

With Gratitude...

The 3rd annual House Tour would not have been possible without the help of many. The SHS would like to thank our community partners and friends. Special mention goes to...



Homeowners:

Morton and Judith Birnbaum; Brian and Barbara Clifton; Jennifer and Anthony Fortunato; Eva Jane Fridman; Karen and William Guderian; Liz Gawel and Benjamin Chused; Annie Morris; Erik and Mary Mollo-Christianson; Joanna Radziejowska and Eric Puterbaugh; Frank Riepe and Marilyn Unger-Riepe; John and Abby Ward; and Robert and Laurie Winawer.

Community Partners: House Tour Sponsors:

A Blade of Grass; Bearly Read Books; Black Horse Real Estate; Boston Design Guide; CarpetFresh of Sudbury; Carole and Gabrielle Daniels, Realtors; KTII Design Group; The Cebra Family; Classic Consignments; Steven D. Cohen, DMD, PC; Duck Soup; The Ellsworth Family; Fitness Together; Katina Fontes; Lisa Forsberg, Blossoms at Stone Tavern Farm; The Funstons; Funston Antiques; Kathleen Wyman, Realtor; Sally Purrington Hild; Hounds Barbershop & Co.; The Keeney Family; Laurel Grove; League of Women Voters of Sudbury; The Neiterman Family; The Optical Place; The Organic Mattress; Sue and Terry Rushfirth; Sudbury Extended Day; The Sudbury Villagers; and Twillingate Gardens & Flower Shop.

Volunteers:

Docents, Exhibit Design, Photography, Publicity, Writers

Gerry Aronson; Bastien Bauer; Joe Bausk; Stephen Cebra; George Connor; Hal Cutler; Marilyn Ellsworth; Gini Frazier; Nalini Goyal; Nancy Grellier; Dorisann Heining; Maureen Hines; Judy Honens; Stewart Hoover; Pat Howard; Kate Kawachi; Terry Keeney; Jane Kline; Christie Kozak; Leigh Kozak; Judy Merra; Ellen Morgan; David Pettit; Liz Radoski; Heidi Serven; Nancy Conklin Stone; Lee Swanson; Marilyn Tromer; Richard Vanderslice; Barbara Wagner; and Deb Zurka.

House Tour Committee:

Diana Cebra; Marilyn Ellsworth; Katina Fontes; Grace Funston; Nancy Hamill; Lisa Hanson; Linda Hawes; Sally Purrington Hild; Sandy Johnson; Debbie Keeney; Ursula Lyons; Judy Mack; Elin Neiterman; Karen Rossi; Taryn Trexler; Linda Wallace; and Rebecca Weeks.

The Sudbury Historical Society

322 Concord Road | Sudbury, MA 01776
978/443-3747 | director@sudbury01776.org
Sudbury01776.org



2017 House Tour Modern Architecture: Mid-century to the New Millennium

Sponsored by
The Sudbury Historical Society





CELEBRATE
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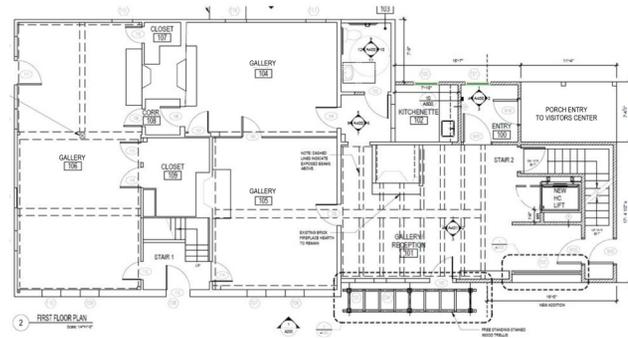


Front Elevation and Interior Plans for the Sudbury History Center.



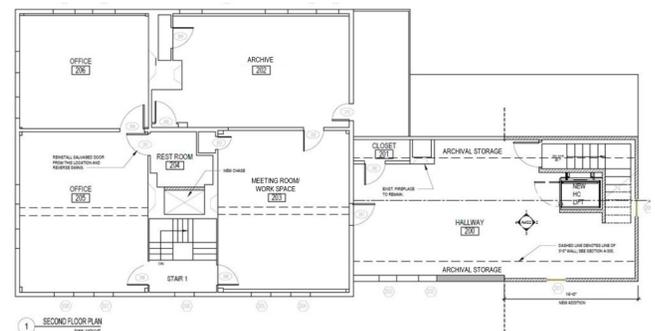
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0" @ 24 x 36 PRINT

First Floor



2 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"

Second Floor



1 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

New England's *first* and *longest* standing publication dedicated to the home.



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WWW.BOSTONDESIGNGUIDE.COM





The Sudbury History Center At the Loring Parsonage

The Sudbury Historical Society is working toward repurposing the c. 1730 Loring Parsonage to provide Sudbury with a History Center that will include a museum, visitors center, and work space for the Historical Society. The SHS has collected over 5,000 objects, documents, photos and other testaments to Sudbury's history. These are a treasure trove that need to be preserved for the future. The Loring Parsonage, one of the three oldest buildings in town, is likewise a treasured example of colonial architecture that must be protected and preserved. The History Center will be a significant addition to the life and culture of Sudbury bringing about town-wide awareness of Sudbury's unique story. The facility will be a place for all ages to pursue their interest in local history and to participate in the active preservation and collection of Sudbury's past. Encouraging tourism the History Center will be a destination for both residents and visitors and will add value for our local businesses.

Over the last year and a half the Society has brought together over \$1,000,000 toward this project which has a cost estimated at between \$1,500,000 and \$1,600,000. Additionally in March of 2017, an anonymous donor has put forth a \$50,000 challenge grant which was soon followed by a \$200,000 challenge grant from the Sudbury Foundation. As a result of these two challenge grants, every dollar contributed to this History Center will be doubled. The SHS appreciates your support of our project with your attendance at the House Tour.

The Future Sudbury History Center will provide:

- Public access to Sudbury's historic collections;
- Museum galleries with rotating exhibits;
- A place where students can connect local history with American heritage;
- Excellence in research;
- The study of colonial architecture;
- A visitor's center; and
- Accessible work spaces for members, volunteers, and researchers.

For information e-mail director@sudbury01776.org.

Welcome...

The Sudbury Historical Society is pleased to present *Modern Architecture: Mid-century Through the New Millennium* for our third annual House Tour. Eleven private homes of varied styles, from mid-century to recent contemporaries, will be open for touring. Some are true to their age, authentically preserved and furnished in mid-century style, and some have been modified or built new, influenced by natural elements and green building features. These homes represent some of the finest examples of modern residential properties in Sudbury.



This advertisement from a sales kit from Alfred W. Halper's architecture firm is now in the SHS collection.

The tour committee's selection of the modern period was first met with surprise since Sudbury is perhaps most notable for its colonial buildings. But, as the idea developed the SHS was encouraged as a sense of nostalgia for more recent history became apparent. Sudbury experienced great growth during the mid-century, and that influenced its housing. We see important inspiration from the architects of the time, but unlike our neighboring towns such as Lincoln, Concord, or Weston where modern examples are well-known, finding information about Sudbury's modern homes and their architects proved challenging. A repository of records simply does not exist for Sudbury. Therefore, we relied on the homeowners' papers and knowledge to do our research and that yielded some good finds that warrant further study. Today stylistic shifts in housing mean that many mid-century homes are becoming revamped or torn down at a rapid pace. How to preserve recent history is the preservationist's challenge. Change just continues the story of the town's evolution.

Special thanks go to our homeowner hosts who have graciously opened their doors, and to the participating businesses that have offered companion events. We want to thank the Sudbury Foundation for allowing use of The Grange Hall. We cannot thank you all enough for your hospitality and enthusiasm for the Tour. This event would not have been possible without the willing assistance of our sponsors and our extraordinary volunteers who together exemplify community. The SHS is grateful.

On behalf of the Board of Trustees I want to thank you for attending the tour. Proceeds support Phase II of the stabilization and expansion effort at the Loring Parsonage which when repurposed into the future Sudbury History Center will enable us to continue our work in local history education.

It is our hope that through the tour you will obtain new ideas for decorating your own homes and a greater understanding of Sudbury's vernacular architecture. May is National Historic Preservation Month – Let us celebrate Sudbury's exceptional history!

—Sally Purrington Hild, Executive Director

A Few Things of Note...

Tour Schedule —Saturday, May 6, 2017

10:00 am — Registration begins at The Sudbury Grange Hall.

10:00 am to 4:00 pm — Browse our Mid-century Modern exhibit and shop for books and SHS gift items on the second floor of The Grange Hall.

11:00 am to 4:00 pm (*Unless early closure is noted.*) — Sites available for touring.

2:00 to 5:00 pm — Stop in at Duck Soup in Mill Village, 365 Boston Post Road, for an aperitif tasting and mid-century cocktail demonstration. A \$10 donation for the class is appreciated and will help the SHS raise funds for the Sudbury History Center.

Open all day — Visit Classic Consignments, 730 Boston Post Road, to see a curated display of mid-century items from the store—from everyday housewares, to tableware, to office accessories. Bearly Read Books, 320 Boston Post Road, will showcase mid-century books covering topics on architecture, local history, and novels that were published in the 1950s and 1960s.

Tour Tips

- Please wear your Tour sticker to identify that you are registered for this event.
- The tour is self-guided. The order of the route is entirely up to you. Docents are available to answer questions about the tour.
- Homes will close promptly at 4:00 pm unless otherwise noted in your tour booklet. Three homes are closing early. Be sure to take a look at the Tour Highlights Bookmark to keep track of sites visited.
- Observe all Sudbury parking regulations and note special parking instructions for each site in this booklet. For safety, and to allow emergency vehicle access, do not block homeowners' driveways.
- Use caution when touring. Steps and ground surfaces may be uneven. Use care when crossing streets. Visitors assume full responsibility for protecting their own safety and the property of others while on the tour.
- Public restrooms may be found at The Grange Hall, Goodnow Library, Fairbank Center and Haskell Field, the Town Square Plaza at 29 Hudson Road, and Mill Village. Use of restrooms at tour sites is by permission of the homeowner.
- In deference to our homeowners please be respectful when on private property and abide by the requests of the hosts. Tours are of designated areas of homes only. Do not open any closed doors or drawers. Photography and videography are not permitted inside homes unless homeowners give permission.
- Outside food and drink and strollers are not allowed in the houses.
- The SHS reserves the right to ask visitors to leave the tour.

Upcoming SHS Events:

Monday, May 29 — Memorial Day

Tour the Loring Parsonage after the Memorial Day parade and ceremonies at Grinnell Park. Join us for an opportunity to see behind-the-scenes — to learn about early colonial building methods and the Sudbury Historical Society's plans for the future Sudbury History Center.

SAVE THE DATE!

Saturday, June 3 — Tour of Goodnow Farms Chocolate, Sudbury.

Details and tour times to be announced.

Sunday, June 11 — Trench Art: Art Forged in Fire, Blood and Destruction to Honor the Courage, Duty and Sacrifice of Those Who Would Possess It.

At the Sudbury Town Hall, 2:00 p.m. Speaker Peter R. Harvell, Retired Lieutenant Colonel USA, will show an exhibit and give a talk that will include remarkably crafted, exotic and poignant artifacts made from debris found on the battlefield. The collection spans from the Civil War through to today's conflict and includes canon shell casings, shrapnel, and discarded personal equipment such as bayonets, knives and helmets. Items such as a crucifix and candelabras forged from bayonets and "bead snakes" made by Turkish prisoners to sell to their guards will be on display. Harvell will even show a clock made of a large shell casing from the famous "Anzio Annie," a German canon taken from battleship and put onto a railroad car to shoot at the Allied Forces on the Anzio invasion beach head. Other items included will be Civil War letters and a rare first-hand account written by the Sudbury resident Donald Pierce, an Underwater Demolition Team (UDT) frogman, who swam ashore in Japan at the end of World War II. If you have trench art and are curious to find out what it is made from please bring it along.

Enjoying the tour?

Join the Sudbury Historical Society Today!

Visit sudbury01776.org for membership information. Memberships make great gifts — for teachers and students too.

Questions?
Email director@sudbury01776.org.



A curious sight. Some history-loving Flamingos roosting on the lawn of the Loring Parsonage .

Prior to the talk the SHS will conduct its Annual Meeting and election of officers. An update on the status of the Sudbury History Center repurposing project at the Loring Parsonage will also be presented.

For more information about programs visit sudbury01776.org or find us on Facebook.

Methods Machine Tools - 65 Union Avenue



Founded in 1958, with three employees and a few refurbished machines, Methods Machine Tools, Inc. has grown into one of the largest, most innovative precision machine tools importers in North America. With over 300 employees, seven sales and technology centers, and over 35,000 machines installed throughout the United

States, Canada and Mexico, Methods supplies leading-edge precision machine tools and solutions. The founder Mr. Clement McIver, Sr., established principles from the company's beginning that continue to set Methods apart from conventional importers or distributors. "Anyone can sell a machine," said the company's late founder, "but not everyone provides the extra effort that makes a difference in the company's bottom line."

Town Line Hardware - 84 Boston Post Road



Originally built by Felice and Angelina Genna in 1952, Town Line Hardware began as a small general store and has grown with Sudbury over the years. The store is in its fourth generation of family ownership and today it supplies the town of Sudbury with everything

from tools and hardware to window treatments and paint.

New England Garden Ornament - 81 Union Avenue



The building at 81 Union Avenue was built in 1969 with a typical low-pitched roof and large windows. It was originally used as a commercial garage, which sold and repaired construction equipment. At times it has contained multiple retail spaces, including a pet supply store, and is

now home to New England Garden Ornaments, selling garden antiques and reproductions.



Gardeners, Mark your Calendars! for the Greene Acre Nursery Sales Benefit



Friday, May 19 & Saturday, May 20
9:00 am - 4:00 pm
36 Elaine Road, Sudbury

Ruth and Stephen Greene's nursery in north Sudbury features a wide variety of daylilies and hostas in all price ranges. All plants are New England hardy and propagated in Greene Acre nursery. Daylily photos and lists with planting details will be available. Mention the Sudbury Historical Society to designate 50% of your purchase for the Sudbury History Center project at the Loring Parsonage. Payment by cash or check only (credit cards cannot be accepted).

The Sudbury Historical Society
Invites you to
Mod About History
A Fundraiser for the Sudbury History Center

Saturday, May 20, 2017
7:30 pm - 10:00 pm
At Herb Chambers BMW of Sudbury
128 Boston Post Road

Cocktails, hors d'oeuvres & desserts,
and silent auction.

Tickets \$75
Purchase online at Eventbrite.com or
mail a check payable to the Sudbury
Historical Society, 322 Concord Road.
RSVP by May 12.

For information about the SHS or the Sudbury History Center project,
visit sudbury01776.org or e-mail director@sudbury01776.org.

Modernism in the United States

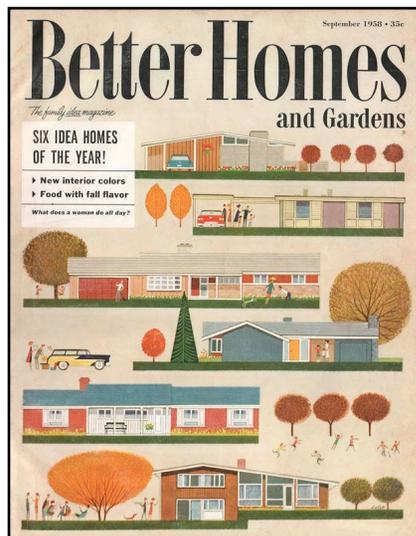
The term "Mid-Century Modern" describes a design movement that impacted architectural, interior, product and graphic design from the mid-20th century (~1930-1965). Key elements of mid-century architecture include flat planes, large windows, integration with nature, and elevation changes. The style was heavily influenced by contemporary Scandinavian design and is characterized by clean, sculptural lines, emphasizing function as much as form. Unlike with earlier styles, many houses built during the mid-century period have asymmetrical, open floor plans and are space-efficient in their design, often omitting entrance foyers and hallways. Expansive windows to inviting "view" gardens and courtyards give the houses a unique indoor-outdoor quality previously unseen in the United States. Entrances to these homes are often downplayed and might be approached through an entry garden. The simplicity of mid-century modern architecture was a departure from the previously reigning Art Deco style, which is characterized by stylized ornamentation and elaborate details.



From a 1942 advertisement for Armstrong Cork Company's Monowall kitchen design. Armstrong is a manufacturer of linoleum.

late 1940s and early 1950s came an ever greater need for homes that were quicker and easier to build than pre-war era homes. The advent of mass production meant that Americans also began to accumulate more "stuff." This meant people needed more storage than before and a premium was placed on homes with built-in storage. Subdivisions, often developed from stock designs - a revolutionary idea at the time, became more common and many home buyers coveted the clean lines of modernist houses and a new way of community living.

Mid-century modern homes reflect the needs and influences of Americans during that time period. This design style came into being around World War II when traditional building materials were scarce, forcing architects and builders to use different types of materials. Technical developments with aluminum, plate glass, and fiberglass both by the military and the private sector created a new array of possibilities for American architecture. With the baby boom of the



Community Places and Commercial Spaces

St. John Evangelical Lutheran Church - 16 Great Road



The congregation which would become St. John Evangelical Lutheran Church began meeting in Maynard in 1894 and was composed mostly of Finnish-Americans. The group grew over time, worshipping in various locations, and at last was able to build its own church in 1967. The church's architect, Roy D. Murphy Associates, worked out of Urbana, IL. (The 1947 house located at

that spot was moved to 388 North Road in Sudbury.) The church was added to in the early 1990's, in order to accommodate the needs of a growing congregation. The church's tall, thin spire rising skyward, its asymmetrical and non-uniform windows and its low-pitched roof are all characteristic of church architecture of the 1960's.

St. Elizabeth's Episcopal Church - 1 Morse Road



This lovely church was completed in 1964 by Stanmar Inc. and has a stunning and elegant roof-line. A few additions and renovations have been made to the church, including the addition of a seventeen stop organ in 1985 and updates to the administrative and classrooms areas as well as the parish hall in 2005. Inside the church, the sculptural,

curved beams are a creative and grand example of post and beam construction, which was very popular in Mid-Century homes. The church's tall windows look out to gardens, joining the interior and exterior spaces.

The Sudbury Medical Center - 616 Boston Post Road



Post Road Pediatrics and the other medical and dental offices at the corner of Boston Post and Horse Pond Roads occupy a large brick veneer building originally built in 1962 by Newton architect Thomas J. Severini. This building underwent a significant expansion in 1969, but otherwise has remained mostly unchanged on the exterior since then. Sudbury Medical

Center has many typical Mid-Century Modern characteristics such as the three side-by-side low-pitch roof gables, its single story, and the floor to ceiling window walls.

Sudbury's Mid-Century Municipal Buildings

Fairbank Center - 40 Fairbank Road



Sudbury's Fairbank Community Center is operated by the Sudbury Park & Recreation Department and was initially built in the 1960's. It has been added to and renovated several times over the past 50 years to accommodate Sudbury's growing population and evolving needs and currently houses the Atkinson Pool, Sudbury's Senior Center, School Administration offices,

and the Park & Recreation Department. In 2011 the town installed solar panels on the gym roof as well as a solar hot water system. The Fairbanks Task Force is a group created to evaluate and develop a new proposal for further updating the Community Center in the coming years.

The Old Police Station - 415 Boston Post Road



The Old Police Station, built in 1960 by architect Russell Wood is another great example of typical Mid-Century commercial architecture because of its low gabled roof, brick veneer and plate glass windows. This building served as Sudbury's police station for over 50 years until the new police headquarters at 75 Hudson Road opened early

last year. The old police station now has a new owner and we eagerly await news of future developments at this location!

Nixon School - 472 Concord Road



Named in honor of Sudbury's General John Nixon, a commander of the Colonial forces who fought at Bunker Hill in 1775, the Nixon Elementary School is another example of Mid-century Modern architecture that many Sudbury residents see every day. Notice the asymmetrical roof line, floor-to-ceiling windows, recessed and

off-center entrance. The school was built in 1960 and initially provided space for town offices and Sudbury's Central Administration Office. A new wing was added in the early 1990s and the building received a new roof and some further renovations in 2015.

Thursday, September 20, 1956 LEXINGTON MINUTE-MAN Page Fifteen

if you're dyed-in-the-wool, DON'T COME!

If you think early Georgian or late Cape Cod is just the berries, forget we came in. But if you and your kith enjoy plenty of room and light, believe a house should be designed to live in — not merely to exist in, like the idea of getting maximum space per buck — then let's talk. We'd like to explain and show you our concept of a new type of light-hearted living that we deeply believe in — the **Techbuilt House**.

Whether you like a one-story or a two-story house, cedar clapboards or brick veneer finish, there's a **Techbuilt** house to suit you.

INCLUDED IN THE PRICE OF THE HOME:
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How to Reach Middle Ridge
 Take Rte. 120 to Rte. 921
 Turn left at Shomville Road
 to Green St., then right on
 Johnson Rd. to Techbuilt
 sign.

Many National Home & Work are the New Techbuilt. Build Home at Middle Ridge, Lexington, Mass. There daily from 10:00 am to 5:00 pm. Three, English window furnished — new with asbestos insulation of the wall. Substantial. Call 1000 under construction. Call 1000 under construction. Call 1000 under construction.

TECHBUILT
 1492 Mass. Ave. Lexington, Mass. VO 2-5800

During this "machine age" period, developers and architects began to innovate with mass production of building materials and even houses. Techbuilt homes, developed by architect Albert Carl Koch, were the first semblance of prefabricated houses. In a Techbuilt house the walls, floor and roof are made from standardized, prefabricated 4-foot wide panels of varying lengths. In a typical layout, the master bedroom is upstairs while all other rooms are on the first floor. The panels can be configured in countless ways, allowing homes to be customized without skyrocketing building costs or increasing construction time. This was a revolutionary way of building a house.

Deck Houses, though now considered a style of home, were developed originally by the Deck House company in Acton, MA. They are characterized by manufactured post and beam construction and require few, if any, interior load bearing walls. This gave a new flexibility to floor plan design and allowed expansive window walls. Deck Houses often feature handcrafted mahogany stairs and trim.

Halper Homes were another option, with subdivision developer Alfred Halper offering homebuyers his "Variplan," a choice of four house designs. He promised them, "Never so much for so little. Seven rooms, one and half baths, porch and garage. All for \$17,900!"

variplan
 design
 the 4th dimension in your new home
 by Alfred W. Halper
 FOR MORE SPACE IN THE RIGHT PLACE
 PLAN IT YOURSELF AT WAYSIDE ACRES

Cover of a sales brochure for Halper's Variplan home. From the SHS Collection.

Contemporary is the term used to describe the architecture of our present day, which grew organically from the Mid-Century Modern styles. No single style is dominant and contemporary architects work in many different styles and from many different influences. Contemporary architecture is often sculptural and makes use of open floor plan layouts with few doors and walls. Other common elements include tall, irregular windows and asymmetrical features. Today's houses make increasing use of sustainable and environmentally friendly materials like bamboo flooring and energy efficient heating, air-conditioning and plumbing systems.

Modernism in Sudbury

Until 1950, Sudbury was almost all farmland, with roughly 850 dwellings and a population of less than 400. As industry grew up around and increasingly outside of Boston with the development of Route 128 in the early and mid-1950's, the town experienced a decade of tremendous growth when its population nearly quadrupled. In 1958 and 1960, large companies like Raytheon and Sperry Rand opened centers in Sudbury, bringing in thousands of new residents who all needed somewhere to live. Enter developers like Alfred Halper, whose Wayside Acres subdivision in the area of Pratts Mill Road offered modern and affordable homes to those wanting to live near their work. This development was awarded six national awards and was hugely popular among new residents.



Modernist houses were well suited to Sudbury's wooded and often hilly landscape because they can be easily adapted to fit the contours of most any piece of land. The split level layout and post and beam construction seen in many Mid-Century homes allow significant flexibility to an architect working with a grade or wishing to take advantage of a certain outdoor view. Modernism also took off in many of Sudbury's surrounding towns, in particular Lincoln and Lexington. In Lincoln, Walter Gropius and Henry Hoover designed and built countless modernist homes during the 1950's, the influence of which was also felt in Sudbury. The 1938 Gropius House in Lincoln is open today as a museum and is a fine example of early Mid-Century Modern architecture.

Why Preserve Modern Houses?

Sadly, Mid-Century Modern houses are increasingly razed or renovated by developers and home owners seeking larger and more luxurious homes. As we know, all good architecture is true to its time. Mid-Century Modern is no exception. These houses are a part of American heritage and speak to us of a time when our country was rapidly growing and enthusiastically marching toward the future. Though Sudbury may be best known for the Wayside Inn and its other colonial era architecture, each one of Sudbury's



17 Deacon

Exterior View Only.

Date Built: 1978

Current Owners: Erik and Mary Mollo-Christianson



The house's design combines the simple style of the modern era with features reflecting the 1970s energy crisis. The vertical siding and simple exterior detailing, combined with massing of slipped forms and steep roofs with offset peaks, is similar to contemporary styles during that era, including the early versions of Acorn Houses.

The house is oriented on an east-west axis with south facing windows; the steep sloped roofs were designed to accommodate solar panels whenever technology advanced past the early complicated and unreliable systems. Energy-conserving features include 2 x 6 exterior walls for R-19 insulation, and minimal windows on the north and west sides. The house is sited to take advantage of the surrounding woods to create interesting outdoor spaces; the irony is that now that photovoltaic solar panels are affordable, the trees create too much shade.

The interior is modern with simple materials and details. Oak floors, white walls, and minimal trim create a light and open feel. The original house was built in 1977; a large family room addition was added in the mid-1980s and the main level was renovated in 2012 to create an open kitchen and dining area.

make the house look and feel lighter. Dark shag carpeting was taken up and replaced with floating hardwood floors installed over the cement slab on a styrofoam pad, good looking and good insulation. Heavy brick in the entryway and at the fireplace was replaced with slate and, near the fireplace, white paint. The wooden slats that made up one wall of the entry let cold blasts into the living room every time the front door was opened in winter; they were covered with a solid white wall.

Like a number of other rooms in the house, the kitchen originally had a dark wooden ceiling. The room was gutted and actually made smaller — not something you hear often! — to create space for a new half bath. A dropped ceiling, now plastered and painted white, accommodates new wiring. Two new skylights add even more light. A new island and carefully planned cabinetry make the redesigned kitchen an efficient work space.

There's light, and then there's light: the heavy, inefficient tar and gravel roof was replaced with insulation board on top of the ceilings and commercial-grade Duro-Last membrane in a light color to reflect heat. The last of the single-pane windows were also replaced.

The Guderians, beneficiaries of these changes, beautifully maintain the mid-century modern spirit in their furnishings and landscaping. Enjoy your visit.

Why the Pink Flamingos?

Visitors may wonder why the SHS has incorporated the Pink Flamingo into our house tour? Pink Flamingo lawn ornaments were created in 1957 by Don Featherstone in Leominster, Massachusetts. Considered revolutionary at the time due to the method used to mold the plastic into inexpensive hot pink plastic birds, they became an instant hit during the mid-century on lawns in subdivisions all across America.

Today the iconic birds evoke a sense of nostalgia for the past — a little bit of kitsch and camp. But promoting the past is what the SHS is all about, so we thought we'd put some fun into this fundraiser!



If you'd like to purchase a pink flamingo, stop in at The Grange Hall to pick up a feathered friend. Or, throughout the month of May, for the suggested donation of \$50, you can send a flock of flamingos to roost on the lawn of your friends with a Sudbury address. Good fun, no feathers. Proceeds benefit the Sudbury History Center.

Order forms for flocking may be found at:
www.sudbury01776.org.

more than 375 years is a valuable part of our history that the Sudbury Historical Society seeks to preserve and celebrate. Just as we all value Sudbury's "antique" homes and its Victorian gems, we celebrate the era of energy and idealism reflected in modern architecture. Moreover, the modernist values of modesty, clean living and efficiency remind us of the importance of sustainable living as we proceed through 21st century.

DOCOMOMO (Documentation and Conservation of Buildings, Sites, and Neighborhoods of the Modern Movement) is a European-based group that seeks to preserve modern architecture. It has a New England Chapter, run by Weston resident and architect David Fixler, which is the premier group working to preserve modernist design throughout our area. The group seeks to publicize modernism and unique places in our history through lectures, exhibits, and tours. For more information on their valuable work, you can visit their website at www.docomomo-us.org.

Sources:

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Images of America: Sudbury, by the Sudbury Historical Society, 2012

A Field Guide to American Houses, by Virginia McAlester, 2013

docomomo-us.org

www.deckhouse.com

https://en.wikipedia.org/wiki/Mid-century_modern

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22 Brewster Road

Street parking on Brewster Road.

Date Built: 1969

Current Owners: Judith and Morton Birnbaum



Brewster Road, a dead end street stemming from historic Goodman's Hill Road, was largely developed in the late 1960s and early 1970s by local builders. 22 Brewster Road, built in 1969, is a derivation of the split-level homes popularized during this era. The appeal of these homes derived in part from their modern layout and differentiation from more traditional housing styles such as Colonial Revival and Cape Cod-style cottages. Split-levels maximized curbside presence, square footage, and minimized costs without requiring larger lots and full basements.

22 Brewster is a bi-level home with the front entry falling between two floors — one short flight of stairs leads up to the top floor, another short flight of stairs leads downward. Like the split-level style, bi-level homes reorganized interior spaces according to use. The top floors, with taller ceiling heights, serve as the communal and living spaces; the lower floor, often partially below ground level, serves as office, utility space, and access to the garage. Echoing the Prairie style of architecture of previous decades, bi-level homes typically feature low-pitched roofs, deep eaves, and simple facades. Often, as is the case with this house, the upper level was cantilevered over the lower level to create additional square footage without increasing the building's footprint.

The current owners purchased the home in 1972, two years after the home was completed. The home features a blend of family antiques with modern furniture, and the art and decor showcase the family's world travels. A major renovation was undertaken in 2007 to update and enlarge the kitchen, add an upper-level family room, and increase recreation space on the lower level. The addition thoughtfully blends old and new spaces using similar building methods and architectural elements from the home's



16 Raynor Road

(House closing to tours at 2:00.)

Street parking on Raynor.

Date Built: 1969

Current Owners: Karen and William Guderian



16 Raynor Road is one of several houses built by Core Contemporary Homes on this street. Others by the same company can be found in the Whispering Pine/Newton Road neighborhood off Peakham Road and here and there in Harvard, Concord, and Carlisle. The company was a partnership between two young, local entrepreneurs, Robert Nason and Walter Humphrey, Nason's foreman and right-hand man. The partnership, hence the company, fell apart after Mr. Humphrey's untimely death in a scuba-diving accident.

The original house was one story, built on a slab and featuring the clean lines, open plan, and large windows that are typical of mid-century modern homes. Forced hot air travels through ducts at the edges of the slab. Previous owners have each put their own stamp on the house, updating bathrooms, turning a carport into a garage, and replacing some of the single-pane windows with more energy-efficient glass.

The most significant change came when the Christelis family, who sold to the Guderians in 2008, built an addition with first floor and finished basement, completing it in 2002. The then-homeowners worked with Jim Dean of Dean Associates Architects and his wife Renee, the firm's interior designer, to add a family room, playroom, office, and workshop. All parties to the project wanted to be sure it would blend well with the original house. The architect paid special attention to design features like roof lines and windows. The addition has its own heating and cooling system, with forced hot air as in the original part of the house.

There had been a screened porch where the addition now sits, a nice feature, but one that stole light from the house. The Christelis family took a number of other steps to

builder Matt Hall at Mattworks LLC in Concord, trained in both building and landscape architecture and a good partner in helping them to meet their design goals while sticking to their budget.



The house is set well back from the road, in keeping with the owners' desire to offer a subdued view in that direction. Low maintenance siding includes dark gray pre-stained Hardie Board fiber cement clapboards with lighter gray Cembonit panels of the same material. Out back the house is U-shaped, wrapping around a patio, with a screened porch on one side and the light-filled two-story living room on the other, gathering the morning sun. The back yard slopes down to several raised garden beds and a view of neighboring Blue Meadow Farm's horse barn and paddocks, occupying space that not long ago included an air strip.

Although a geothermal system was beyond their budget, the owners found that positioning to optimize sunlight and using the proper materials to create a tight envelope enabled them to meet most of their environmental goals. The house has minimal unused space in the form of foyers and hallways. The owners point out that creating the clean, consistent look of a contemporary home means there are a limited number of decisions to make regarding colors, window treatments, plumbing fixtures and such. They did like the 9-foot ceilings of their Boston condo in a Victorian house and included them here. Being present during construction meant they could buy IKEA closet and storage systems and have them built in for a cleaner, custom look. The finished product is a house with 2,750 square feet in the main house plus 525 more in the in-law apartment over the garage.



original construction. Expansive walls of windows, an open-air patio, and large deck all invite the outdoors in with sunlight streaming through the home depending on the time of day and season. Set back from the street, the home is enveloped by the native pine forest. Historic stone walls still remain on the property, evidence of historic use over time, now providing backdrop to Sudbury's post-modern architecture. Brewster Road features several post-modern homes and is worth a quick drive as you move to your next home on the tour.

Sources:

- <http://www.historycolorado.org/oaahp/bi-level>
- <http://www.historycolorado.org/oaahp/split-level>
- <https://web.archive.org/web/20150215032713/http://splitlevel.net:80/bi-level.html>



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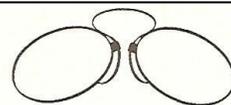
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25 Christopher Lane

Street parking on Christopher Lane.

Date Built: 1952

Current Owner: Eva Jane Fridman



Perched on a bluff above the Sudbury River, with its expansive windows turned toward the view, this house takes full advantage of its site. The second floor balcony outside the living and dining rooms offers an elevated spot to enjoy it all. Bedrooms are located on the first floor. With one exception, each has its own exterior door offering easy access to the out-of-doors.

The house was built in 1952, with the spare lines and industrial materials of a Bauhaus style building: stucco covers cinder blocks, and cement beams support the balcony and second story. The only wood used in construction is in the second-floor roof beams, recycled from the old Tufts Medical School building, and on the floor in one bedroom. All other floors are tile, marble, or flagstone, with radiant heat installed beneath them. Even the balcony has marble decking. These can all present challenges when work needs to be done, but fortunately the heating system has been well-behaved. There is no basement or attic. The one-story wing was built as an in-law apartment.

When the Fridmans bought the house in 1963, there were no railings on stairways or the balcony and the interior was dark with wood paneling. They took steps to make things safer and lighter before they moved in, adding railings, white walls, and a redesigned kitchen. Modernist furniture by Alvar Aalto and Herman Miller shares space with an Art Deco cabinet and the simple lines of German furniture from the 1930s, handed down by Eva's family.

But there are many influences apparent in addition to modernism. Mr. Fridman's family lived in Istanbul. His grandfather a merchant to the sultan, purchased the two large Chinese vases, similar to the ones in the well-known Sargent painting of the Boit daughters at the Museum of Fine Arts.



128 Nobscot Road

Street parking on South Meadow Drive with sidewalk to Nobscot.

Date Built: 2011

Current Owners: Joanna Radziejowska and Eric Puterbaugh



The owners at 128 Nobscot Road wanted to sell their condo in Boston and build a contemporary house on a piece of vacant land in the western suburbs. They initially ignored this site because it included a small cape house, which had serious Title 5 problems with an old cesspool. Its owner decided that the required fix would not be a good investment, given the house's age and condition. The property could become a two-acre lot, a little larger than the current owners had imagined, but in an appealing location where a new industrial design could happily settle among woods and fields. Living in the cape while the house was under construction was a boon both financially and logistically, avoiding the need for two monthly mortgage or rent payments and making it easy to monitor progress and answer questions as they came up. The cape was torn down after the final inspection of the contemporary.

The new owners had a number of goals. They wanted the easy flow between indoor and outdoor living of northern California, adapted for the New England climate. Cost was primary; this was to be contemporary on a strict budget. Easy maintenance and features to reduce environmental impact were both important.

They started by looking at prefab construction, but found that the prices they were quoted didn't include the foundation and other site work, and that customizing features would add even more to the cost. As they did their research, they were led to designer/





71 Newbridge Road

Street parking along Newbridge Road.

Date Built: 1974

Current Owners: Robert and Laurie Winawer



This dramatic Contemporary style home is highlighted by walls of glass, vaulted ceilings, and skylights offering panoramic views of the grounds. Tall trees, mature plantings, open landscaped areas frame the portrait of this home. There is a beautiful integration of the outside with the inside, as there is direct access to the wraparound deck from almost every room. The dynamic and versatile floor plan was designed so that each room flows into the next, presenting an ease for everyday living and entertaining.

Some of the highlights of this house include the great room with its vaulted ceiling and floor to ceiling stone fireplace. There is a full wall of sliding glass doors leading to the deck and view of the pool and the grounds. A chef's Kitchen includes a breakfast bar, computer desk, and generous cabinet and food preparation space. There is an adjacent walk in pantry and mud room.

The first floor master bedroom is highlighted by a barrel vaulted ceiling, views of the grounds, and a spacious walk in closet and bath. An office is set apart from the rest of the house, allowing for a quiet place to work from home.

The second floor bedrooms are unique. One is a two level suite and the other two have potential useable loft space.

The walk out lower level has a family room with a natural stone fireplace, a game/play room, sauna, hot tub, and bathroom.

And there is more. There is a finished area above the four car garage that would be ideal for a home office, music or art studio, or guest room. A very special home.

Eva has been a spinner and weaver and is a psychotherapist and anthropologist who researched shamanism in Mongolia and Russia for her doctoral thesis. This house has been occupied by lovers of art, music and books. Look around and you will see evidence of all these experiences and interests, with rugs and weavings on floors, walls, and furniture; panels of Turkish tiles; folk art and artifacts from around the world; paintings; keyboard instruments including a grand piano, a harpsichord, and a clavichord; and above all, books. Mr. Fridman died in 2002. Eva and her son now share this home with its collections from the family's rich and varied lives.





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2 Forest Street

Street parking on Forest Street.

Date Built: 1949

Current Owners: Phil and Abby Ward



The home you see today sits on the same footprint as the Cape built in 1949, but little else about it has stayed the same. A garage, mudroom, and stair tower — to accommodate a relocated staircase — have been added, but those aren't the biggest changes. The house has been treated to a Deep-Energy Retrofit (DER), a building process piloted in Canada and New England. Homeowner Phil Ward has gone from being a customer to being an employee for the building firm Good Energy Construction.

What is a deep energy retrofit? For this house it means:

- The roof has had four inches of rigid foam added to the exterior with 10 inches of blown-in cellulose on the inside of the attic.
- The walls have been made thicker with 2 inches of rigid foam on the interior.
- The house has a continuous air and vapor barrier, made possible in part by changes in the basement, which originally had a ceiling height of just 6-1/2 feet. To make the space more usable the house was raised 24 inches. Two inches of rigid foam were placed over the original cement and covered with a vapor barrier that ran up the walls. Then a new slab was poured and closed-cell foam was sprayed on the basement walls.
- Triple-paned windows, many of them tilt-and-turn, have three seals and multiple locks for a secure fit.
- All lights are LED.
- Roxul insulation surrounds the workshop space in the basement. It's stone wool, made from volcanic rock, durable, soundproof, and fireproof.
- A house this tight has no need of fossil fuels. It's all electric, heated and cooled by two air-to-air heat pumps, one in the attic, one in the basement, rather than a



54 Newbridge Road

Street parking on Newbridge Road.

Date Built: 1999

Current Owners: Frank Riepe and Marilyn Unger

The house was designed and built in 1998 and 1999 by architect Frank Riepe and Marilyn Unger-Riepe on land purchased from the neighboring Dickey family.

The wooded lot was characterized by a high crown and steep slope of glacial gravel deposits requiring the house to be uniquely designed for the topography. The exterior of the house is made of stucco and cedar shingles with steep gables and large arched windows.

The entrance is a brick courtyard embraced by the house and the carriage house. The sheltered doorway, not visible from the street, leads to a multi-level light-filled interior. The exterior of the house is evocative of certain earlier styles, perhaps Prairie meets Queen Anne meets Shingle meets Modern, leading the visitor to be uncertain as to the age of the house, but the interior is distinctly Modern. Floors are of oak and slate; finished millwork is of mahogany, poplar, pine, cherry and maple. There are three bedrooms on the second floor, each with a large distinctive arched window, and one on the first floor.

On the first floor, a brick and granite Rumford fireplace dominates the living and dining rooms, competing through a great sweep of glass with the wrap-around woodland views. The sweeping deck and screened porch lead to a stone terrace with a bubbling fountain.





101 Moore Road

(House closing for tours at 2:00.)

Street parking on Moore Road or Stearns Lane.

Date Built: 1968

Current Owners: Jennifer and Anthony Fortunato



This 1968 Deck house has undergone major changes over the last 58 years and three owners. The Driscoll family built the house, and Mr. Driscoll was deeply invested in designing the home with Deck. The original house was significantly smaller, with a little brick foyer, the kitchen facing the street, and sliders where large columns overlooking the current living room now reside. A stable with horses was located along the wood's edge. Members of the Driscoll family have returned to visit the home several times over the years. They recall when the surrounding properties had no fences and the neighborhood children rode horses across backyards and into nearby Hopbrook Reservation. There was an annual town fox hunt which crossed the property. They also tell stories of wild family parties with horses coming into the home through sliding glass doors! Mr. Driscoll is quite convinced that the house is haunted, although the current residents have not had any encounters with the deceased as of yet.

The Nabrinski's were the second occupants. They used a non Deck builder to add an attached garage, extend the master bedroom, and add a living room and den off the back of the house.

The Fortunato's bought the house in 1999 and commenced major renovations in 2003 while living in NYC. They hired Deck builder/contractor Joe Rannucci to head the work. A hip out was added, and custom front doors were inspired by doors on an Upper West Side brownstone. The non Deck addition on the back of the house was removed and a new living room and kitchen built. The original spiral staircase and a portion of the circular brick floor beneath it were preserved. Major hardscaping both front and back as well as landscaping have been done. The house sits on 3 acres of land which backs onto Stearns Pond.

geothermal system. Yes, you can get enough warmth out of the air in the winter to keep a house comfortable, and cool enough in the summer. Ducts carry the air as in a conventional forced-hot-air system. The attic furnace seldom comes on in the winter the owners have found; it's mostly used for air-conditioning in the summer.

- The water heater also uses heat-pump technology. It has coils as well, but the family finds all four of them can take showers even when the heater is in its most efficient mode.
- A house this tight needs fresh air. A Heat Recovery Ventilator (HRV) in the attic runs 24 hours a day, bringing fresh air in and extracting stale air with 96% efficiency. It runs quietly and slowly; you won't feel a breeze.

You won't be aware of all these changes as you tour, until or unless they're pointed out to you, but they make a big difference. Under the Home Energy Rating System now required for new homes in Massachusetts, a normal new house would have a rating of 100. If it used zero energy, its rating would be 0. The house at 2 Forest Street is at 39, using 60% less energy than a new home built to the latest standards. Homeowner Phil Ward says that if you're starting from scratch with new construction, incorporating these energy-wise features would add only 5-7% to the cost.

Even more is planned for the future. Piping is in for the solar panels that the homeowners plan to add this summer, and both spaces in the garage are set up for future charging stations. The home is also pre-wired for a whole-house battery system.

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75 Indian Ridge

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Street parking on Indian Ridge.

Date Built: 1955

Current Owners: Liz Gawel and Benjamin Chused



Nestled into the sloping topography, this single-story modern home was designed and built for King and Betsey Coffin in 1955. King Coffin was an artist and teacher at the DeCordova Museum School. The home is a "Core House" designed by Edward A. Cuetara, an architect and founder of the Core House Corporation based in Cambridge, MA.

Cuetara worked for many years as an associate architect with the The Architects Collaborative (TAC), an architectural firm established by Walter Gropius and a group of younger architects in 1945.

In the early to mid-1950's TAC developed a design prototype known as the "Core Plus-X House," a contemporary design similar to the popular, modernist prefabricated Techbuilt style home developed by Massachusetts architect Carl Koch. Conceived as a "flexible" system of home design and construction, the Core Plus-X system blended prefabrication with custom design. A sample Core Plus-X home was built by TAC as part of the Five Fields residential community in Lexington, MA and was featured by *Better Homes and Gardens* as a "Five-Star Home" in 1956.

TAC did not pursue the Core Plus-X concept further, but Cuetara's Core House Corporation designed and sold modular houses based on this design premise. Core House homes feature a central utility core around which a flat-roofed post-and-beam house with structural panels would be constructed. The panels could be glass, wood siding, or a combination of siding, glass, and doors. Two other Core House Corporation homes remain today in Brookline.

A few of the homes had bomb shelters eventually built into the basements, as their development was during the Cold War.

The advertising for Wayside Acres cited a "new regional high school" as well as a swimming pool and two playgrounds for "vacation time." The swimming pool, now overgrown, was called Barton Pond. It was right next to Stearns Mill Pond and was a popular place during the summer.

An original owner on Barton Drive remembers how exciting it was to drive down the dirt road to choose her property. She says it was absolutely beautiful with the wooded land all around and the spectacular view of Stearns Mill Pond.



Alfred W. Halper.

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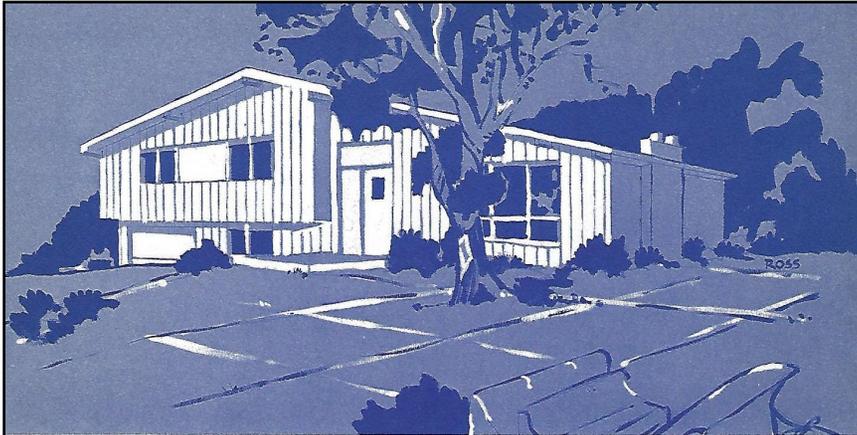
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three baths, and a two-car garage. The "Forward House," like number 45 Millpond, boasted a cathedral ceiling. Originally called split-levels, they are now marketed as "multi-level," meaning there is living space on 4 different floors. A few of the homes are New York Colonials.

Many of the homes have had additions over the years. 45 Millpond is a prime example. It originally had 3 bedrooms, 1½ baths, a den, and a family room. In 1976, the owners decided to extend out at both ends of the house. Being from overseas, they had many visitors who stayed for a while, so a master bedroom and bath were added, and a grand piano needed a larger space for placement in a piano studio. (Many children in Sudbury took lessons here over the years!) The master bedroom and music room have decks and several sliding glass doors. In addition, the roof on the south side was raised so a study could be built in previous attic space.

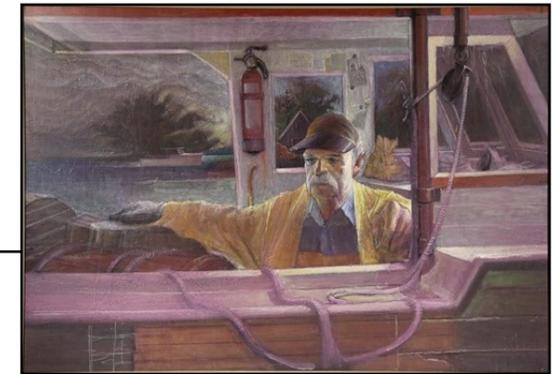
Landscaping was done over several years. The removal of some trees made it possible to put solar panels on the roof in 1979. A prolific vegetable garden was added that eventually became a nursery where cuttings, small plants, and bushes can be grown for future needs. As the owners, members of the Sudbury Garden Club, state, it also supplies "a pleasant place to rest from garden chores." Make note of the lovely sculpture and water feature!



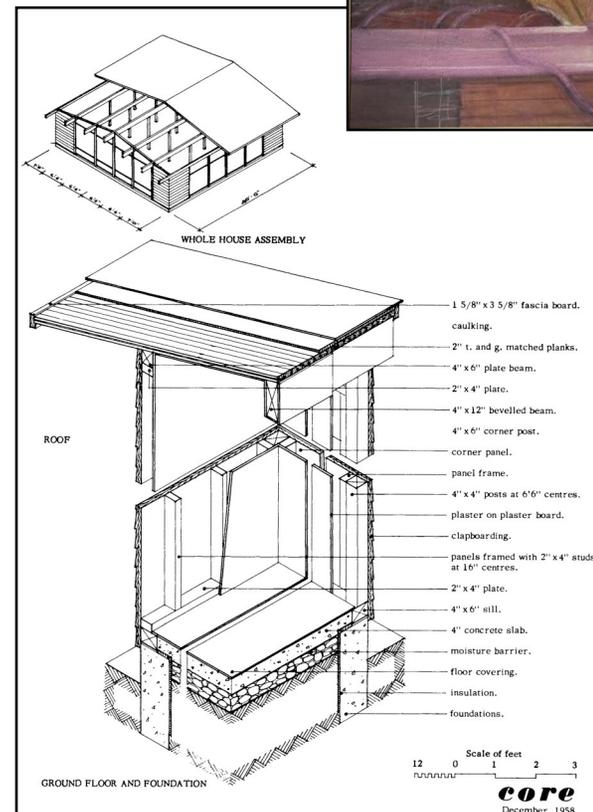
The estimated building costs for the home in 1955 were \$12,000. The porch and carport were added by the Coffins in 1960. The current patio was added by later owners in 2014.

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Painting by King Coffin entitled, "Safe Harbor, Looming Storm Threatens Lobsterman's Cove, Maine."





153 Lincoln Road

If driveway is full, park on Weir Hill Road.

Date Built: 2007

Current Owner: Annie Morris

Robert and Gail Karn built this house in 2007 with the assistance of their three sons. Built on the foundation of a 1959 bungalow, they utilized the unique sloping properties of the lot to create an ultra-modern, environmentally friendly family home.

The pedestrian bridge in the front of the house leads to the main living areas, which are on the top floor rather than ground level. The Karn's designed the house in this manner to take advantage of floor-to-ceiling windows in the family room, which brings the natural tree canopy to the house and serves to heat the interior in the winter using passive solar methods. In the winter, the sun is low enough to heat the main level. The HVAC system circulates warm air from the top floor to the bedroom floor below, thereby significantly saving on heating bills. In the summer, the arc of the sun is above the windows and hits the flat, white roof, which reflects the heat rather than absorbing it. As a result, the house stays comfortable in the summer and needs just an occasional cold air boost from a ductless mini-split HVAC system.

The Karn's employed other geo-friendly design techniques while ensuring a closeness with the surrounding nature. They designed an "upside-down house," with the living room, kitchen, study and dining room on the street-level second floor and three large bedrooms on the ground floor. The service rooms all face the street while the bedrooms and living room have dramatic garden views. The entire south-facing living room wall is made of nine-foot high double pane, low-energy glass with an exterior outrigger that includes a shading device. Sliding doors and decks with wood-slat privacy sheathing on the east and west ends of the structure also add to the airy, tree-house feel of the room.

The exterior is designed with three materials to break up the home's boxy design: Wood slats on the west, gray metal siding across the middle, and a unique white translucent siding on the east side. The interior is simple with clean maple floors and white walls, both of which serve to focus the visitor on the nature views from the large windows.



45 Millpond

(Exterior view only)

Street parking on Millpond or Bent Brook.

Date Built: 1960

Current Owners: Barbara and Brian Clifton



45 Millpond is an example of an Alfred W. Halper Variplan home built in the early 1960's in the new 200 acre neighborhood he called "Wayside Acres." Halper, a 1932 engineering graduate of MIT and Director of the Home Builders Association of Greater Boston, won many awards for this new style of home including a Blue Ribbon award from the Saturday Evening Post. He was also awarded a prize by an environmental group for his decision to leave as many trees untouched as possible instead of clear cutting, which would have been easier and cheaper. In an August 1959 article, the Boston Sunday Globe described Wayside Acres as "one of the Bay State's most beautiful subdivisions."

It was during the "great build-out" in Sudbury that the developer marketed over 200 affordable homes (\$20,000 to \$30,000) to attract the growing influx of families into Sudbury for jobs at Raytheon, Digital, and Sperry Rand. The lots were all ¾ acres. Town meeting records starting in the late 1950's show Mr. Halper submitting articles asking the town to approve several new streets.

The Variplan concept allowed the buyers to choose the size of their new home and many of the interior features. An advertisement that featured varying floor plans stated that the house is "fully equipped to provide the wonderful comfort and convenience of modern electrical living."

Driving around this neighborhood, you can see different rooflines and porch placements. The homes also have some mirror-image floor plans; the smallest have