

PRESENTED BY THE
SUDBURY HISTORICAL SOCIETY



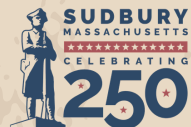
SUDBURY WITNESS HOUSE TOUR

EXPERIENCE SOME OF THE OLDEST HOMES
IN SUDBURY THAT WITNESSED 1776

SATURDAY, MAY 2, 2026
11:00AM-4:00PM



SUDBURY01776.ORG



Gibson

Sotheby's
INTERNATIONAL REALTY

Where Walls Hold *Stories*

Celebrating Sudbury's 1776 Legacy in 01776



Proud sponsor of the
Sudbury Witness
House Tour.

Kathryn Lee

Global Real Estate Advisor

978.835.9548

kathryn.lee@gibsonsir.com

526B Boston Post Road
Sudbury, MA 01776

THE SUDBURY HISTORICAL SOCIETY (SHS)
PROUDLY PRESENTS THE
SUDBURY WITNESS HOUSE TOUR
IN CELEBRATION OF AMERICA250



288 OLD SUDBURY ROAD
SUDBURY, MA 01776

STAFF

Francesco Buccella
Director & Archivist

TRUSTEES

Elin Neiterman, *President*
Andrea Roessler, *Vice President*
Hartley Johnson, *Treasurer*
Kathryn Lee, *Secretary*

William Andreas | Diana Cebra | Douglas Currie | Keith Funston
Beth Gray-Nix | Steven Greene | Analisa Spina

ADVISORS

Dave Colombo | George Connor | Jan Hardenbergh
Sally Purrington Hild | Jane Sciacca | Bethany Schlegel Shaw

This booklet was designed by Francesco Buccella (2026).

**BDG HAS YOU
COVER TO COVER**

New England's finest home resource guide
delivered digitally and to your door.



www.bostondesignguide.com
Follow us @bostondesignguide

SUBSCRIBE TODAY!



Look for the 29th Annual Edition on newsstands.

HEARTWOOD CONSTRUCTION



617-974-2225

We protect the integrity of historic homes while ensuring they serve modern families for generations.

- Historic Home Renovations
- Custom Fine Millwork
- Window & Door Restoration and Reconstruction
- Premium Built-Ins
- Shaker Furniture
- Fine Art Frames



HeartwoodConstruction.net



SPENCER FINANCIAL, LLC
327A Boston Post Road
Sudbury, MA 01776
Phone (978) 443-6500

Through our diligent approach to financial strategy, a comprehensive understanding of the markets, in-depth understanding of insurance strategies, and a focus on planning, Spencer Financial provides a full array of financial advice and solutions for our clients.

- **Financial Planning**
- **Investment Management**
- **Business Planning**
- **Retirement/Estate Planning**
- **Life Insurance Solutions**
- **College Funding**



Bill Spencer, CFP®, AIF®
Partner, Financial Advisor
978-443-6500 ext. 104
bill@spencerfinancial.com



Sam Baldwin, CFP®, CPWA®, AIF®
Partner, Financial Advisor
978-443-6500 ext. 105
sam@spencerfinancial.com

For more information, please visit: www.YourRetirementSolution.com

Securities and investment advisory services offered through Osaic Wealth, Inc. member FINRA/SIPC. Osaic Wealth is separately owned and other entities and/or marketing names, products or services referenced here are independent of Osaic Wealth.

This booklet serves as your entry ticket. By accepting it, you also agree to follow these important guidelines:

- Attendees assume the full responsibility for protecting their own safety, as well as that of others and any property.
- Please respect the time and privacy of the homeowners. Houses will not be open before 11:00am or after 4:00pm. There is no specific order in which to visit them.
- Only exterior photographs are permissible.
- Refrain from touching homes and items within them.
- Please wear provided booties inside the homes.
- Ample parking is available at the Loring Parsonage. Carpooling from there is highly encouraged.
- Observe all Town of Sudbury parking rules and regulations. Be safe and cross roads at own risk.
- Attendees must be twelve years of age or older. Babies can attend, but must be in carriers at all times. No strollers or carriages are permitted.
- Food and drink are not allowed within the homes.
- Restrooms are available in and outside the Loring Parsonage. House restrooms should not be used.
- Be aware that old homes are, unfortunately, not always accessible. Watch your step and head at all times.
- These private residences may have pets present.
- The SHS has the right to have attendees, who do not abide by these guidelines, leave the tour.



Middlesex Savings Bank is a proud sponsor of
Sudbury Historical Society.

www.middlesexbank.com

MEMBER FDIC



RUTLEDGE

PROPERTIES

WE'VE ALWAYS BEEN HERE...

Now we have an Address



Our work in this community didn't begin with a storefront. It began with relationships, referrals, and a reputation built over time.

Now, we're proud to open our doors in Sudbury, continuing to serve with the same care, expertise, and commitment you've always known.

Stop by and say Hello

353 Boston Post Rd



WITNESS HOUSES ON TOUR

- BIGELOW PARSONAGE, 1773**
250 OLD SUDBURY ROAD
- FAIRBANK HOUSE, C. 1735**
95 PEAKHAM ROAD
- HAGER HOUSE, C. 1730**
850 BOSTON POST ROAD
- HAYNES HOUSE, C. 1775**
275 MORSE ROAD
- JONES HOUSE, C. 1750**
136 LINCOLN ROAD
- LORING PARSONAGE, C. 1720**
288 OLD SUDBURY ROAD
- READ-GOODNOW HOUSE, C. 1770**
175 LANDHAM ROAD
- ROCKY PLAIN HOUSE, C. 1720**
269 CONCORD ROAD
- SMITH HOUSE, C. 1730**
16 RICE ROAD



Timeless Treasures & Delicious Jewelry

David Colombo

☎ (978) 443-9149

classicconsignments@comcast.net

🌐 www.classicsudbury.com

📍 730 Boston Post Rd
Sudbury, MA 01776

FOR A FULL LIST
OF SUDBURY
WITNESS HOUSES,
VISIT OUR
WEBSITE AT
SUDBURY01776.ORG



JACOB BIGELOW PARSONAGE, 1773
250 OLD SUDBURY ROAD

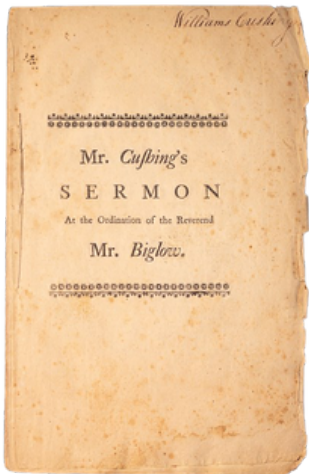


In 1773, two years before the onset of the American Revolutionary War, this house was built as the parsonage—a church-provided home for clergy—for the newly ordained Reverend Jacob Bigelow (1743-1816) in Sudbury. One inhabitant recalled the Reverend as a “...*large man with a large face, very pleasant, and full of jokes.*” He succeeded Reverend Israel Loring (1682-1772), whose neighboring parsonage is also on this tour.

Reverend Bigelow graduated from Harvard College in 1766 and married Elizabeth Flagg (1745-1816) in Lancaster in the year of his ordainment. She was the daughter of Gershom Flagg (1705-1771), a Boston architect who was prolific in design and construction in pre-Revolutionary Maine.

The Bigelow couple had a daughter and two sons, the youngest of which became a noted scholar and was also named Jacob Bigelow (1787-1879). Born in the Parsonage, he followed in the footsteps of his father by graduating from Harvard in 1806. The young Jacob would later become founder of Mount Auburn Cemetery in Cambridge, a respected physician and professor at Harvard Medical School, and a noted botanist. His own son, Henry Jacob Bigelow (1818-1890), also proudly carried on the Sudbury-Bigelow legacy at Harvard in medicine.

Decisively Georgian in style, the entrance to this home features fluted pilasters flanking the front door and topped by a transom and pediment. The grounds are replete with impressive stone walls.



Bigelow Ordination Sermon, 1772,
*Sudbury Historical Society
Archives*



JONATHAN FAIRBANK HOUSE, C. 1735 95 PEAKHAM ROAD



This Colonial Cape was once the home of Jonathan Fairbank (1755-1840): the first of the longstanding Massachusetts Fairbanks to settle in Sudbury. He and his wife, Hannah Morse (1764-1783) moved from Holliston in 1781, and here, witnessed the latter stages of the American Revolution. After the sudden passing of Hannah, Jonathan married Bridget Parmenter (1764-1828). The gravestones of all three can be visited at the Revolutionary War Cemetery in Sudbury Town Center.

The earlier history of this property is uncertain, but as its circa 1667 plaque hints, the home may be on the site of the first Sudbury schoolhouse operated by teacher Thomas Walker (1643-1697). The present structure has been dated to circa 1735.

Upon the death of Fairbank in 1840, the Sudbury farmer Abijah Walker (1804-1892) and his wife, Mary Noyes (1820-1874), purchased the home. It remained in their family until the mid-1920s, when the famed industrialist Henry Ford (1863-1947) acquired the property and its acreage as part of his vision for a complex centered on the Wayside Inn, less than a mile to the southwest. By the 1940s, the home returned again into private hands.

On a five-acre lot replete with stone walls, the main block of the home remains intact, with its strikingly large gabled roof and hand-hewn beams within. Rear additions date from the late twentieth and early twenty-first centuries. A Dutch door—which allows air and light to enter the home while keeping farm animals out—and the two historic barns retain the agricultural past of the property.



EBENEZER HAGER HOUSE, C. 1730
850 BOSTON POST ROAD

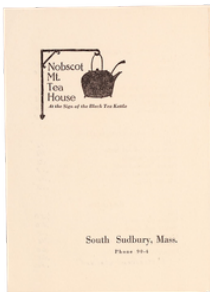


Originally located just across the Marlborough line, this home was built for Ebenezer Hager (1698-1783) of Watertown in circa 1730. That name is still familiar today as Hager Pond sits along where the house was once situated. Hager married Lydia Barnard (1705-1783) in Watertown in 1725, and the family settled in Marlborough around the time of their nuptials. Hager held prominent roles in local politics.

This Georgian-style home has lived many different lives. Nearly two centuries later in 1916, John Duncan Pearmain (1891-1968) moved it to Sudbury to establish the Nobscot Mountain Tea House, a popular tourist stop near the Wayside Inn. He was a gentleman farmer and orchardist from a wealthy Boston and Wellesley family.

In 1923, the famed industrialist Henry Ford (1863-1947) purchased the property as an addition to his holdings that surrounded and included the Wayside Inn. He sold it in 1946, and, later, the home served as the first headquarters of the Sudbury Valley Trustees (SVT) from 1968 through 1989. Then, the subsequent homeowners turned the residence into Hager House Antiques until the early 2010s.

Through and under its distinctive gambrel roof in its main block is an impressive and massive four-sided center chimney. Each side contains its own respective fireplace that ensured heat to all sides of the home during the cold New England winters and added ambiance in the Tea House.



SOUP		TOASTS	
Chicken	.15	Dry or Battered	.15
Tomato	.20	with Jam or Marmalade	.25
		Cinnamon	.20
		Maple Sugar	.25
		Nobby Special	.20
		Waffles and Tea	.20
		Crackers or Bread and Milk	.20
		Tea (per person)	.15
		Coffee	.15
		Chocolate	.25
		Milk	.15
		Lemonade	.25
		Ginger Ale	.20
		Grape Juice	.25
		Ice Cream	.25
		with Sauces	.35
		Cake	.35
		<i>Plum's Raisin-Lemon Cake</i>	.25
		Stumpy or Cottage Cheese	.25
		with Toasted Crackers	.20
		FRESH FRUIT SERVED IN SEASON	
		<i>Please pay when slip is presented</i>	

SANDWICHES		SALADS	
Club	.35	Egg	.50
Toasted Lettuce and Bacon	.35	Tomato (in season)	.50
Fried Egg Sandwich	.35	Tomato and Bacon	.50
Toasted Tomato Salad	.35	Fruit	.50
Jan and Cottage Cheese	.25	Pear and Ginger	.75
Nut and Jelly	.25	Pineapple, Cheese and Nut	.60
		<i>O Chicken Salad</i>	.80



HAYNES HOUSE, C. 1775
275 MORSE ROAD



One of the oldest Sudbury families, the Haynes descend from Walter Haynes (1583-1664), who arrived to this country from England on the ship *Confidence* in 1638 and was one of the original settlers of this town. The oldest certain occupant of this home is David Haynes (1795-1855), who married Rachel Cutler (1805-1840) in 1823, and later Susan Jones Willis (1808-1872) in 1841. David is buried alongside Rachel at North Cemetery in Sudbury.

While earlier history remains unknown, the home may have been built by his grandfather, Joshua Haynes (1731-1814), who marched to Concord during the Revolutionary War, in the company of first cousin, Captain Aaron Haynes (1727-1783). It was likely a home acquired through inheritance.

The main block of this house sits perpendicular from Morse Road and is Federal in style in its balance, symmetry, and modest ornamentation. The home may have been remodeled after its initial construction around the time of the American Revolutionary War.

The beehive oven, exposed beams, and wide pine plank flooring within are original. Notably, fireplaces are present in nearly every room. The large mid-nineteenth century Greek Revival barn and accompanying lot with pond directly across the home also belongs to this property.



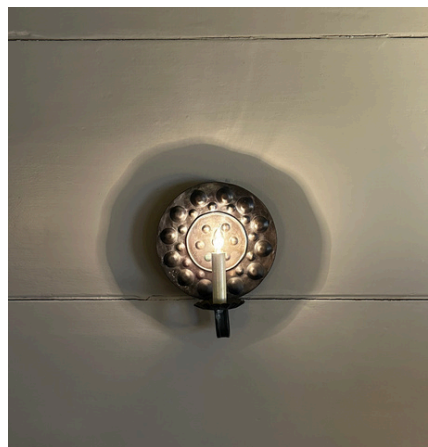
SAMUEL JONES HOUSE, C. 1750
136 LINCOLN ROAD



The oldest certain owner of this home is Samuel Jones (1784-1842), who was the inaugural burial in Mount Pleasant Cemetery in Sudbury Town Center. He married Lucy Phelps (1786-1883) of Hollis, New Hampshire, in 1807. His father, also named Samuel (1759-1833), moved from Hopkinton to Sudbury to marry Rachel Haynes (1758-1823) in 1778. The elder Jones fought in the American Revolutionary War and possibly lived in this house by the time of his marriage into the Haynes Family.

The home may have been constructed by father-in-law, Joshua Haynes (1731-1814), who also likely built the Haynes House on Morse Road, another home north of Sudbury Town Center on this very tour.

Located next to Round Hill, an over two-hundred-foot-tall drumlin, this asymmetrical Georgian-style house has wood clapboards and a wood-shingled roof with a fieldstone foundation. The keeping room features remarkably wide wall panels, and most rooms throughout have original and wide floorboards. An eighteenth-century sideboard in the kitchen adds to the Colonial authenticity.



ISRAEL LORING PARSONAGE, C. 1720 288 OLD SUDBURY ROAD



Proud home of the Sudbury Historical Society (SHS) and its Sudbury History Center and Museum. Reverend Israel Loring (1682-1772) preached in Sudbury for over sixty years, and since around 1720, this site served as his parsonage. Originally a modest two-room dwelling, it gradually reached its current form with blended Georgian and Federal styles after a century of use.

After Loring, the diary of Reverend Ebenezer Parkman (1703-1782) of Westborough reveals that the parsonage became a tavern by grandson Daniel Loring (1752-1823). Parkman wrote: *“But how observable the change!...The study and the closet, so many years improved for prayer and other devout exercises, is now used for drinking...”*

Once the American Revolutionary War commenced, the tavern temporarily served as a central ammunition store. The parsonage was later known as the Wheeler-Haynes House for its subsequent owners. Mary Loring (1716-1801), daughter of the Reverend, married the tavern-keeper Elisha Wheeler (1710-1785). By 1810, Walter Haynes (1776-1828), who wed Anna Wheeler (1773-1850), carried the tavern tradition for two decades. Then, their son, Elisha W. Haynes (1808-1877) turned this location into a successful dairy farm. That family held onto the property until in 1931, when it was sold to the Town of Sudbury.

The building served municipal purposes until 2021 when the SHS opened its museum in the freshly renovated Loring Parsonage. Historic features such as its fieldstone foundation, hand-hewn beams, gunstock posts, and beehive ovens have been preserved.



Sudbury Historical Society Archives



Group of concealed shoes, said to be good luck charms, found within the walls of the Loring Parsonage.



Sudbury History Center and Museum

READ-GOODNOW HOUSE, C. 1770

175 LANDHAM ROAD

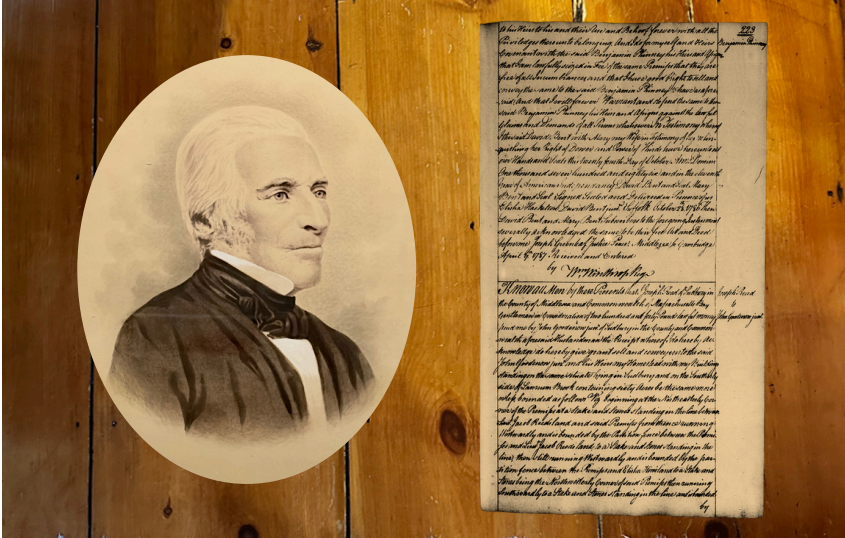


During the American Revolutionary War, this Landham Road house was occupied by its original owners, Joseph Read (1722-1795) and his wife, Sarah Goodnow (1730-1807). By 1654, Joseph acquired the land from his great-grandfather, Thomas Read (1627-1701), who was an early settler of Sudbury that was originally from Colchester in England. The plot originated from Reverend Edmund Browne (1606-1678), first minister of Sudbury.

This house is located in the historic area of Landham in South Sudbury. Reverend Browne named the location after his English village of Lavenham, located about seven miles northeasterly from the Sudbury in England.

In 1787, the Reads sold the home to patriot and centenarian John Goodnow (1762-1863). The house was then acquired by grandson and farmer Nahum Goodnow (1843-1897), who moved the structure to a plot just due north onto a brick foundation at the present site in 1884. Nahum then decided to construct a Victorian-style in its stead at 163 Landham Road next door.

This Colonial farmhouse is to be admired for its simplicity. Located near the Landham Brook Marsh Conservation Land, the rear of the lot is divided by an inlet of Wash Brook. The home has undergone renovations in recent years such as the addition of a breezeway and a three-car garage as a southern extension. However, the main block of this historic home remains unchanged.



Portrait of John Goodnow, Goodnow Library

Deed for the Read-Goodnow House from 1787, Middlesex Registry of Deeds

ROCKY PLAIN HOUSE, C. 1720

269 CONCORD ROAD



This house is one of the very first built in the vicinity of Sudbury Town Center and is likely the oldest home on this tour. Known as Rocky Plain, this area had particularly gravelly soil that was not always the most suitable for planting, but was ideal for construction and creating stone walls, which can be frequently seen along this stretch of Concord Road.

During the American Revolutionary War, there were three different owners: Daniel Loring (1752-1823)—the grandson of Reverend Israel Loring (1682-1772)—owned it as of 1773. Then, the house changed hands to Nathaniel Linfield (1730-1796) in 1779, and just two years later to John Shirley (1755-1848) in 1781.

The original owner of the home was possibly Reverend Loring, and was deeded to him by the Sudbury inhabitants as part of his move to preach west of the Sudbury River. The property also came with six acres in the abutting “Pony Meadow,” known today as the area of Pennymeadow Road.

Late Federal in style, the exterior of the home likely underwent changes in the early nineteenth century, while features from the eighteenth century remain in the interior such as an original six-over-nine window. The large barn was added during the period of the American Civil War.

In the 1930s, noted Massachusetts architect Royal Barry Wills (1895-1962) added his touch with the design of the wonderfully paneled library. And, in the twentieth century, the house was graced by another creative mind when it was owned by the artist Clark M. Goff from 1967 through 1981.



Print by Clark M. Goff, 1970,
*Sudbury Historical Society
Archives*



THOMAS SMITH HOUSE, C. 1730

16 RICE ROAD



Historically, this home has been ascribed as belonging to Thomas Smith (1658-1730), who married Abigail Rice (1657-1735) in 1677. In all likelihood, the owner during the American Revolutionary War was their son, Amos Smith (1699-1786), who would have lived here with his wife, Susannah Holman (1702-1778). By the mid-nineteenth century, the property was certainly in the hands of their great grandson, Joseph Smith (1806-1880).

Joseph was raised in a farming family in the neighboring Smith House at 136 Old Sudbury Road, built for a growing household by his parents, Tilley Smith (1779-1858) and Susanna Moore (1787-1855), in 1817.

This Rice Road property also has a twentieth-century connection with the Sudbury Methodist Church as its Reverend George H. Clarke (1850-1941) lived here with his wife, Lizzie Packard (1855-1928). Reverend Clarke served at that church between 1908 through 1935. Particularly active in the community, he was also Town Moderator at one point and even led the dedication ceremony of the new Town Hall in 1932.

This historic home is a fine example of a quaint Sudbury Colonial. Additions such as the lean-to and jut-by were later completions in the early nineteenth century.



REVOLUTIONARY SPONSORS



KATHRYN LEE
FOCUSED ON YOUR NEXT MOVE

Gibson | Sotheby's
INTERNATIONAL REALTY



Main Street
BANK

RUTLEDGE
PROPERTIES

GOLD SPONSORS



SILVER SPONSORS

BDG
BOSTON DESIGN GUIDE



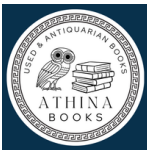
Middlesex
Savings Bank®
right there with you

SEWATARO

SUMMER AS IT SHOULD BE...

SF SPENCER FINANCIAL LLC
Your Retirement Solution.com

BRONZE SPONSORS



CARPETFRESH
OF SUDBURY
Professional Carpet & Upholstery Cleaners

PRETTY BIRD
CLEANING

PROSENSE
ROOFING INC

Roche
Bros.
SUPERMARKET

***A SPECIAL THANK YOU TO OUR LOCAL PARTNERS
AND HOUSE TOUR COMMITTEE VOLUNTEERS!***

ALPHAGRAPHICS
BETSEY AND HAL CUTLER
FAIRBANK FARM
FIRST BAPTIST CHURCH OF SUDBURY
GOODNOW FARMS CHOCOLATE
NANCY HAMILL
HONEY TREE GRANOLA
URSULA LYONS
AMANDA MACKINNON
SOLLY'S BAKE SHOP
SUDBURY ANCIENT FYFE AND DRUM COMPANIE
SUDBURY COMPANIES OF MILITIA AND MINUTE
SUDBURY GARDEN CLUB
SUDBURY UNITED METHODIST CHURCH
ABBY TAYLOR
TAILS BY THE WAYSIDE
WAYSIDE INN



LOVED THE TOUR?

Become a member of the Sudbury Historical Society (SHS)!

Visit us, scan the QR code, or go to
[http://sudbury01776.org/
support2_2.html](http://sudbury01776.org/support2_2.html)
to become a member or renew!





Main Street
BANK

**Proud Sponsor of the
Sudbury Historical Society**



**Celebrating history, community,
and collaboration.**



**FINANCIAL
EDUCATION**



**ACCESSIBLE
BANKING**




**COMMUNITY
SUPPORT**



**CHARITABLE
GIVING**

MainStreetBank.com | 508-481-8300

 Equal Housing Lender | Member FDIC | Member DIF