor upgrades to Hosmer House since the last HSR. In the past two decades, fire protection and burglar alarms were installed, structural beams were reinforced, HVAC system was installed in the main house proper, a heat pump was installed in the second floor Art Room, and a hole in the roof was patched.
- B A mold problem has presented itself whether due to reoccurring water infiltration in the basement (2"), or improperly maintained climate control systems (particularly the second floor Art Room). An Assessment and Mitigation Plan has been developed for the mold on the second floor, which SHC-DW will provide for all parties.
- C There is currently ongoing repair work on the roof being carried out by an architecture office. The Scope of Work includes the roof, downspouts, and repair to rotting windows. APS requested access to information as it becomes available (i.e. drawings) from these repairs.

2.5 Expectations

- A The steering committee and the Town of Sudbury would like recommendations of how to bring the Hosmer House partially up to code.
- B ADA accessibility compliance for the public washrooms.
- C SHC-DW requested an evaluation of ADA possibilities for Hosmer House to utilize the space more broadly.

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- D HSR to outline active problems and current conditions of the structure and create a Building Preservation Plan.
- E Recommendations for storing archival work and protection to work on view.

PART 3 - LOOK AHEAD

3.1 Site Visit

- A Two site visits were proposed in the kick-off meeting:
 - 1 April 3-5: APS-SG/MV will be on site to document the structure weather-permitting. HL-RE agreed to attend.
 - a **Post Meeting Note:** This site visit was cancelled due to weather.
 - 2 April 24-25: SHC-DC will be on site to meet with the entire project team. APS, HL, MF and OLA confirmed their attendance. APS-SG/MV will conduct their field investigations April 24-26.

DISTRIBUTION: All Attendees Via E-Mail

REPORTED BY: Mimi Vaughan, Project Associate

ISSUED: 04/02/24

NEXT MEETING: TBD

- The forgoing represents our understanding of matters discussed and conclusions reached. If there are any errors or omissions in the basic discussion please notify Architectural Preservation Studio, DPC in writing within 5 days.
- Opinions and recommendations in these meeting minutes do not constitute direction regarding the work or approval of additional work.

I:\01_Projects\01_Architectural Preservation Studio\2024\24-007 Town of Sudbury_Hosmer House_HSR\A_DOCUMENTS\A.08 Meeting Minutes\240322_24-007-Hosmer-House_Meeting-Minutes_01.docx

12.2 TIMELINE & DEEDS**SIGNIFICANT DATES IN THE HISTORY OF HOSMER HOUSE AND SUDBURY**

Sources as noted if known:

1638/9 – Original Town of Sudbury founded – was located east of Sudbury River (now Wayland and Maynard) – from Watertown – part of Massachusetts Bay Colony

1706/7 – Petition from West Side people of Sudbury to erect a meeting house on west side of Sudbury River – Samuel **Willis** petitioner

1722 – Extended call for new minister (Source?)

1725 - Conjectured date of construction of Meeting House west of Sudbury River (Hudson)

1776 – Town of Sudbury became part of new State of Massachusetts

1780 – East Sudbury (later Wayland - 1835) broke off from Town of Sudbury – Also Date of Hosmer House according to John Powers, etc. (What was source)

1793 – **Elisha Wheeler** (1750-1794) and **Asher Goodnow** (1771 – 1852) built House

No Source noted – (Latady Design Associates, Architectural Survey & Drawings – 2004 – pg 8)

1812 – Luther Goodnow and Reuben Maynard sell [Hadley?] 2/3 acre with buildings – except store occupied by Abel Moore to Oliver Noyes (Saddler) - \$1000.00

1815 – Luther Goodnow and Reuben Maynard sell property to Chancy Moore

1806 – **Abel and Joel Moore** build Hadley House and an adjoining store on one acre of land in Sudbury Center. (Sudbury Town Crier 2 April 1981)

1809 – **Abel Moore** sold one-third of this one acre to **Asakel Wheeler Jr.** who built **Hosmer House**. (Sudbury Town Crier 2 April 1981)

1812 – Abel Moore sold Hadley House to unknown? (Sudbury Town Crier 2 April 1981)

1817 – Abel Moore sold store to **Daniel Goodnow** – evidence that Moore's store was moved to "other end of Hosmer House" as kitchen. (Sudbury Town Crier 2 April 1981)

1817 – Oliver **Noyes** sells "approximate property" including earlier residence" to **Daniel Goodnow**(1804-1890)

Book 223, Page 224 – November 5, 1817 - (Powers' "Hosmer House" - 1979) - \$800

1817 – **Chauncy Moore** sold to **Daniel Goodnow** (1804-1890) – "earlier store on approximately same general location"

Book 223, Page 223 – November 5, 1817 - (Powers' "Hosmer House" - 1979) \$350 – [cannot find the name Chauncy Moore anywhere]

1866 – **Daniel Goodnow** sold to **James L. Willis** – present house & property & additional 8 acres

Book 1019, Page 545 – March 9, 1866 - (Powers' "Hosmer House" - 1979) \$2,800

____ - Ella & James **Willis** – second Owners – ran general Store & **post office**

No Source Noted - (Latady Design Associates, Architectural Survey & Drawings – 2004 – PG 8)

1897 – Reverend Edwin Barrett **Hosmer** purchase building from Ella Willis

Book 2594, Page 256 – September 6, 1897 - (Powers' "Hosmer House" - 1979) - \$1.00 – MEMO OF AGREEMENT FRAMED IN HOUSE - \$2000

1959 – Florence Armes **Hosmer** to Town of Sudbury – granted present house & property

Book 9413, Page 521 – June 1, 1959- (Powers' "Hosmer House" - 1979)

1978 – Florence **Hosmer** dies – House goes to Town - (Latady Design Associates, Architectural Survey & Drawings – 2004)

PROP TRANSFERS POTENTIALLY RELATED TO ADJACENT FARM/PARK – from Middlesex South Land Records Website

1897 – Ella S. Willis to Edwin B. Barrett – [this is most likely an error – it is probably the deed from Ella Willis to Edwin Barrett Hosmer, but the page number is different from that noted by Powers]

Book 2594, Page 257 – September 6, 1897 – (same date as sale of Hosmer House) - Land Records online [noted in 1959 F Hosmer to Sudbury deed]

1955 – Albert & Florence Hosmer to Wilfred J. & Cora Allen – 3.5 AC

Book 8506, Page 336 & 337 – June 29, 1955 – Have deed, would like survey dated June 21, 1955, noted to be included

1956 – Wilfred J. & Cora C. Allen to Donald W. & Constance Neelon – 3.39 AC

Book 8732, Page 387 – Land Records online –not available online.

1960 – Donald W. & Constance Neelon to Town of Sudbury – 3.39 AC

Book 9606, Page 021 – June 2, 1960 - Land Records online

12.3 NOTES & SOURCES

Organization

- I. BOOKS
 - A. LAND & PEOPLE
 - B. GENEALOGIES
 - C. HISTORY OF LANDSCAPING (INCL. SETTLEMENT) & ARCHITECTURE
- II. PERIODICALS – JOURNALS – MAGAZINES
- III. PAMPHLETS & BROCHURES
- IV. INTERNET SOURCES
- V. REPORTS
- VI. MAPS
- VII. GOODNOW LIBRARY
- VIII. SUDBURY HISTORICAL SOCIETY

I. BOOKS

A. LAND & PEOPLE

Casey, Helen Marie. *My Dear Girl*. Pittsburg: Black Lawrence Press, 2011.

Pg17 Edwin Barrett Hosmer ... born in Mason, New Hampshire on November 9, 1840. ... September of 1864 ... Edwin and Abigaile Lousie Armes married. A first son was born in Mason on October 16, 1865. ... only lived eight weeks. .. unnamed.

Pg 18 Edwin ... a young farmer. ... [slaughtering] sheep

Pg 19 Rev. J. L. Armes ... born January 22nd, 1811 ...

Pg 21 Moved to Woodstock, CT in 1874 ... seven-year-old Alice ... three-year-old Burt. Fred born in Woodstock in 1879 and Florence Armes Hosmer in 1880.

Pg27-28 Built at the end of the War of Independence by Elisha Wheeler and Asher Goodnow, ...

A federal period home built about 1780. [It] has been at various times a general store, tavern with a ballroom upstairs, post office, cobbler shop and candy store. – Sudbury Historical Commission

In Florence's day it also housed the artist's studio and her brother's music studio.

Document signed by Ella Willis and Albert E. Hosmer "nine acres more or less with all buildings thereon and all hay in the barn ... Two Thousand Dollars. ... Edwin and Abbie borrowed \$1200 from the Middlesex Institution for Savings ... signed the deed on September 6, 1897.

... the land they needed for animals, vegetables and flower gardens.

They would work the fields, cook, bake, and cand ... five of them would die here in the house

Pg 29 ...Pa went to dig his potatoes yesterday ...

Pg 41-42 “Mr. Falk [Methodist Minister and Florence’s suitor] ... work on the window seat all eve.”

... when his church was being renovated, her minister beau brought a church pew to Hosmer House for her. It is this that was converted into a window seat by the two young gentlemen.

... Florence and Alice went to Boston for window seat cushions.

Pg 80 ... December 1926 ... Florence ... work in Country Life [magazine].

Pg 98 Fred – in Geneva New York with Western Assurance Company. Lois [Fred’s daughter]/

Pg 103 Dear Bert How is the farm work? The horse, the cows, the pigs and the poultry must be fed and looked after every day. [from Grandmother on his 21st Bday]

Pg 113 It was Gean [Bert’s second wife, Eugenia Hunt, Genie] who introduced the idea of creating a fairy garden at Hosmer House, a place with miniature sculptures that would charm children.

Pg126-127 Florence wrote to attorney John C. Powers ... Dec 30, 1958 ... “You must have been misinformed about my selling to the town at any price for I never thought of selling to anyone or the town. I have been considering willing the place to the town for the Historic Society if arrangements could be made rightly in memory of my father Edwin Barrett Hosmer and family.”

[Florence] was having trouble finding the money to pay her taxes in 1952 ... “I [Burt] was in hopes that you would sell the land...” – 1951

She and her family had often had teachers board with them to bring in extra money.

She advertises in Sudbury that she has rooms to let to teachers ...

Between 1958 and 1973, Florence received \$10.00 a month for rental of her barn.

Pg 128 Miss Hosmer’s [financial] situation was precarious.

Pg 129 “I am pleased to know of your [Florence] intention to leave the Island Home [her brother Burt’s house?] to the Frazier Family.” – from cousin Don Frazier. ... she [Flo] made the decision to gift the Vinyard home [Burt’s house]to Fred’s daughter Lois [married Lewis Raymond Frazier]

Pg 130 In the 1950s ... Zoie Morse ... had come to live with them ...

Pg 134 ... “please give some [any remaining money] to Town of Sudbury for upkeep of the4 Fairy Garden that must be kept in memory of dear Burt!” She and Genie and Burt had worked to fashion a garden by the area they called the piazza with small figures hidden within the garden to charm children.

Cronan, William. *Changes in the Land – Indians, Colonists, and the Ecology of New England*. New York: Hill and Wang, 1983.

Makes reference to descriptions in *Walden* by Henry David Thoreau regarding changes in the land

Pg3 Part 1 – Looking Backward - Chapter 1 – The View from Walden – 1855 Henry David Thoreau – consider the ways in which his Concord home had been altered by more than two centuries of European settlement. William

Wood's New England's Prospect – recounted his 1633 voyage to southern New England and described ... the landscape ...

Wild meadow grasses .. strawberries, gooseberries, raspberries ... currants ...

... the nobler animals have been exterminated here, ...cougar, panther, lynx, wolverine, wolf, bear, moose, deer, beaver, turkey

Pg5 1653 historian Edward Johnson ... "remote, rocky, barren, bushy, wild-woody wilderness" ... transformed in a generation into "a second England for fertility."

Pg 21 Chapter 2 Landscape and Patchwork – Seeing landscapes in terms of commodities ... Little sense of ecological relationships ...

Pg31 Salt marshes ... two grasses – *Spartina patens* and *Spartina alterniflora* ... created extensive meadows

Cutter, William Richard, *A.M. Historic Homes and Places and Genealogical and Personal Memoirs relating to the Families of Middlesex County, Massachusetts, Volume II*. New York: Lewis Historical Publishing Company, 1908.

VOL 1

Pg 32 Sudbury

VOL. 2

Pg 486-489 Goodnow – Edmund Goodnow ...

Hudson, Alfred Sereno. *The History of Sudbury, Massachusetts, 1638 – 1889*. Sudbury, Mass: Sudbury Press. 1889 (reprint 1968)

SUDBURY HISTORY - GENERAL

Pg 24-25 CHAPTER III – Origin of the Sudbury Settlement - The town was settled by Englishmen. The plan of settlement originated at Watertown, which was settled a few years previous by Sir Richard Saltonstall and Company, who came to America in the ship "Arbella." Mr. Saltonstall's party landed at Salem, went from there to Charlestown, and thence about four miles up Charles River, where they founded Watertown. ... It rapidly grew in strength and importance, and soon parties went out from it to form new settlements. Some went to the places now Dedham and Concord, and some as far off as Wethersfield, Conn.

In 1637, it was proposed that a company proceed westerly and settle at what is now Sudbury. The reason for starting this settlement was, as the petitioners state in their paper, "straitness of accommodation, and want of more meadow." ... To a large extent, the settlers came direct from England.

Pg 26 -31 From the town records we have compiled the following list of the early grantees or settlers, who went to the Sudbury Plantation about 1638 or 1639 : — Mr. Petre Noyse – 47 (of Penton in Southampton – yeoman) ... Edmond Goodnowe 27 (of Dunhead in Wilsheire Husbandman) ... Thomas Noyse (son of Peter?) Thomas Goodnow 30 (of Shasbury) ... John Goodnowe 42 (of Semley of Welsheir Husbandman) ... [all listed on ship Confidence - 1638]

Pg 57 CHAPTER IV – Method of Acquiring Territory –

- ... two parties with which contracts were to be made, namely, the Colonial Court and the Indian owners of the land. From the former it was essential to obtain a permit to make a settlement, to sell out and remove from Watertown, to secure the appointment of a committee to measure and lay out the land; and from the Indians they were to purchase the territory. ...
- the Colony of the Massachusetts Bay. King James of England claimed by right of discovery all the continent of North America. In the eighteenth year of his reign, he transferred a portion of this to a company called " The Colony of Plymouth in the County of Devon, for the planting, ruling, ordering and governing of New England in America." The territory conveyed was all that part of America lying and being in breadth from forty degrees to forty-eight degrees of north latitude, and in length of and within all the breadth aforesaid through the mainland from sea to sea."

Pg 58

- From this " Council of Plymouth in the County of Devon " a company, in 1628, purchased a tract of territory defined as being " three miles north of any and every part of the Merrimac River," and " three miles north of any and every part of the Charles River," and extending westward to the Pacific Ocean.
- The proprietors received a charter from the King, March 14, 1629, and were incorporated by the name of " the Governor and Company of the Massachusetts Bay in New England."
- The king claimed no jurisdiction, since he regarded the affair, not as the founding of a nation or state, but as the incorporation of a trading establishment.
- in 1634 the government was changed to a representative government

Pg 59

- ... This government had its court ... "The Great and General Court of the Massachusetts Colony"
- By the authority of a Court thus established, land grants were allowed the New England colonists. Some of these grants were to companies who designed to establish towns, ... certain conditions were imposed, namely, that the place sought should be settled within a specified time, that a certain number of settlers should go there, and that a church should be established
- These land grants were usually preceded by a petition, stating the object for which the land tract was sought, and perhaps reasons why the court should allow it. The territory of Sudbury was in part granted to the people collectively who formed the plantation and established the town, and in part to individuals. The grants to the former were allowed at three different times, and were preceded by three different petitions. The first petition met with a response. Nov. 20, 1637, of which the following is a copy : —

" Whereas a great part of the chief inhabitants of Watertown have petitioned this Court, that in regard to their straitness of accommodation, and want of meadow, they might have leave to remove and settle a plantation upon the river, which runs to Concord, ...

Pg 60-61

- The Court having granted the request for a plantation at Sudbury, allowed the petitioners to go on with their work, and appointed a committee to establish the bounds and make an allotment of land, as set forth by the following record : — "At Gennall Court held at Boston the 6th Day of the 7th Month, a 1638 [Sept. 6, 1638]. " The petitioners Mr Pendleton, **Mr Noyse**, Mr Brown, and Company, are allowed to go on in their plantation, ... set out the bounds of said plantation...

Pg 64

- While the English claimed the country by right of discovery, there were those who held it by right of ancient hereditary possession, and the English were in justice called upon to recognize this right, and purchase the territory of the native proprietors. This was done by the Sudbury settlers. The first tract for the plantation was purchased in 1638 of Karte, the Indian proprietor ..

Pg 69

- From lands thus allowed, the Plantation of Sudbury was formed. A separate act of incorporation was necessary to complete the work. This was done September 4, 1639, when the Court ordered that "the newe Plantation by Concord shall be called Sudbury." (Colony Records, Vol. I., p. 271.)
- The name ordered by the Court is that of an old English town in the county of Suffolk, from which some of the town's settlers are supposed to have come, or with which they may have had an acquaintance.

Pg 73 CHAPTER V – Place and Plan of Settlement

- The settlement of the town began on the east side of the river. The first road or street, beginning at Watertown (now Weston), extended along a course of about two miles, and by this the house-lots of the settlers were laid out and their humble dwellings stood.
- Such was the territory of Sudbury, the manner in which the lands were allowed, and the parties from whom they were bought. From this plantation was formed the town ; and land divisions and allotments were subsequently made, until no portion of it was held by proprietary right, nor as public domain, but all passed into private estates except the highways and commons, and here and there a small three-cornered nook.

Pg 106

- The town of Sudbury, as a plantation, was formed on what we consider the proprietary principle. The persons that petitioned for the land tract, and those whom they represented, or, in other words, the original grantees, at first possessed the whole territory. In their collective capacity, they had power to divide up their lands or keep them as common property ; but when divisions were made, it must be done in an equitable manner, that is, in proportion as each had paid in, or in proportion to the value of the original right ; or they were to dispose of them in such a way as was, by general consent, for the common good of the company, as the selling of land to meet public expenses, or the granting of it as a gratuity to help on the settlement ; or the setting apart of a portion of it for a common pasture. But while the town had a right to do any or all of these things, as a matter of fact it did not at first divide up all of its land, except the meadows. These it divided proportionally, as we have stated, and the meadows being thus divided, became the basis of future allowance and rights; in other words, it is supposed that the settlers put into the enterprise different amounts of money, and received meadow lands in proportion to what each put in ...

Pg 107

- In the pasturage of the extensive cow common, the people were to be limited in the number of cattle put in by their meadows, or their rates as based upon them.
- In the erection of the meeting-house and pay of the minister reference was had to rates paid on the meadows.

Pg134 STAPLE CROPS - Some of the staple crops were Indian corn, — sometimes called by the one word "Indian,"— rye, barley, wheat, peas and oats. Hemp and flax were also raised. Hay was early a great staple article ; this, as we have noticed, the river meadows bountifully produced.

- Pg177 CHAPTER X - Between 1650 and 1675 the west side had rapid development. ...
- Pg 179 Both record and tradition indicate that John and Edmund Goodenow early had lands near the Gravel Pit, and also at or near the present Farr and Coolidge Farms. By 1659, Thomas Noyes and Thomas Plympton had established houses on the west side, —the former on lands at Hop Brook, and the latter at Strawberry Bank.
- LAYING OUT OF NEW LANDS - These lands consisted of the two-mile grant, allowed in 1649. (See Chapter IV.) Its eastern boundary line extended nearly as follows: A little west of North Sudbury, Sudbury Centre, and South Sudbury, or, more specifically, by the Moses Mossman place, across the Poor Farm, by the east bank of Willis's Mill Pond, across or just east of Blandford's Pond, over the Walter Rogers place, and a little west of Hunt's Bridge. From this easterly limit, it extended to the town's western boundary. Oct. 27, 1651, John Sherman and others were appointed to lay out this land.
- Pg 179-80 Nov. 27, 1651. "It is agreed in a public town meeting warned for that purpose, that the rate now to be levied ... which Was last granted by the Court for our enlargement shall be paid by the inhabitants every man to pay alike, the same in quantity and when that the two miles shall be layed out that every man shall enjoy a like quantity of that land."
- Pg180-82 Persons who received parts of this land, and the order of receiving it, are thus given in the records : — (These twelve lots written, are the first squadron, the first of them joining to the country land on the south, and the last of them joining to Lancaster highway on the north, each lot containing one hundred and thirty acres, the length being nearest hand east and west, the breadth north and south.): Thomas Noyes ... Lt Edmund Goodenow (third squadron are as followeth : — Widow Goodenow. (The fourth squadron are as followeth : — Thomas Goodenow ... Mr. Peter Noyes ...
- Pg 182 This land, laid out so regularly, was good property. Some of the most substantial homesteads of the town have been, and still are, upon it. The names of ... Moore ... Noyes ...of the older inhabitants, and, later, of ... Willis ... and others
- Pg 183 "Willis," the largest pond in town, ...
- Pg 284-5 1704/5, January 15 - Hence, a movement was inaugurated to divide the town, and make of it two precincts, in each of which there should be a church. A primary act for the accomplishment of this purpose was to obtain the consent of the General Court. To do this a petition was presented, which, as it tells its own story, and sets forth the entire case, we will present : —Petition of the West Side people of Sudbury to Governor Dudley and the General Assembly. ... Sudbury, January 15th 1706/7 ... **Samuel Willis, Joseph Willis, ... Edward Goodnow his mark, John Goodenow, jr.**
- Pg 286 1707, October 29 - committee duly appeared to present a protest to the west side petition [due to expense of two ministers and expense of attending meetings for division matters] : West Side Inhabitants: Joseph Noyes ...Joseph Goodenow ... John Moore ...Benj Moore ... East Side Inhabitants: Jos Moore Sr, Jos Moore, Jos Noyes Natll Moore Thos Moore – October 29th, 1707.
- Pg 288 1708, May 18 Ruling: "the thing was necessary to be done, but their opinion is, that now by reason of the [grievous] times not so convenient."
- 1708/9, May 26 - Second petition for division
- 1708, May 28 – Ruling: the petitioners received permission to build a meeting-house, years elapsed before they availed themselves of the privilege.

- Pg 292 CHAPTER XVII 1725 – Approximate date of West Side meeting house
- Pg 415 1778, June 25 " The question was put whether it was the minds of the Town, that the Town of Sudbury should be divided into two towns, and it was passed in the affirmative. ...
- Pg 419 At a meeting held Jan. 1, 1779, the town appointed Major Joseph Curtis, Thomas Plympton, Esq., Mr. John Balcom, Capt. Richard Heard and Capt. Jonathan Rice to agree on a line of division.
- Pg 420 "We the Subscribers being appointed a committee to Join a Comtee from East Sudbury to make a Division of the Money and Estate belonging to the Town of Sudbury and East Sudbury agreeable to an Act of the General Court Passed the 10th of April 1780, for Dividing the Town of Sudbury, proceded and agreed as followeth viz :
- Pg 424 The following officers were chosen, just before the division, at a town-meeting held in the East and West meetinghouses, March 6, 1780:
- Pg 428 In accordance with a vote of the General Court in 1794, a map was made of the town. This map, a copy of which is in the State Archives (Vol. II., page 7), was made by Mathias Mosmon, and bears date April 17, 1795. A copy of it is here given together with the following statement and description by the author of the map : — ...
- Pg 291 On March 18, 1724-5, the west side people "entered into and renewed" a "holy church covenant," to which were subscribed the following names: ... Joseph Goodenow ... Samuel Willis Joseph Noyes ... John Moore ... Peter Noyes ...

NOYES

- Pg 26 List of Early Grantors [town records] – Mr. **Peter Noyse**, Edmond Goodnowe, Thomas Goodnow,
- Pg 27 ...names of some of the most prominent persons in the Sudbury Plantation ..“The list of the names of the Passeng” Intended for New England in the good shipp the Confidence of London ...April, 1638, Southampton, 24 April 1638 – **Peter Noyce** of Penton in the County of South (Southampton) yeoman 47, John Goodenowe of Semley of Welsheir Husbandman 42, Edmund Goodenowe of Dunhead in Wilsheire Husbandman 27...Thomas Goodenowe of Shasbury 30 ...
- Pg 31 settlers of Sudbury - Passenger list of “Confidence” Peter Noyes 47, John Goodenow, 42; Edmund Goodenow, 27; Thomas Goodenow. ...
- Pg 89-90 As early in the records as 1639, Peter Noyes and John Parmenter are mentioned as surveyors. - ..persons were appointed for the special purpose of hearing “small causes.” In 1655 “Lieutenant **Goodnow, Thomas Noyes**, and were chosen commissioners to hear, issue, and end small causes in Sudbury ... In 1648 **Peter Noyes** was “to see people joyne in marriage in Sudbury.” (Colonial Records, p. 97)
- Pg 93 In 1642 **Thomas Noyes** was “appointed to keep a ferry for one year, ... About this time it was ordered by the town, “That Mr. Noyes .. shall have power to view the river at Thomas King’s and to agree with workmen to build a cart-bridge over the river ...”
- Pg 97 Just when the causeway was built we have found no record, but we infer that it was begun as early as 1643, since at that time the cart-bridge was made, and about that time the service of Thomas Noyes as ferryman ceased.

Pg 105 "A General Court, holden at Boston on the 4th Day of the 7th month 1639. "The order of the Court, upon the petition of the inhabitants of Sudbury, is, that Peter Noyeshave commission to lay out lands to the P'sent inhabitants, according to their estates & persons"

Pg 116-117 In 1642 and addition of upland was madeand Peter Noyes, And Edmund Goodnow were to have power to lay out the 3rd division at their discretion." – ... records show that a variety and abundance of territory was at the disposal of the town ...years after the town had ceased to apportion undivided lands to the inhabitants, and the original grantees were all or nearly all dead, .. a portion of territory owned and controlled by parties who were called in the record book, "ye Proprietors of ye Common and undivided land in Sudbury." ... based their claim on ... the transferred ownership and right of the original grantees. ... they sold and gave away lands, discontinued and laid out highways, ... About the beginning of the eighteenth century the persons making up this proprietary .. are as follows: - Joseph Noyes ... March 15, 1705 – committee [including] Joseph Noyes [Edward Goffe or Edward Noyes?] ... Proprietors of the Common Land in Sudbury to adjust and settle .. difference between persons Division of common land ...

Pg 119 – Sudbury February 16 1712/13 ... There should be Two Acres of Land added to the Donation of Ensign Peter Noyes

Pg 120-121 ...proprietors, at a meeting on April 5, 1715, "granted ... Ens **John Noyes** a Liberty To fence in the old burying place but yes ye said Noyes his heirs and assigns are fore ever prohibited and hindered from breaking up said burying Place or setin up andy building on the same it being kept and reserved for burying ground.

WHEELER

Pg 354 Mary [dau Mr.. Loring, minister], born Sept. 14, 1716, married Elisha Wheeler, and died, Jan. 22, 1801.

Pg 356 the town voted to erect the powder house on the training field near Mr. Elisha Wheelers."

Pg 367 ... These Certify that the mens names hereafter annex'd marched on ye 19th f April last [1775] - Lt. Elisha Wheeler

Pg 368 A List of a Company of Minute Men under the command of Capt. John Nixon, in Col Abijah Pierce's Regiment who entered the service April 19th 1775 - Privates – Elisha Wheeler

Pg382 Lieut. Elisha Wheeler, whose horse was shot under him, ... were both volunteers on horseback.

GOODNOW – GOODENOW - GOODNOWE

Pg 3 In 1645 Edmund Goodnow was appointed to look after the timber on the common,...

Pg 26 ... list of early grantees ... 1638 or 1639: Edmond Goodnowe, Thomas Goodnow, John Goodnowe

Pg 34 EDMUND GOODNOWE (Goodnow, Goodinow, Goodenow or Goodenough) – came in the Confidence," in 1638 .. house lot assigned to him ... He was an early inhabitant ... built the "Goodnow Garrison." He was a freeman May 13, 1640. He died April 6, 1688... buried in Old Burying Ground, Wayland. The Goodnow family has had a prominent position in town from an early date. It has largely dwelt on the west side of the river.... One of the descendants was John Goodnow, the donor of the Goodnow Library .. well-known merchant of Boston

Pg 37 THOMAS GOODNOW – Brother of John and Edmund, and became a freeman in 1643. [Moved to Marlboro?]

JOHN GOODNOW – Brother of Edmund – came with him in the ship “Confidence,” Freeman June 2, 1641 ... a selectman of Sudbury ...

Pg 64 – 68 INDIAN DEED – [Mentions pg 67] do also hereby covenant promise & grant to ... Edmond Goodenow ... John Goodnow ... 11th day of July ... one thousand six hundred eighty & four [1684] ...

Pg 73 The settlement of the town began on the east side of the river. (Pg 74) DATA OF HOUSE-LOTS: **Edmond Goodnow** (4), north by John Haynes, wet by River Meadows. (Pg 75) John **Goodnow** (5), north by Widow Hunt, south by Henry Loker ... (Pg 76) **Tho. Goodnow** (5), north by Bridle Point Road, south by Mill Brook. Between A. Belcher and P. **Noyes**. He sold to P. **Noyes**, making Noyes' lot thirteen acres. (pg 77) John Goodnow (5). North by Widow Hunt and south by Henry Loker.

Pg 91 ... Edmd Goodenow ... ar appointed to layout out a way from Watertown bound to the Dunster Farm.”...

Pg 110 “A record of the names of the Inhabitants of Sudbury, with their several quantity of meadow to every one granted according to their estates or granted by gratulation for services granted by them, which meadow is ratable upon all common charges.

(pg 111) Thomas Goodnow – The first division: 2, Second: 4, Third: 3; John Goodnowe - The first division: 2-3/4, Second: 9, Third: 5-/43

Pg 136 John Goodnow, Clerk

Pg 198 DEFENSIVE MEASURES.

The principal means of defense in this war were the garrison-houses. These were not always under colonial authority, but were often private dwelling-places conveniently located. They were sometimes a rendezvous for the town's militia in times of expected attack, and used occasionally to shelter colonial soldiers when sent to a beleaguered place. Some of these garrison-houses were built strong, for the purpose of defense, while others were built in the ordinary way, and fortified when the danger became imminent.

Sudbury had several of these places of defense, a knowledge of which has come down to us, namely : The Brown Garrison, the Walker Garrison, the Goodenow Garrison, the Haynes Garrison, two others whose names are now unknown, and a block-house. Of these places we give the following information, derived from personal knowledge, record, and tradition : [pg 199 – describes Goodnow Garrison – it is mentioned numerous times in the history as a place of refuge]

Pg 476 ERECTION OF TOMBS – April 2, 1830, Luther Goodnow, Asher Goodnow ... received permission to erect tombs on the east side of the powder house.

Pg 488 The old store was the only village grocery for scores of years, as was also its successor. Tradition says it was established by Capt. Levi Holden, who commanded the "south militia company." Subsequent to Captain Holden's possession, it was owned by Asher Cutler, and kept by Abel Cutler and Jesse Goodnow, and was purchased by Messrs. Gardener and Luther Hunt near the beginning of the present century. G. and L. Hunt were succeeded by Charles and Emory Hunt. The present proprietor is George, son of Emory. Formerly, this store was the centre of an extensive trade. An old store sign was " Furniture, Feathers & Crockery Ware Rooms," and this included stoves, carpets, and sundry commodities not always found in a country store. ...and a part of the store became a private dwelling-place ; since then the other part has been an ordinary store for the sale of English and West India goods.

Pg 495 The house now occupied by Luman Willis was the old Ashur Goodnow store. There a grocery was kept for years, and many a townsman still remembers the bent form of the aged proprietor as he dealt out his wares.

Pg 528 THE GOODNOW LIBRARY – Donated by John Goodnow of Boston

Pg 571 SUDBURY'S FIRST BURYING-GROUND. This ancient burial place is in Wayland, on the north side of the road leading to Sudbury Centre, and about a half mile from the railroad station.

Two notable stones are those that mark the graves of Capt. Edmund Goodnow and wife. They are in a horizontal position, and just east of the old meeting-house site. The inscription is rudely cut, and in the language of other years. It is as follows :

— HEARE- LYETH- YE – PRETIOUS – DUST - NT -OF - THAT - EMENANT – SARVANT OF GOD - CAP - EDMOND - GOODENOW –WHO -DIED -YE -77- YEARE - OF -HIS - AYGE- APRIL -YE -6 -1688.

HERE - LYETH - YE - BODY - OF - ANNE - YE - WIFE - OF - CAP - EDMOND - GOODENOW - WHO - DYED - YE : 9 : OF : MARCH 1676 : AGED - 67 -YEARS.

Pg 572 THE OLD BURYING-GROUND AT SUDBURY CENTRE. – The names of Goodnow Willis ... are to be found on the stones.

Pg 579 ORGANIZATION OF THE MOUNT WADSWORTH CEMETERY CORPORATION. – [1878]

WILLIS

Pg 182 This land, laid out so regularly, was good property. Some of the most substantial homesteads of the town have been, and still are, upon it. The names of ... Moore ... Noyes ...of the older inhabitants, and, later, of ... Willis ... and others

Pg 183 "Willis," the largest pond in town, ...

Pg 284-5 Petition of the West Side people of Sudbury to Governor Dudley and the General Assembly. ... Sudbury, January 15th 1706/7 ... Samuel Willis, Joseph Willis, ... Edward Goodnow his mark, John Goodenow, jr.

Pg 291 On March 18, 1724-5, the west side people "entered into and renewed" a "holy church covenant," to which were subscribed the following names: ... Joseph Goodenow ... Samuel Willis Joseph Noyes ... John Moore ... Peter Noyes ...

Pg 334 Lt. Joseph Willis' In 1771, money was granted "to widen the causy at Iron Works meadow." Jabez Puffer, John Balcom, and Joseph Willis were chosen a committee.

Pg 356 In 1772, the town "gave leave to John Balcom, Joseph Willis,... to set up a small House on the town land near the west meeting house for the people to repair to on the Sabbath day."

Pg 393 [Image of Residence of Charles P. Willis – mentioning "Historical Sketch of Willis Family Page 453]

Pg 453 Willis. —The names of Samuel and Joseph Willis appear on a petition of 1706-7 ; and on a list of the 2nd Foot Company of 1757 are the names of Serg't Joseph, Jesse, Reuben and John. The family have, for the most part, lived in the westerly or north-westerly part of the town, and Willis Pond and Willis Hill are familiar landmarks. Among well-known citizens of the present century, descendants of whom still live in town, were Smith and

James Prescott, brothers ; Daniel Lyman and George W., brothers ; and Eli. The former two were sons of Silas. Smith had two daughters, Adaliza and Iantha. James P. married Adaline R. Haynes, lived near Sudbury Centre and had five children, — James L., Albert, Adaline, Edward and Charles P. James L. married for his first wife Emily R., daughter of Abijah Powers, June 17, 1866 ; for his second wife, Ella S. Simpson, July 7, 1870. Charles P. married Cora E. Willard. Both are residents of Sudbury. Daniel Lyman married Sarah, daughter of Joseph Reed, and had eleven children, —Jerusha, George, Charles A., Nancy, Mary, Abi, George L., Joseph H., Samuel A., Charles A. and John F. Joseph H. married Caroline Hunt and had one child named Samuel. George W. married Adaline Haynes and had six children, —Edward, Cyrus L., Harriet E., Mary, Adaline and Ella. Eli married a daughter of Israel Haynes of Sudbury and had several children, one of whom, Eli, married Sarah Butterfield and lives at Lanham.

By this brief review of family history, we are reminded that the years have brought changes in the homesteads and among the households of Sudbury. There has been a going out and coming in of inhabitants, and not only highways, occupations, churches and schools have changed, but whole families have vanished, leaving no one to perpetuate their names.

- Pg 495 The house now occupied by Luman Willis was the old Ashur Goodnow store. There a grocery was kept for years, and many a townsman still remembers the bent form of the aged proprietor as he dealt out his wares.
- Pg 572 THE OLD BURYING-GROUND AT SUDBURY CENTRE. — The names of Goodnow Willis ... are to be found on the stones.
- Pg 623 Willis Hill. — This is in the north-westerly part of Sudbury, and takes its name from the Willis family long living in that vicinity. It is quite a prominent landmark.
- Pg 624 PONDS. The ponds of Sudbury are small. Willis Pond. — This is the largest and lies at the northwest part of the town. It is nearly surrounded by forests, and is a little lake in the woods. It has an outlet to Hop Brook called Run Brook. ... the Willis mill ...

JOHNSON – Photo from SHS captures “George Johnson” on sign above store porch

- Pg 37 Solomon Johnson became a freeman in 1651. He was twice married, his first wife, Hannah, dying in 1651. By this marriage he had three children, Joseph or Joshua and Nathaniel, who were twins (born Feb. 3, 1640), and Mary (born Jan. 23, 1644). He married for his second wife Elinor Crafts, by whom he had four children, Caleb, who died young, Samuel (born March 5, 1654), Hannah (born April 27, 1656), and Caleb, again (born Oct. 1, 1658). He assisted in the formation of the Marlboro Plantation, and was assigned a house-lot of twenty-three acres there. He was selectman from 1651 to 1666. His son Caleb purchased, with Thomas Brown and Thomas Drury, the Glover farm near Cochituate Pond, of John Appleton, Jr. Upon this land Caleb erected a house near Dudley Pond, Wayland, and died there in 1777. In the inventory of his real estate one piece of land was "Beaver-hole meadow."
- Pg 82 "On the third day of the twelvth month, 1639, Joseph and Nathaniel the sons of Solomon Johnson were born."
- Pg 87 In 1782, "adjourned town-meeting to the house of Mr. Aaron Johnson, innholder ill s" ^ town.
- Pg 424 The records state that the town-meetings were frequently held at the house of Mr. Johnson. Probably this was the house of Aaron Johnson, Innholder. [1871]

MOORE

- Pg 26 The following are names of persons who were at the settlement soon after it began: ... John Moore...
- Pg41 ...Sept. 1, 1642, he [John Parmenter, Sr.] sold this place to John Moore.....
- Pg 51 John Moore was at Sudbury by 1643, and may have come to America from London in the *' Planter," in 1635, at the age of twenty-four, or he may have arrived in 1638. He was twice married, his first wife's name being Elizabeth, and he had several children. His second wife was Ann, daughter of John Smith. His daughter Mary married Richard Ward, and Lydia (born June 24, 1643) married, in 1664, Samuel Wright. In 1642 he bought the house-lot of Edmund Rice. In 1645 he bought of John Stone "his house-lot, with all other land belonging to the said John Stone that shall hereafter be due to the said John Stone by virtue of his first right in the beginning of the plantation of Sudbury; and also all the fences that is now standing about any part of the said land, and also all the board and shelves that are now about the house, whether fast or loose, and now belonging to the said house." (Town Records, Vol.1 ., p. 54.) The Moore family have long been numerous in Sudbury, members of it living on both sides of the river, and at times taking prominent part in the affairs of the town, Ephraim Moore, who lived in the west part, was major of the Second Battalion of Rifles, M. V. M.
- Pg 56 About the beginning of the eighteenth century the persons making up this proprietary, as given in their records, are as follows : — ... Joseph Moore, Benjamin Moore,Joseph Noyes ...
- Pg286-7 ... a protest to the west side petition... The following names are signed to the original document: ... Joseph Goodenow, John Moore, ... Benj Moore, ... Jos Moore Sr, ... Jos Moore, ... Natll Moore ... Thos Moore ...
- Pg306 In 1728 the town accepted of a highway "from the centre road by the house of Joseph Moore by the training field till it come into the Concord road."

Powers, John C. *We Shall Not Tamely Give It Up*. Lewiston, ME: Screen Printing Co., Inc., 1988

- Pg189-90 Mr. Kidder's Shop 1814 – Boston Post Road and Concord Road – across the street was Hunt's general store, where another product of the day, straw braid products, fashioned from the famous pipe grass from the Sudbury River, commanded a wide acclaim. It was in Hunt's store that exotic goods from the West Indies trade, brokered by the well-known Sudbury and Boston merchants, the Goodnow Brothers, were sold.
- Pg285 Post Office – 1939 – For the first time, the post office stood alone and was fiercely independent. It stood on land leased from the Hosmer property.

Scott, Laura. *A Pictorial History of Sudbury*. Norfolk, VA: The Donning Company, 1989 (via Sudbury Historical Society).

- Pg 66 "This photo taken from a glass positive plate, shows the storefront of George Johnson circa 1870."

Other pages referencing Hosmer House which were shared by the SHS: 74, 100, 101, 102, 172, & 197

Woods, Henry Ernest, ed. *Vital Records of Sudbury, Massachusetts, to the Year 1850*: Boston: New-England Historic Genealogical Society, 1903 (via Library of Congress).

THE TOWN OF SUDBURY, Middlesex County, was established September 4, 1639, prior to which time it was known as The new plantation by Concord.

April 10, 1651, bounds between Sudbury and Watertown were established.

June 13, 1701, bounds between Sudbury and Framingham were established.

April 10, 1780, a part of Sudbury was established as East Sudbury (now Wayland).

Vital Record (Births, Marriages, Deaths) of Sudbury up to 1850

B. GENEALOGIES

Banvard, Theodore James Fleming. *Goodenows Who Originated in Sudbury, Massachusetts, 1638*. Baltimore, MD: Gateway Press, Inc., 1994.

Specifically Pages 42, 78, 141 & 227 – See Goodnow family Line

Noyes, Henry E. *Genealogical Record of Some of the Noyes of James, Peter, and Nicholas Noyes*. Boston, MA: New England Historic Genealogical Society, 1904..

Noyes, Horatio N. *A Branch of the Descendants of Rev. James Noyes*. Cleveland, OH: No publisher listed, 1889.

Wheeler, Albert Gallatin, Jr. *Genealogical and Encyclopedic History of the Wheeler Family in America*. Boston: American College of Genealogy, 1914.

Pg 356 4732. ELISHA WHEELER, son of Uriah (4713) and Abigail (Rice) Wheeler. Born at Sudbury, Mass., Feb . 1 , 1711. Married Nov. 30, 1731 , Mary Loring, who was born Nov . died Jan. 22, 1801 , dau. of Rev . Israel Loring. He died July 17, 1785. He was a farmer and tavern keeper. He kept the place known as the Old Mother Wheeler Tavern on the old Worcester Road near the Causeway, in West Sudbury. He turned out at the Lexington Alarm with his six sons, and he had his horse shot from under him in the fight.

Children: 4771: Israel Wheeler, born Jan. 17, 1745; m. April 4, 1768, Lucy Ingersol.

4774: Elisha Wheeler, born Feb 21, 1750; m. 1 – Sarah Goodnow (1754-1775)

C. HISTORY OF LANDSCAPING (INCL. SETTLEMENT) & ARCHITECTURE

Briggs, Martin S. *The Homes of the Pilgrim Fathers in England and America*. London & New York: Oxford University Press. 1932.

Pg. 136 Massachusetts district in 1629 .. thought here is good clay to make brick ... setting a beicke-kiln on worked to make bricces and tyles for building of our houses. .. bricks were being made in Virginia as early as 1611. .. documentary evidence of use in New Plymouth before 1643 ... made in that district by 1627. 10K bricks shipped to Mass Bay in 1623 – as ballast(?) bricks used in New England up to 1650 imported from England and Holland not accepted by scholars.

Pg 177 ... introduction of brickwork came slowly, as the manufacture of bricks spread over New England. ... lime was scarce in new England, and had often to be made from pounded oyster-shells.

Kimball, Fiske. *Domestic Architecture of the American Colonies and of the Early Republic*. Mineola, New York: Dover Publications, Inc. 1950 (reprint of New York: C. Scribner's Sons 1922 by)

THE SEVENTEENTH CENTURY

Pg 26 By the middle of the seventeenth century chimneys of masonry were used in houses of frame. ... [prevalent in Virginia 1649, 1686] ... Brick chimneys are mentioned in the records of Hartford in 1639 [Isham and Brown p 188] ... They existed in Salem before 1675...

Pg 35-36 ... throughout the Colonial period, ... the vast majority of house ... Remained of wood. Primary reason was, ... economic: ... densely forested new continent where timber had to be felled before the ground could be tilled, masonry was at a disadvantage ... early introduction of sawmills .. reinforce ...

... serious obstacle to adoption of masonry ... in may regions .. difficulty of securing lime for mortar. 1631 Gov Winthrop .. erected a building of stone at Mistick ... laid w clay for want of lime two sides washed to ground during rain storm. ... Lime equally lacking in England .. clay mortar was common there ... but more severe weather climate in the colonies. ... limestone was not abundant in the eastern part of Massachusetts. ... 1697 .. limestone discovered in Newbury. ... importation from Rhode Island ..use of inferior lime from oyster shells ...

Pg 36 houses built of brick and stone are less healthy than of wood due to damp ... first brick house in Salem 1707 demolished use to this ...

Pg 37 Brick far more widely used than stone in colonies generally. Bricklayers included among first settlers at Jamestown in 1697 increased continuously in VA. Setting of a kiln in Plymouth ... first mention of brick 1643.

Pg 38-39 Contradicting the oft-repeated assertion about old houses, that the bricks were brought from England or from Holand ... importation of brick in the English colonies was negligible where it was not completely unknown. ... all bricks used in Virginia ... were manufactured there. ... doubtful whether a single house {Maryland} was built of imported brick. ...Isham notes single case in New Haven - ... 10,000 brick recorded as to be shipped to Massachusetts Bay in 1628. Sever shipments equaling a few Thousand brick made to New Sweeden.

Only in New Netherlands do brick seem to have been imported to any considerable extent, coming from Holland as ballast as early as 1633 ...continuing to be mentioned wont to the Revolution, although bricks were burned in the colony as early as 1628. Misinterpretation due to English and Flemish bond references.

Pg 39 First use of brick was for chimneys, ... houses wholly of brick were some time in appearing ...

Pg 41 Following can be dated authentically:

1651 or 52 – Surry County VA and 1676 Surry County, VA

1677 and 1680 – Petere Tufts (“Cradock”) house, Medford, Massachusetts

1682 – 83 Philadelphia

Before 1697 Usher house, Medford Massachusetts.

1676 Boston

1681-91 Boston

1692 Gloucester Co., VA

Pg 47 ... in houses of masonry made chimneys in the end wall preferred. ... characteristic of brickhouse with gables .. tall chimney-stacks.

HOUSES OF THE EARLY REPUBLIC

Pg152 materials, brick and wood, remained largely the same as in Colonial times, ... Brick houses became more common in the New England towns, their great increase in Salem coming about 1805.

Pg 153 By the 'thirties red brick was scarcely shown any more. In New England, where stucco was not adopted, the brick was painted gray.

Jackson, Joseph. American Colonial Architecture. Philadelphia David McKay Co. 1924.

Pg 4 The ships were small ones, and consequently could not take either large cargoes or many passengers. This fact should be sufficient answer to those persons who have a lingering belief that bricks from the houses in the new land were brought from England. As there was to be found here ample materials for the manufacture of brick, ... it would have been less than folly and reckless expenditure, to have attempted to import his kind of building material from the other side of the Atlantic.

Pg 18 [Dismisses brick as ballast theory again]

Pg 174 In the period after 1750, New England only began to enter the field of brick construction on an extended scale.

Lenney, Christopher J. Sightseeing – Clues to the Landscape History of New England. Durham, NH: University of New Hampshire Press, 2003

Pg87 CHAPTER 3 - BOUNDARIES AND TOWNPLANS

Pg88 *Cadestre* - Metes-and-bounds surveying prevailed in the older-settled eastern seaboard prior to the Ordinance of 1785. ... measured distances between landmarks. ... a circuit of a tract that starts (and ends) at a "point of beginning" and that visits each monumented corner and angle in turn..

Pg 89 ... rectangular parcels from the earliest settlement were favored by New England lot-layers ...

Pg 90 *Toolmarks* ... land was granted through the intermediate agency of the town proprietaries, who allotted it - - quite literally - - in numbered lots drawn by lot. Various formulas prevailed, and while the size of one's lot might vary according to one's station in life, still the process was open, equitable, and orderly within the terms of its time.

Pg 93 The statute or Gunter's chain, invented by Edmund Gunter in 1621, was 4 rods (66 feet) long and consisted of one hundred 7.92-inch links. ... the Gunter's chain remained the standard until after 1900.

Pg 98 *Through a Glass Darkly* - ... a century and a half of agricultural abandonment in New England has obliterated the farmfield-woodlot patchwork that is the strongest cadastral expression on the ground. Reconstructed maps have also been published for ... Sudbury MA...

Pg 104 *Infields and Outfields* - ... Amid the English cultural baggage brought over by the first settlers were two distinct traditions of agriculture: the ancient, communalistic, open-field farming of the Midlands, and a more modern one of enclosed fields from East Anglia, the very region whence perhaps one-third of the original New England emigration was drawn.

... long, narrow, parallel strips or “lands,” tiers of which were called furlongs...

... and Sudbury were founded as open-field villages.

Pg 105 In Puritan Village, Sumner Powell gives us the classic study of residual open-field agriculture and its formative effect on the plan and cadastre of a New England town. His reconstructed map of Sudbury village in 1650 shows lot-lines “located according to the reasonable estimates of antiquarians, the descendants of the original grantees ...”, Powell inexplicably omits to note that old Sudbury village now lies in Wayland ... The gravel pit is now the Wayland dump....

... the extensive Cow Common across the road: much of this river meadow is now conservation land.

PG106 ... the template for a village lot remained unchanged until at least the 1830s. ... Powell specifically located the holdings of one John Goodnow ...

Pg107 The settlers who in 1638 had hived off from enclosed field Watertown to form open-field Sudbury were again riven over land matters in 1657, and a group withdrew, establishing Marlborough in 1660. To quell the general dissatisfaction, Sudbury in 1658 allotted about two dozen 130-acre farms...

Pg155 *By Farms and Lots* – The town-line between Sudbury and Wayland (alias East Sudbury in 1780) was laid out by joint committee and displays the expected “farms and Lots” irregularities, breaking the landscape generally along extant natural or cultural lines: the Sudbury River, roads, and for much of the way, property lines, one of which was marked by ditches and others, presumably, by stone walls. ... the unacceptable loss to Sudbury of both its training field and **gravel pit** was moderated by one Asahel Wheeler. .. the diamond-shaped outlier and included the Caleb Wheeler Farm.

Pg CHAPTER 5 - HOUSES

Pg 220 *Center Hall House* - In the Federal era the Center Hall house assumed a shallower hipped or gable roof and four end wall chimneys, and was called a **brick-ender**., when these end walls were built entirely of brick. Brick-enders were a considerable status mark in the country towns about Boston. In the Concord of the 1820s and 1830ss they were within the means of only a handful.

Pg253 *Figures in the Carpet* – The brick midland is little more than a conjecture ...

Pg254 Brick anywhere in New England outside of cities sticks out like a sore thumb, and brick in the preindustrial landscape most of all. After 1850, cheap hydraulic-pressed brick carried far and wide by railroads, would obscure the traditional patterns. In eastern Massachusetts, the Federal brick-ender, modest in its use of brick ... is the most masonry one can decently hope for outside of a mill village. The idea of a brick-built house came slowly to older rural districts; brick end wall (and rearwalls) popularly recommended themselves only when integral with chimneys. The downcountry New England landscape was ... less affected by the Federal taste in brick and the rise in brick-making. ... rare as hens teeth in Middlesex County MA.

Several factors were at work. Obviously, clay for brick, lime for mortar, and men with brick-making and bricklaying skills had to come together. By 1793 two brickyards in Bolton MA [22 miles from Sudbury] produced 200,000 bricks annually; lime for mortar was also quarried locally. ... explanations for the geography of brick may lie in the Pleistocene geology of clay deposits.

Powell, Sumner Chilton. *Puritan Village – The Formation of a New England Town*. Hanover, NH: Wesleyan University Press, 1963.

Pg xix the early Sudbury leaders represented the three types of English local background, seven of them having lived in open-field villages, six having lived in five English boroughs, and several others having been inhabitants of East Anglian villages.

Furthermore, a violent dispute broke out in Sudbury, Massachusetts, in 1655-1657, essentially a clash of the younger second generation against the restrictions imposed by the founders of the town. ... Although the early leaders of the town had laid down certain common land “forever,” they realized painfully that they had been far too optimistic. Very reluctantly they had to permit another group to split off, in order that these younger men, with some older leaders, might attempt to establish another society called Marlborough. The crucial split in the town of Sudbury illustrates the grave difficulties One might even see the story of early Sudbury as a type of local morality play ...

Pg3 On the twenty-sixth of March, 1638, Peter Noyes, yeoman of the parish of Weyhill, Hampshire, gave his land back to the Lord of the Manor. ... Noyes had decided. He was taking his eldest son to visit New England in the expectation of moving his family ... forever.

The Noyes was considered one of the leading families in the parish [Weyhill, England]

Pg4 Noyes was destined to be a founder of a New England town, a leader of men in every sense of the word.

Pg6 Their new Sudbury settlers, ... came from a bewildering variety of English parishes, towns and boroughs.

Pg7 Noyes helped to impose a complex land pattern in early Sudburythe Sudbury settlers agreed to their system ... spirit of compromise in the early community.

Noyes was able to draw up a very distinct pattern of grants and allotments ... probably because almost half his settlers were open-field men, as he was.

The land map of Sudbury, Massachusetts, about 1640 (Figure 9), is that of an open-field English village, ...

Pg11 [Noyes] During his nineteen years as one of the chief town officers of Sudbury

II. PERIODICALS – JOURNALS - MAGAZINES

Long, G. Burton. "The Romance of Brick." The Proceedings of the Cambridge Historical Society, Vol. 42 (1970-1971): 67-76. <https://historycambridge.org/wp-content/uploads/2017/08/Proceedings-Volume-42-1970-1972.pdf>

Pg 67 The first brick kiln was probably built in Salem, Massachusetts, in 1629.

By 1776 ... Most of these brick were brought over from England as ballast in the ships, ...

The oldest brick house in this vicinity is not in Cambridge, unfortunately, but in Medford—the Tufts house, built around 1676, sometimes called the Cradock house.

III. PHAMPLETS & BROCHURES

SUDBURY'S HOSMER HOUSE – BROCHURE

<https://sudbury.ma.us/historicalcommission/hosmer-house-brochure>

Sudbury Historical Commission – oversees the Town of Sudbury's historical properties, which include the Hosmer House

The Commission is engaged in restoring and maintaining the paintings and antique furniture of the Hosmer House, as well as refurbishing and repairing the family home. It opens the House to the public on many holidays and special occasions...

Elisha Wheeler and Asher Goodnow built Hosmer House about 1793 for a commercial venture. Ella and James Willis purchased the house and ran the Sudbury General Store and Post Office on the first floor in the large room on the Concord Road side of the house. The large room upstairs over the general store was a ballroom... A storeroom was added next to the general store, with a cobbler shop above.

The Reverend Edwin Barrett Hosmer, a retired Congregational Minister and wife, Abbie Louisa Ames purchased the House in 1897.

Florence Ames Hosmer (1880 -1978) was born in Woodstock, Connecticut, on October 20, 1880, and died on February 17, 1978, in Sudbury in her 98th year.

Florence Hosmer was one of four children: ...Alice Lillian, ...Winifred Everett and Albert Edwin [artist also].

Florence Hosmer was a well-known artist... Graduated from the Massachusetts College of Art in 1902 ... she became a faculty member. She fully supported herself by selling paintings...by teaching art in private schools...

...had a studio and tearoom on prestigious Newbury Street in Boston in the 1940s

Miss Hosmer passed deed to the property to the Town of Sudbury on June 1, 1959, with the condition that the Town provide for her care until her death. The stipulation in her will was that the House and all of its contents would be on display to the general public as a living memorial to her father. ... also donate over 450 of her painting to the Town.

Historic Properties of Bedford. Historic Preservation Commission of Bedford. 2004

<https://www.bedfordmahistory.org/documents/Historic%20properties%20outside%20the%20Historic%20District.pdf>

Nathaniel Bacon Homestead, ... ca. 1740, Georgian. Listed in the National Register of Historic Places. One of two “brick-enders” in town, with clapboards on the front and back walls and bricks on the end walls. It features a hipped roof and four corner chimneys.

A Sampler of Historic Sites in North Waltham. Waltham Historical Society. No Date

https://www.city.waltham.ma.us/sites/g/files/vyhlif12301/f/uploads/historic_sites_in_waltham.pdf

Phineas Lawrence House, 1807, Federal (Brick Ender): This is one of the few Federal brick-enders in Waltham.

IV. INTERNET SOURCES**ANCESTRY.COM****James Luman Willis**

U.S. Census Bureau; 1880 U.S. Census for James L. Willis; using Ancestry.com; <https://www.ancestry.com/family-tree/person/tree/104827339/person/110047730224/facts> (9 July 2024).

Timothy and George Johnson

U.S. Census Bureau: 1830, 1850, 1860 U.S. Census for Timothy and George Willis: using Ancestry.com.

Marriage Records for George Johnson, 1873 and 1880.

FINDAGRAVE.COM**Peter Noyes. <https://www.findagrave.com/memorial/88452828/peter-noyes>**

BIRTH: Aug 1590 - Andover, Test Valley Borough, Hampshire, England

DEATH: 23 Sep 1657 (aged 67) - Sudbury, Middlesex County, Massachusetts, USA

BURIAL: Burial Details Unknown

Oliver Noyes. <https://www.findagrave.com/memorial/87787544/oliver-noyes> (9 July 2024)

BIRTH: 22 Jul 1738 - Sudbury, Middlesex County, Massachusetts, USA

DEATH: 26 Feb 1803 (aged 64)

BURIAL: Revolutionary Cemetery - Sudbury, Middlesex County, Massachusetts, USA

TOMBSTONE INSCRIPTION: Here lies deposited all that was mortal, of Deacn. Oliver Noyes. He departed this life Feby. 26th. 1803: AEtatis 65.

Source: The New England historical and genealogical register 1897

He married Rachel Johnson on May 31, 1774 in Southborough Massachusetts.

Peter Noyes. https://www.findagrave.com/memorial/40359829/peter_noyes (9 July 2024)

BIRTH: 22 May 1700 - Sudbury, Middlesex County, Massachusetts, USA
DEATH: 16 Mar 1772 (aged 71) - Sudbury, Middlesex County, Massachusetts, USA
BURIAL: Revolutionary Cemetery - Sudbury, Middlesex County, Massachusetts, USA
TOMBSTONE INSCRIPTION: son of Joseph & Ruth Haynes Noyes

James Luman Willis <https://www.findagrave.com/memorial/102241797/james-luman-willis> (9 July 2024)

BIRTH: 2 Mar 1838 - Sudbury, Middlesex County, Massachusetts, USA
DEATH: 27 Jul 1895 (aged 57) - Sudbury, Middlesex County, Massachusetts, USA
BURIAL: Old Town Cemetery - Sudbury, Middlesex County, Massachusetts

GENEALOGY BANK

James Luman Willis

U.S. Census Bureau; 1870 U.S. Census for James D [sic] Willis; using Genealogy Bank; https://www.genealogybank.com/doc/census/image/v2:16DABE9A383D710A@GB3CENSUS-16DABD3C91D3DF90@2404064-16F32CC5842EC524@/p_294840539?sid=shkxhwwfvwfwgwbzjxtayhutllrrwdg_ip-10-166-46-115_1720560859663 (9 July 2024).

YON'S HISTORY PAGE

<https://www.jch.com/history/>

Jan Hardenbergh's History Page with numerous maps documenting the history and progression of Sudbury settlement and division.

HOSMER HOUSE WEBSITE

<https://sudbury.ma.us/hosmerhouse>

The Hosmer House was built in 1793 by Asher Goodnow. The first owner was Captain Elisha Wheeler. James L. Willis and his wife Ella ran the Sudbury Country Store and post office on the first floor, west side, and a cobbler's shop on the second floor, back west side. At one time this space was also a candy shop.

The Hosmer family purchased the house in 1896. The Hosmers were visiting a cousin, Harriet Eaton, in Concord when they drove by this house and saw a 'for sale' sign. They decided to purchase the house. Florence's brother, Albert, bought it for \$2,000.

There were four children: Alice (b.1867), Albert (1871), Winfred (1879), Florence (1880). Florence was still living in the home when she died in 1978. In 1959 she had given the deed to the Town of Sudbury stipulating that the house, its contents, her personal belongings and many of her paintings would be on display to the public as a memorial to her father after her death.

The house was built in the Federal Style with a center entrance. It has 11 rooms, 2 large main hallways, 2 bathrooms, 10 fireplaces and an attached two bay carriage shed. There had been a large barn used to house cattle, which was taken down in 1980 by the town. The four chimneys were originally 12 feet tall but were reduced to 6 feet.

Sudbury Historical Society – Town Center Tour

The Hosmer House was built in 1793 in the Federal style by Elisha Wheeler. It was later bought by James Willis, who ran the Sudbury General Store and Post Office from the large room on the right side ..of the first floor, with the entrance via the porch. A large room over the store was used as a ballroom by the community.

In 1897 the house was purchased by Edwin and Abbie Hosmer, a Connecticut farmer and his wife. Their daughter, Florence Arnes Hosmer (“Flo”) eventually took over the house running various businesses from the front room... Florence was a successful and well known artist who is ... best known for her portraiture.

In 1959 ... Florence deeded the property, as well as 497 of her paintings, to the Town of Sudbury on condition that the contents of the house would be on display to the public as a memorial to her father.

The building and its contents are managed and maintained by the Sudbury Historical Commission.....

ENCYCLOPEDIA BRITANNICA

**Encyclopaedia Britannica Online, s.v. “Plymouth Company,” accessed July 15, 2024.
<https://www.britannica.com/topic/Plymouth-Company>**

Plymouth Company, commercial trading company chartered by the English crown in 1606 to colonize the eastern coast of North America in present-day New England. Its shareholders were merchants of Plymouth, Bristol, and Exeter. Its twin company was the more successful Virginia Company. The Plymouth Company established a colony on the coast of Maine in 1607 but soon abandoned it. Inactive after 1609, it was reorganized under a new charter in 1620 as the Council for New England.

**Encyclopaedia Britannica Online, s.v. “Council for New England,” accessed July 15, 2024.
<https://www.britannica.com/topic/Council-for-New-England>**

Council for New England, in British American colonial history, joint stock company organized in 1620 by a charter from the British crown with authority to colonize and govern the area now known as New England. Drawing from landed gentry rather than merchants, the company was dominated by its president, Sir Ferdinando Gorges, who intended to distribute the land as manors and fiefs among the council's 40 members with the idea of establishing a monolithic, aristocratic, Anglican province. This plan was unsuccessful, however, and New England colonization was dominated by two vigorous, Nonconformist, middle-class enterprises—the Pilgrims (1620) and the Massachusetts Bay Company (1629). To untangle confused land titles under the council and to resolve conflicting lines of political authority, the Massachusetts Bay Company took possession of its charter directly from the king, thus eliminating the Council for New England as an intermediary.

**Encyclopaedia Britannica Online, s.v. “Massachusetts Bay Company,” accessed July 15, 2024.
<https://www.britannica.com/place/Massachusetts-Bay-Colony>**

Massachusetts Bay Colony, one of the original English settlements in present-day Massachusetts, settled in 1630 by a group of about 1,000 Puritan refugees from England under Gov. John Winthrop and Deputy Gov. Thomas Dudley. In 1629 the Massachusetts Bay Company had obtained from King Charles I a charter empowering the company to trade and colonize in New England between the Charles and Merrimack rivers. The grant was similar to that of the Virginia Company in 1609. ... Among the communities that the Puritans established were Boston, Charlestown, Dorchester, Medford, Watertown, Roxbury, and Lynn.

V. REPORTS

A. JOHN POWERS - 1979

Powers, John Christopher. Hosmer House - A planned approach to securing for the Town of Sudbury and its inhabitants the historic legacy of a past age. 1979

Pg1 TITLE SEARCH

1817, 5 Nov. – Book 223, Pg 224 – Earlier residence and approximate present property sold for \$800 to Daniel Goodnow by Oliver Noyes

1817, 5 Nov. – Book 223, Pg 223 – earlier store on approximately same general location sold for \$350 to Daniel Goodnow by Chauncy Moore.

1866, 9 March – Book 1019, Pg 545 – present house and property and additional 8 acres sold for \$2,800 to James L. Willis by Daniel Goodnow

1897, 6 September – Book 2594, Pg 256 – present house and property and additional 8 acres sold for \$1 to Edwin B. Hosmer by Ella Willis.

1959, 1 June – Book 9413, Pg 521 – present house and property granted to inhabitants of Town of Sudbury by Florence Armes Hosmer.

[Information regarding transfer of property to the Town and Miss Hosmer's intent]

Pg 2 THE GIFT

A. HISTORY

1957, 1958 AND 1959 – discussions between Florence Hosmer and various Town officials re transfer of Hosmer House to Town of Sudbury

April 22, 1957 – Special Committee appointed to “investigate feasibility of acquiring Hosmer Property and Hosmer Swamp”.

Suggestions from time to time – Commercial activity of various sorts – proposed for Old Post Office site.

Ms. Hosmer willing but only willing if property to be maintained as historic complex for future generations.

Town looking to acquire also Haynes, Neelon and Crumm land – to securing fairly large undisturbed land on se corner of intersection of Old Sudbury Road and Concord Road – town convinced of appropriateness of historic preservation.

May 29, 1959 – Town Meeting – presented formal agreement between Florence Hosmer and Town – vote 212 to 6

Memorial to her father Edwin Barrett Hosmer

Maintain as nearly as may be rooms furniture grounds except the barn including Fairy Garden and pool – for community purposes

May 28, 1959 – agreement signed

June 1, 1958 deed passed

July 13, 1959 – deed recorded Book 9413 page 520

Florence Hosmer will – added all possessions

Pg 4 THE INTENT

Ms. Hosmer focusing upon the era of American life that meant so much to her and her brothers and sister – period from 1896 (family’s arrival in Sudbury) to pre-WW II years – New England ethic: Christian Worthiness, familial duty and love, and strenuous pursuit of excellence – teachings of her father Deacon Edwin: “Character is not bought by coin”.

Hosmers had little coin, but had lots of character and talent: Albert – professor of voice, Alice – dedicated teacher, Fred – lover of poetry and, Florence – gifted artist. Bookshelves stuffed with 19th c literature – America of the Victorian and turn of the century ideals hopes myths – presidential portraits – Florence added portraits of neighbors and Sudbury folk – patriarch Hadley next door –

Heritage Park Plan

Pg 6 THE PROPERTY

A. THE LAND

1.06 Acres – already integrated into other parcels – in accordance with Investigating Committee’s concept for development of Sudbury’s civic center – Heritage Park developed in accordance with Bicentennial program specifically designed around Hosmer House as focal point – a walk through the centuries – stone path – starts at plaque for Good Ship Confidence and Sudbury Oath, by Indian Corner – King Philip Corner, Loring Stone, Revolutionary Stone, Others.... Ending in Hosmer Garden – Fairy Garden [FG] – Florence prized – has been center of first plantings by Permanent Landscaping Committee [PLC], various garden clubs and individuals – FG pond area can be filled with water – necessary underground piping in place – gravel approach is aesthetically superior – created tasteful and attractive FG – Ms. Hosmer kept advised – was tremendously pleased – removal of barn part of design.

Profits of Bicentennial Ball of 1976 used for construction of patio – designed by architect Robert Dion – visual focal point for terrace designed for concerts and public events – landscape architect Ronald Boucher – formal 19th century garden w gravel walks and various planting lining up the east wall – in keeping with original and later landscape and park plans – accommodates small and large events

Still needed – wall or appropriate fencing along Old Sudbury Road to protect but not obscure

B. THE BARN

Specifically excluded for 1959 agreement – at Miss Hosmer’s insistence – requested its removal in writing – bldg. condemned by Bldg Official and Fire Chief – Miss Hosmer’s firm position about the removal of the barn...

Pg 8 C. THE HOUSE

Built in late 1700s or early 1800s.

Federal Style

Entire west side specifically designed for a General Store – one long room – serviced from west porch by two doors

Served as store through death of Edwin Barrett Hosmer – used it as such – two fireplaces – have original counters and storekeeper's desk plus post office equipment. Room later used as studio by Florence Hosmer – Albert's music corner at north end.

Subsidiary building later built at [south] end of store – used for storage for barrels etc. – room above was Cobbler's Shop – seen in 1870s photos from Concord Road – photo also show livery stables – 1859 county map shows layout of Concord Road. – room later used by Alice Hosmer – the Alice Room

East side of house: parlor, living room kitchen.

Parlor – window seat installed by suitors [see My Dear Girl – was pew from church]

SE room originally kitchen, now Dining Room – French Window opens upon patio and Harmony Garden. – south windows look onto kitchen garden – closets built into wall between Parlor and Dining Room – small bookcases built into doorway [?] – Parson's cabinet in north side of fireplace.

Present kitchen – probably built at same time as Store Subsidiary building – stair to Servant's room – door leads to carriage shed & 2-hole privy – door leads to kitchen garden.

Carriage Shed – well and privy – recently rebuilt by town

Upstairs

Master Bedroom above Parlor [NE room] - 2nd BR SE corner – stair leading to attic – other stair dn to kitchen

Bath south end of hall

Over store – orig had partition – served for dances and meetings – currently two major bedrooms – front is master bedroom in Lincoln style – large rear occupied by Professor Hosmer

Pg 10 THE CONTENTS

- a. The Furnishings
- b. The Jewelry
- c. The Fine Arts Objects
- d. The Books and Papers

Pg 17 THE EDWIN BARRETT HOSMER FUND

Fund established - \$140.32 – December 4, 1978 – to establish a proper methodology to handle the various public contributions which will be made in further years to the Hosmer House Project. – carried in General Ledger Account

APPENDIX 1

TOWN ACTION

1957 – April 22 – Special Town Meeting – Article 11 – feasibility of acquisition of Hosmer property and Hosmer Swamp

1957 Annual Town Report – Committee to investigate Acquisition of Hosmer Property

1 – Hosmer House

2 – Open Land Adjacent to Hosmer House

1958 ANNUAL TOWN MEETING – Article 19 – indefinitely postponed

1959 – May 26 – Article 29 - Hosmer House Agreement – Voted/Approved

1961 – ANNUAL TOWN MEETING – Article 38 – Hosmer Property Jurisdiction given to Commission on Historical Structures

APPENDIX 3

AGREEMENT

28th day of May 1959

Florence Hosmer of Sudbury, Middlesex County, Massachusetts and Inhabitants of The Town of Sudbury

APPENDIX 4

DEED

APPENDIX 5

Florence Hosmer's Will

APPENDIX 7

THE HOSMER HOUSE – by John C. Powers

Sometime in the 1870s Ashael Goodenow... First Parish [same “brick-ender”?]

“Once wrested from its original purpose, it became a general store and tavern – the long bar still evident in the living room. Upstairs once was raised a beautiful ballroom ... Once it served as a postoffice for the town. Once it accommodated a small cobbler's shop ... homemade ice cream ...

EXHIBIT 7

Topo map with Hosmer property outlined

B. HART ASSOCIATES - 1980

David McLaren Hart & Associates. *Historic Structures Report and Feasibility Study - Hosmer House (Daniel Goodnow House)*. Boston: David McLaren Hart & Associates, 1980

CONTENTS

Building Description and Stylistic Analysis

Materials of Construction

Physical History of Building

Recommendations for Repair

Feasibility Study for Continuing Use

Appendices

Title Search

Historical and Existing Photographs

Historic Maps and Surveys of Sudbury

Contemporary Vicinity Plan

Measured Drawings

X-Ray Analysis

Paint investigation and Analysis

C. LATADY ASSOCIATES - 2004

Latady Design Associates. *Architectural Survey & Drawings for Sudbury's Hosmer House*. Bedford, MA: Latady Design Associates, 2004

Introduction

designed as a combination residence and commercial space - has seen many uses - built in 1793 by Elisha Wheeler and Asher Goodnow - became a center of activity in the town - Ella and James Willis who ran the general store and post office were second owners - rear of general store was storeroom with cobbler shop above – large room above gen store was ballroom used for social functions. 1897 Reverend Edwin Barrett Hosmer, wife, four children purchase building – Florence Hosmer prolific and well-known painter of her day – lived in house until death in 1978 – bequeathed house and contents to town of Sudbury in interest of passing on the legacy of her family and New England culture for future generations.

Ongoing efforts of Sudbury Historical Commission and residents – John Powers selectman – HH rich and lively focal point for Sudbury – 1976 full landscape plan by landscape architect Ronald Boucher – included patio and formal garden

– Bicentennial funds allotted for patio – Heritage Park Program – HH focal point of “Walk Through the Centuries” – tour of Sudbury’s historic highlights, ending in HH FG

1980 – David Hart report did not address the site –

This report does not include full historic research and analysis

General Observations

Interior

Exterior

Accessibility and Egress

Structural Systems Report

Pest Control Report

Electrical Service

Plumbing/Fire Protection

Mechanical (Heating/Ventilation

Improvements Made Since 1980

Issues for Consideration

Conclusion

Appendix

D. DETWILLER - 2004

Detwiller, Frederic C. *Sudbury’s Hosmer House Preservation Plan, Prioritized Repair/Restoration Needs, Drawings and Outline Specifications*. South Natic, MA: Frederic C. Detwiller, 2004

Part I – Preservation Plan

A – Review and update of Existing reports incorporating Hist Comm’s list of repair and restoration needs and goals

B – Annotated Existing Conditions Drawings and Schematic Design

C – Itemized, Prioritized Cost Estimate(s)

Phase I – High Priority – Urgent (one year)

Phase II – Medium Priority – Short Term (two to four years)

Phase III – Low Priority – Long Term (five to ten years)

D – Phase I Design Development Drawings and Outline Specifications

1976 – Sudbury Center Historic District - National Register of Historic Places Inventory – Nomination Form

Sudbury Center Historic District consists of 165 acres, and is made up of 82 structures. Buildings in the district range from the 18th century to the early and mid-twentieth century ...

... buildings located on the Green include ... the Hosmer House (1780) and barn all of which continue the use of clapboard construction which predominates in the district.

The Sudbury Center Historic District is significant as a fine collection of well-preserved houses representing a wide range of styles and as the center of much of Sudbury's historical development. The area is the location of one of the early colonial settlements in the late 1630s which had resulted from the need of the Bay Colony's Watertown colonists for more food and space.

Richardson, Erin. *Collection Study – Hosmer House 2024*. Cooperstown, NY: Frank and Glory, LLC., 2024.

General information on the Hosmer Family and the use of the house during their ownership.

VI. MAPS

David Rumsey Map Collection, David Rumsey Map Center, Stanford Libraries.

Walling, H.F. ;Gray, O.W.; Willis, Ormando, Middlesex County. Stedman, Brown & Lyon. Philadelphia. 1871 - <https://www.davidrumsey.com/luna/servlet/detail/RUMSEY~8~1~26369~1100043>

Hardenbergh, Jan C. Historical Maps of Sudbury, Massachusetts. Photobook America, 2020.

Hudson, Alfred Sereno. The History of Sudbury, Massachusetts, 1638 – 1889. Sudbury, Mass: Sudbury Press. 1889 (reprint 1968)

Middlesex South Registry of Deeds

Sudbury Historical Society via email, in person, and website: <https://sudbury01776.catalogaccess.com/photos>

Sources for maps are noted individually in the text

VII. GOODNOW LIBRARY**NEWSPAPER ARCHIVE – Begins in 1915**

<https://goodnowlibrary.org/databases/sudbury-newspaper-archive/>

1956, May 24 – Sudbury Citizen – “Legal Notice”

Public Hearing will be held ... June 13 ... on the following article. To see if the Town will vote to amend Section I of the Zoning By-Laws of the Town and amendments thereto, by establishing a new Limited Business District and directing that the boundaries of the same be incorporated into the existing Zoning Map .. as follows:

A certain parcel of land in Sudbury Center, situated on the Easterly side of Concord Road, where the Sudbury Center Post Office now stands and commonly known as the Hosmer Swamp,

Submitted by Donald Neelon

1956, June 14 – Sudbury Citizen – “Public Hearing Held By Planning Board”

1957, February 28 – Sudbury Citizen – “Lively Discussion on Nine Articles At Pre-Town Meeting in Sudbury”

A change in the zoning by-laws and amendments is requested in Article 47. This concerns the property owned by Donald Neelon who proposes building a small shopping center on the land where the Sudbury Center Post Office now stands and which will include a new post office building. This will mean establishing a new Limited Business District at Sudbury Center. The question came up as to the area needed for a new post office in Sudbury Center, and it was stated that the area needed would be the same as that at the South Sudbury office at the present time.

1958, Jan 1 – Sudbury Citizen – “Answers to Planning Board Questionnaire Show Unanimity of Opinion on Many Subjects”

Vote: 44 in favor, 149 opposed - \$50,000.00 for town to buy and fix up the Hosmer House and meadow.

1958, February 27 – Sudbury Citizen – “Heavy Budget to Greet Sudbury’s Annual Town Meeting” – by Les Hall

A sum of \$13,000 is asked for town purchase of several land parcels at the Centre for parking and other municipals purposes. Finance Committee feels that, unless two homes on the corner under consideration are included and a price for the whole area determined, it cannot approve. As we understand, they mean the Hosmer and Hadley dwellings.

1959, December 31 – Sudbury Citizen – “Florence Hosmer is a Lady Santa Claus”

1960, January 29 – Sudbury Citizen – “4 Article Warrant to Be Considered Jan. 12

Place Hosmer House under jurisdiction of the Commission on Historical Structures – same as Loring Parsonage.

1960, March 31 – Sudbury Citizen – “Sudbury Winds up Town Meeting with Dispatch”

Article 24, calling for \$9,000 to purchase the Neelon property at Town Center Adjacent to the Hosmer House, passed by a vote of 144 to 17 after considerable discussion. Since the Town has acquired the Hosmer property for a historical museum, it now has access to this Neelon land.

1960, April 7 – Fence Viewer – “Sudbury Town Meeting Completes Final Articles”

Voters approved by 144 to 17, the purchase of land formerly a part of the Hosmer property at the center and owned by Donald Neelon for \$9,000.

1960, September 18 – Paper? - “Town Notes”

The Hosmer estate had been settled in accordance with the vote of the Town.

1961, January 5 – Fence Viewer – “4 Articles in Warrant for Special Meeting”

Article 4 would give the Commission on Historical Structures jurisdiction over the Hosmer House.

1961, January 19 – Fence Viewer – “Town Meeting in Sudbury does Work in Five Minutes”

Article 4 – indefinitely postponed – article not in proper form – to be amended and introduces at annual town meeting on March 8.

1961, August 31 – The Fence Viewer – “Survey Gives a Broad View of Sudbury Historic Sites”

Comprehensive study of park and recreation facilities in Sudbury was completed in May of this year by two local women. ... Under the heading of Parks, the authors treat the town’s historic sites. ... major consideration to future park development are town’s historic sites.... Enactment of Historic District enabling legislation at last Annual Town Meeting ...

1962, May 31 – The Citizen – “Troop 173 Prepares “Heritage map” with Help of Town Historian”

the girls drew up a map and legend for the heritage map.

1962, June 7 – Fence Viewer – “Map by Sudbury Girl Scouts Marks Important Historic Sites”

With map

1963, February 14 – The Fence Viewer – “Sudbury’s Historic Center to Be Preserved”

the annual town meeting of 1961 voted to empower the Selectmen to appoint an Historic Districts Study Committee for the purpose of making an investigation of proposed historic districts in the town.

an Act Establishing an Historic Districts Commission for the Town of Sudbury

The proposed Sudbury Center district includes its churches and town buildings, Hosmer House and the Grange Hall facing the village green. ...

assures that haphazard changes will not cause an area to lose its historic or architectural significance.

1963, October 24 – Fence Viewer – “Selectman’s Notes” - BARN

Sudbury Art Association Received a letter from the Sudbury Art Association outlining, in general, their plans and intentions for use of Miss Hosmer’s barn as the “Hosmer Gallery.” The Board appointed Chairman Moynihan as representative... in lending assistance and information to the Sudbury Art Association in the development of Miss Hosmer’s barn.

1963, November 7 – Fence Viewer – “Barn May House Art” w Photo - BARN

The Hosmer barn, above, on Old Sudbury Road, opposite the drive-way to the Sudbury Town Hall, may become the Hosmer art gallery. The Sudbury Art Association is interested in acquiring it.

1964, July 30 – Fence Viewer – “Library Plans to Be Ready Soon” – LIBRARY BEHIND HOUSE

The architects ... are also working on preliminary plans for a new town library tentatively scheduled to be erected behind Hosmer House, on Concord Road.

1965, October 14 – Sudbury Citizen – “Women’s Club Highlights”

... Highlight of recent meeting of Sudbury Women's Club .. presentation by past president ... check for \$75.00 to ... Chairman of Sudbury's Historic Structures Commission. ... sum raised through a series of brunches and represents clubs contribution toward restoration of Fairie Garden located directly behind Hosmer House.

1967, December 14 – Sudbury Citizen – “Budget Hearings Continue”

Budget hearings resumed Historic Districts Commission request \$50.00 for polaroid film to take pictures of house with historical significance... \$2000 requested for the Hosmer House.

1969, December 11 – Sudbury Citizen – “Hosmer House”

Hosmer House, to be given to the town according to the will of Miss Florence Armes Hosmer House, was allotted \$250 for building expense and repair. Hosmer House contract was listed at \$2000.

VIII. SUDBURY HISTORICAL SOCIETY

Architectural Preservation Studio Review of Documents and Photos in Hosmer file on 4/24-25/24:

A. NEWSPAPER ARTICLES

No Date – No Newspaper Name - “Sudbury's Hosmer House Real Drawback to 'Olden Times'; Lady Offers Many Paintings” by John F. Gray – (interview/tour w Florence)

She went to Woodstock Academy and Miss Orton and Miss Nichols School for Girls in New Haven After moving to Sudbury she attended the Massachusetts School of Art and then did post-graduate work in aart and sculpture for five years. She studies under Anson Cross, a noted teacher and artist, at Boston Museum of Fine Arts and also under Charles H. Woodbury in Boston and Ogunquit, Me. After finishing her education, she opened a studio at Trinity Court in Boston and later had a studio at the John Singer Sargent Studio on Newbury street there.”

“She ... loves ... talking to a friend of the family who lives with her, Miss Zoie M.B. Morse, a designer. Rooming in the house is Alexander Kisiel a local gardener.”

“Miss Hosmer is a member of Park Street Church in Boston, Sudbury Women's Club, Sudbury Art Association and Copley Society.”

No Date – No Newspaper Name -

Architect David Hart theorized that the house was built between 1817 and 1820 in a late Federal Style – Roman arch and balanced façade – evidence of style. Believes property contained a dwelling and a store in 1808. Believes Daniel Goodnow built house when acquired property in 1817. Brad Reed thinks 1808 house was moved, Hart thinks it may be part of the existing structure.

1979, December 9 - The Sunday Independent – “Hosmer House” by Milton Shapanka:

“...Children and young people can come to know the world of Alice, the teacher, the poet Fred, the songs of Burt, and the character of Miss Florence the artist, for they are all together now, woven into the fabric of Hosmer House itself.”

1981, April 12 – Sudbury Town Crier – “Sudbury's historic homes: the **Hadley House**”

Architectural Preservation Studio, DPC

New Owners, Brad and Nancy Reed ... carefully researched the history of their home ... The Hadley house was built in 1806 by Abel More, a trader .. with his brother Joel, built his house and adjoining store on one acre of land in Sudbury Center. ... in 1809 he sold one-third of his one acre to Asakel Wheeler Jr, who built Hosmer House. In 1810 [Abel] sold his house, but retained his store. ... the next time the house was sold, in 1812, [wanted to remove the store from the side of the house].

Finally, in 1817, poor Abel lost his store, and moved away. Daniel Goodnow bought the house and store ... there is evidence that [the store] was moved to the other end of the house and ... converted into a summer kitchen.

House changed hands many times, until it came into the possession of the Hadley family n 1926. ... remained in the family for 50 years, until bought by the Reeds in 1976.

1980, October 16 – Sudbury Town Crier – “Doors Open Sunday at Historic Hosmer House” by Linda Gray & Myrna McCarthy

“The Hipped roof is anchored by four huge chimneys, which were originally even taller before they were damaged in the 1938 hurricane.”

1988, February 5, 1988 – The Boston Globe – “The Hosmer House: A landmark case” – by Michelle Koetke

“She studied at the Massachusetts School of Art, graduating in 1902, continued her studies under Joseph DeCamp, a prominent Boston artist, before going to work with Anson Cross at the Museum School and the Museum of Fine Arts in Boston. She summered in Ogunquit, Maine where she painted, and became friends with fellow artist, Mable Woodward.’

“Sudbury had remained an agricultural community until well after World War II... The era saw years of ad hoc historical endeavors and eventually the need for a town historical commission became apparent. In the ‘70s one was formed.

B. LECTURES AND PRESENTATIONS

Greene, Steven. “Letters from Sudbury: A History of the Postal Service” Presentation for the Sudbury Historical Society, Sudbury, MA, November 4, 2019.

<https://cloud.castus.tv/vod/sudbury/video/640f78f6783d0286fb42c827?page=HOME>

2019 – November 4 – Still in process – Book to be created.

Largely based on a talk in 1979 by Forrest D. Branshaw, Sudbury Postmaster (9-10-1925 – 8-20-1935 & 7-31-1954 – 5-30-1964). His talk is in the book. Info also from Thomas F. McDonough, Sudbury Postmaster (11-18-1966 – 11-15-1979)

1830 Map – Post Office at J. Rice’s Tavern corner of Post Road & Concord Road (South Sudbury) – Jacob Rice (1784-1833) – second Postmaster. Caleb Maynard (Rice’s SIL) was third.

Several members of the Hunt family were Postmasters.

1856 Walling Map of Middlesex County – Post Office at Kidder store in S Sudbury on Post Road at termination of Concord Road. – Samuel D. Hunt Postmaster 1847-1858.

1871 – “That’s the last post office that’s part of Sudbury (Assabet), because as you know in 1871.....???”

Also follow up emails between the writer and Mr. Greene concerning the use of the House and Site as the location of the Sudbury Post Office. August 7 – 12, 2024.

“F. Branshaw on 1st PO”. Being a list of Postmasters, dates of service, location of Post Offices, and other information regarding the Sudbury Post Office. Shared by Steven Greene via email on August 9, 2024.

“Sudbury postmasters”. Being a list of Postmasters and dates of service from 1819 - 1956. Shared by Steven Greene via email on August 9, 2024.

C. PERSONAL ACCOUNTS

A member of the Sudbury Historical Commission, William Andreas, disclosed to the Architectural Preservation Studio and Heritage Landscapes teams, that he had thoroughly inspected the attic floor between the floorboards in search of slate dust. While this would have provided evidence that the roof was at one point finished in slate, he did not discover any slate dust present.

12.4 CULTURAL LANDSCAPE REPORT SOURCES

SECTION 7

BOOKS

Casey, Helen Marie. *My Dear Girl: The Art of Florence Hosmer*. Black Lawrence Press, Pittsburgh, PA. 2011.
Page, Robert R., Cathy A. Gilbert, and Susan A. Dolan. *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*. U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Park Historic Structures and Cultural Landscapes Program. Washington DC: 1998.

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12.5 BRIEF GENEALOGIES OF FAMILIES CRITICAL TO THE HISTORY OF HOSMER HOUSE**NOYES FAMILY**

There are two Noyes family lines in Sudbury. It is believed they were related and both came from England, but at different times and to different locations in America.

NOYES LINE ONE**PETER NOYES – Early Settler in Sudbury, Highly Involved with the settling of the town.**

BIRTH: Aug 1590 - Andover, Test Valley Borough, Hampshire, England

DEATH: 23 Sep 1657 (aged 67) - Sudbury, Middlesex County, Massachusetts, USA

BURIAL: Burial Details Unknown

Children:

Thomas Noyes – no issue?

1623–1666

Elizabeth Noyes Freeman Haynes

1625–1669

Dorothy Noyes Haynes

1627–1715

Abigail Noyes Plympton

1629 – unknown

Peter Noyes – no issue?

1631–1692

Joseph Noyes – no issue?

1633–1661

NOYES LINE TWO**REV JAMES NOYES – great-great-great-grandfather**

BIRTH: 22 Oct 1608 - Cholderton, Wiltshire Unitary Authority, Wiltshire, England

DEATH: 22 Oct 1656 (aged 48) - Newbury, Essex County, Massachusetts

BURIAL: First Parish Burying Ground - Newbury, Essex County, Massachusetts

DEACON JOSEPH NOYES – great-great-grandfather

BIRTH: 14 Oct 1637 - Newbury, Essex County, Massachusetts

DEATH: 16 Nov 1717 (aged 80) - Sudbury, Middlesex County, Massachusetts

BURIAL: Burial Details Unknown

JOSEPH NOYES – P-J Genalogy – great-grandfather

Born 16 Aug 1663 in Sudbury, MA

Married: RUTH HAYNES NOYES

Died:

https://mathcs.clarku.edu/~djoyce/gen/report/rr02/rr02_334.html#P61085

PETER NOYES - father

BIRTH: 22 May 1700 - Sudbury, Middlesex County, Massachusetts

DEATH: 16 Mar 1772 (aged 71) - Sudbury, Middlesex County, Massachusetts

OLIVER NOYES – Person of Interest in the History of Hosmer House

BIRTH: 22 Jul 1738 - Sudbury, Middlesex County, Massachusetts

DEATH: 26 Feb 1803 (aged 64) – BURIED: Revolutionary Cemetery, Sudbury, Middlesex County, Massachusetts

<https://www.findagrave.com/memorial/87787544/oliver-noyes>**GOODENOW FAMILY****Numbering System from:****Banvard, Theodore James Fleming. Goodenows Who Originated in Sudbury, Massachusetts, 1638. Baltimore, MD: Gateway Press, Inc., 1994.****EDMUND GOODENOW – great-great-great-great-grandfather**

BIRTH: 11 APR 1611 – Shasburg, Donhead, Wiltshire, England

MARRIAGE: **Anne Hannah Barry** (1613-1676) - 1633 – St Andrew, Wiltshire, England

EMIGRATION TO AMERICA: 1638 via “Confidence”

DEATH: 6 APR 1688 – Sudbury, Middlesex, Massachusetts, USA

JOHN GOODENOW – great-great-great-grandfather

BIRTH: 1635 – St Andrew, Wiltshire, England

MARRIAGE: **Mary Axtell** (1639-1704) - 19 SEP 1656 – Sudbury, Massachusetts

EMIGRATION TO AMERICA: 1638 via “Confidence”

DEATH 6 AUG – Sudbury, Middlesex, Massachusetts

JOSEPH GOODENOW – great-great-grandfather

BIRTH: 1 DEC 1674 – Sudbury, Middlesex, Massachusetts

MARRIAGE: **Patience Bent** (1670-1732) – 1700 - – Sudbury, Middlesex, Massachusetts

DEATH: 3 SEP 1758 – Sudbury, Middlesex, Massachusetts

LIEUT DANIEL GOODENOW – great-grandfather

BIRTH: 16 JUN 1707 – Sudbury, Middlesex, Massachusetts

MARRIAGE: **Ruth Wood** (1716-1786) 22 Dec 1737 – Sudbury, Middlesex, Massachusetts

DEATH: 27 MAY 1777 – Sudbury, Middlesex, Massachusetts

DANIEL GOODENOW JR. – grandfather – (#218 pg 42 & 78)

BIRTH: 16 JUN 1741 – Sudbury, Middlesex, Massachusetts

MARRIAGE: **Catherine Moore** (1752-1824) – 12 Sep 1765 – Sudbury, Middlesex, Massachusetts

DEATH: 1781 – Sudbury, Middlesex, Massachusetts

ASHER GOODNOW – father (#401 pg 141) – Person of Interest in the History of Hosmer House – Credited with building Hosmer House with Elisha Wheeler (1750 – 1794) in 1793?

BIRTH 1 DEC 1771 – Sudbury, Middlesex, Massachusetts

MARRIAGE: **Fanny Sanger** (1774-1852)– 13 Jan 1799 – Sudbury, Middlesex, Massachusetts

DEATH: 29 FEB 1852 – Sudbury, Middlesex, Massachusetts

LUTHER GOODNOW – son (401.ii pg 141) – Sold land (w/o Moore store) to Noyes (1812) who in turn sold it to Daniel (1817) also sold store to Moore (1815)

BIRTH: 1802 – Sudbury, Middlesex, Massachusetts

DEATH: 1844 – Sudbury, Middlesex, Massachusetts

DANIEL GOODNOW – son – (#670, pg 141 & 227) – Person of Interest in the History of Hosmer House

BIRTH: 4 APR 1804 – Sudbury, Middlesex, Massachusetts

MARRIAGE: **Ann Bradlee Doggett** (1811-1842) – Boston, Massachusetts

DEATH: 4 AUG 1890 – Boston, Massachusetts

WILLIS FAMILY

GEORGE WILLIS SR.

BIRTH 1601 • England

DEATH 16 SEP 1690 • Medford, Middlesex, Massachusetts, USA

ROGER WILLIS

BIRTH 1640 • Cambridge, Middlesex, Massachusetts

DEATH 10 DEC 1701 • Sudbury, Middlesex, Massachusetts

SAMUEL WILLIS – petitioner in 1706/7 to separate from East Sudbury – also in 1724/5

BIRTH 01 APR 1675 • Sudbury, Middlesex, Massachusetts

DEATH 26 NOV 1758 • Sudbury, Middlesex, Massachusetts

JOSEPH WILLIS – Lt Joseph Willis appointed to lay out road 1771

BIRTH 10 NOV 1712 • Sudbury, Middlesex, Massachusetts

DEATH 15 DEC 1799 • Sudbury, Middlesex, Massachusetts

JOHN WILLIS

BIRTH: 16 MAR 1735 - Sudbury, Middlesex County, Massachusetts

DEATH 16 SEP 1795 - Sudbury, Middlesex County, Massachusetts

EZRA WILLIS

BIRTH: 28 Oct 1763 - Sudbury, Middlesex County, Massachusetts, USA

DEATH: 30 Apr 1818 (aged 54) - Charlemont, Franklin County, Massachusetts, USA

BURIAL: Old Cemetery - Charlemont, Franklin County, Massachusetts

https://www.findagrave.com/memorial/58684578/ezra_willis

SILAS WILLIS

BIRTH: 1785

DEATH: 4 Oct 1854 (aged 68–69)

BURIAL: Mount Wadsworth Cemetery - Sudbury, Middlesex County, Massachusetts

https://www.findagrave.com/memorial/142888082/silas_willis

JAMES PRESCOTT WILLIS

BIRTH: 2 Feb 1812 - Sudbury, Middlesex County, Massachusetts, USA
DEATH: 26 Jan 1886 (aged 73) - Sudbury, Middlesex County, Massachusetts, USA
BURIAL: Mount Wadsworth Cemetery - Sudbury, Middlesex County, Massachusetts
https://www.findagrave.com/memorial/92270696/james_prescott_willis

JAMES LUMAN WILLIS – Person of Interest in the History of Hosmer House

1870 census listed as “Grocer (ret); 1880 census listed as “Farmer”

Timeline based on Powers’ “Hosmer House”:

James L Willis bought house from Daniel Goodnow in 1866

Willis sold to Hosmer in 1897

BIRTH: 2 Mar 1838 - Sudbury, Middlesex County, Massachusetts, USA
DEATH: 27 Jul 1895 (aged 57) - Sudbury, Middlesex County, Massachusetts, USA
BURIAL: Old Town Cemetery - Sudbury, Middlesex County, Massachusetts – Lot 71, grave #1
<https://www.findagrave.com/memorial/102241797/james-luman-willis>

HOSMER FAMILY

JAMES HOSMER SR

BIRTH 6 DECEMBER 1605 • Hawkhurst, Kent, England
DEATH 7 FEB 1685 • Concord, Middlesex County, Massachusetts, United States of America
<https://www.ancestry.com/family-tree/person/tree/152184724/person/202019411409/facts>

STEPHEN HOSMER (1642-1714)

BIRTH 27 NOV 1642 • Concord, Middlesex, Massachusetts, United States
DEATH 15 DEC 1714 • Concord, Middlesex, Massachusetts

JOHN WOOD HOSMER (1671 – 1751)

BIRTH 31 AUGUST 1671 • Concord, Massachusetts, USA
DEATH 27 SEP 1751 • Concord, Middlesex, Massachusetts

NATHANIEL HOSMER (1701-1814)

BIRTH 24 DEC 1701 • Concord, Middlesex, Massachusetts, USA
DEATH 6 AUG 1814 • Camden, Knox, Maine, USA

AMOS HOSMER

BIRTH 28 JUN 1734 • Concord, Middlesex, Massachusetts
DEATH 2 NOV 1810 • Concord, Middlesex, Massachusetts
<https://www.ancestry.com/family-tree/person/tree/152184724/person/202020618917/facts>

AMOS HOSMER JR

BIRTH 11 JUN 1777 • Concord, Middlesex, Massachusetts, USA
DEATH 3 JUN 1842 • New Ipswich, Hillsboro, NH

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202021105303/facts>

DEACON AMOS H HOSMER

BIRTH: 4 FEB 1813 - New Ipswich, Hillsborough County, New Hampshire

MARRIAGE: **ABIGAIL BARRETT** (1816-1878)

DEATH: 7 Mar 1860 - Mason, Hillsborough County, New Hampshire

BURIAL: Pleasant View Cemetery - Mason, Hillsborough County, New Hampshire

https://www.findagrave.com/memorial/252751225/amos_h_hosmer

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202021935695/facts>

EDWIN BARRETT HOSMER - Person of Interest in the History of Hosmer House

BIRTH: 9 NOV 1840 - Mason, Hillsborough County, New Hampshire

MARRIAGE: 11 SEP 1864 - **ABBY LOUISA ARMES** (1845-1912) – Canterbury, Merrimack, New Hampshire –
Occupation in 1864: Farmer – Married by J. L. Armes

DEATH: 15 Jan 1910 (aged 69–70) - Sudbury, Middlesex County, Massachusetts

BURIAL: Mount Wadsworth Cemetery - Sudbury, Middlesex County, Massachusetts

<https://www.findagrave.com/memorial/162599820/edwin-barrett-hosmer>

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202025627128/facts>

https://www.ancestry.com/imageviewer/collections/5241/images/41267_308244-04387?pld=15035213

ALICE LILLIAN HOSMER

BIRTH: 14 AUG 1867 – Mason, Hillsborough, New Hampshire

DEATH: 30 NOV 1924 (aged 56–57) – Sudbury, Massachusetts

BURIAL: Mount Wadsworth Cemetery

Sudbury, Middlesex County, Massachusetts

https://www.findagrave.com/memorial/162356710/alice_l_hosmer

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202032013449/facts>

ALBERT [BURT] EDWIN HOSMER

BIRTH 29 APR 1871 • Mason, Hillsborough, New Hampshire

DEATH 11 JUN 1957 • Tisbury, Massachusetts

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202032013450/facts>

FREDERICK [FRED] EVERETTE HOSMER

BIRTH 15 MAR 1879 • East Woodstock, Woodstock, Windham, Connecticut

DEATH 1948 • Sudbury, Massachusetts, USA

[Daughter Lois was born in Seneca, NY in 1903?] Son Louis B born in NY in 1903

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202032013916/facts>

FLORENCE ARMES HOSMER

BIRTH: 20 OCT 1880 – Woodstock Windham, Connecticut

DEATH: 17 FEB 1976 (aged 95–96) – Sudbury, Middlesex, Massachusetts

BURIAL: Mount Wadsworth Cemetery - Sudbury, Middlesex County, Massachusetts

https://www.findagrave.com/memorial/162356697/florence_armes_hosmer

<https://www.ancestry.com/family-tree/person/tree/152184724/person/202032013451/facts>

END OF REPORT

Architectural Preservation Studio, DPC