

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SUD.O
Historic Name:	Maenpaa Farm - Haynes Farm - Broad Acre Farm
Common Name:	
Address:	
City/Town:	Sudbury
Village/Neighborhood:	Sudbury Center
Local No:	FO9-0002,0003,0004
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Agricultural; Horse Or Cattle Farm; Single Family Dwelling House
Significance:	Agriculture; Architecture; Commerce
Area(s):	
Designation(s):	
Building Materials(s):	



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Thursday, September 26, 2019 at 2:23: PM

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

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

F09-0002 and F09-0004	Maynard	O	348-352
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Photograph



Town SUDBURY

Place (neighborhood or village)

Name of Area Maenpaa Farm – Haynes Farm/Broad Acre Farm
82 Morse Road

Present Use Residential and Agricultural

Construction Dates or Period Early 20th century

Overall Condition Fair to Good in terms of retention of historic fabric

Major Intrusions and Alterations

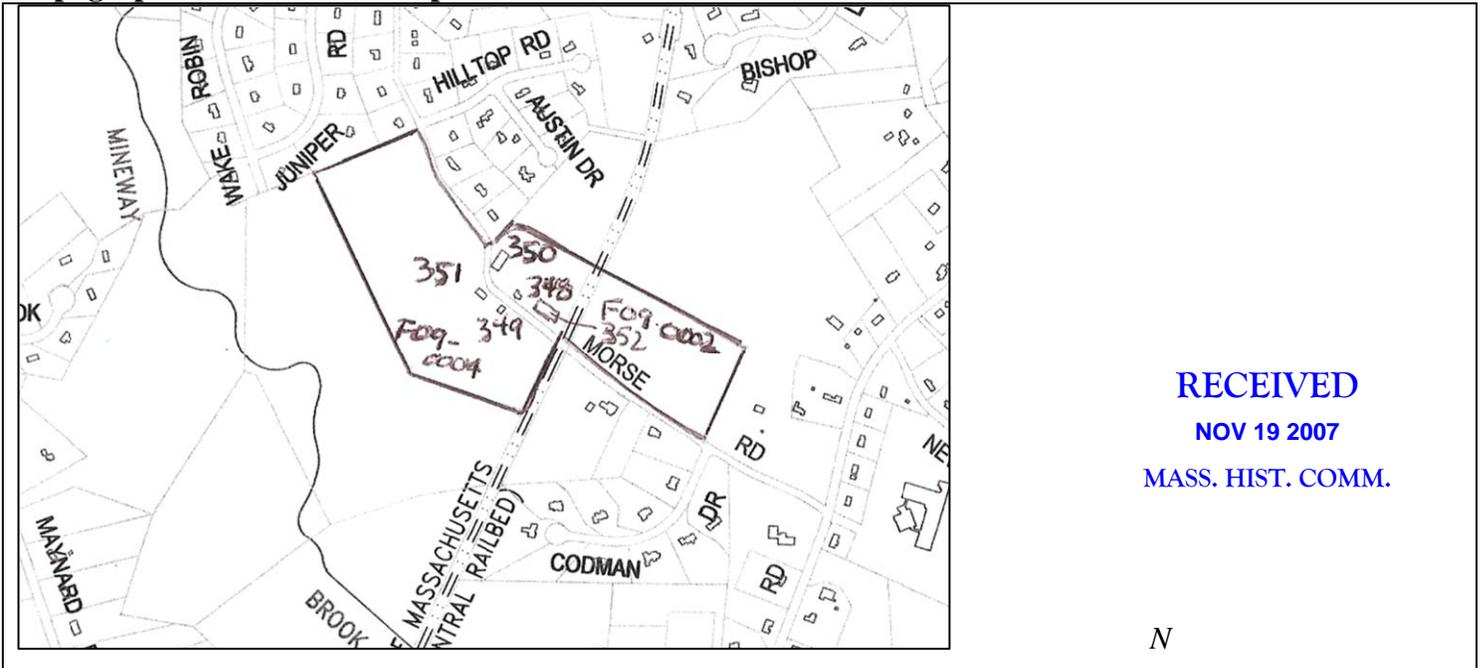
Acreage 24.51 acres

Recorded by Gretchen G. Schuler

Organization: Sudbury Historical Commission

Date (month/year) January 2007 / July 2007

Topographic or Assessor's Map



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see continuation sheet House #348 : UTM 19 301503E 4696119N (NAD27) ↑

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY

HAYNES FARM, 82 MORSE ROAD

Area Letter Form Nod.

O	348-352
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___ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

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

Architectural descriptions and the historical development below refer to Broad Acres Farm or Haynes Farm, which historically was known as Maenpaa Farm. It consists of two separate parcels of land: one that is on each side of Morse Road west to Concord Road consisting of 24.31 acres and one on the north side of Morse Road that is 9.60 acres.

Setting

Broad Acres Farm retains its rural setting with buildings close to the road, pasture land along both sides of Morse Road (west of Concord Road), and wooded areas along the edges of the pasture land. Road side edges are defined by wood post and split-rail fences. Morse Road is a narrow meandering route that cuts through the middle of the farm in an east-west direction. The land on each side of the road is relatively flat from Concord Road to the buildings where the topography changes dramatically. The road has a distinct bend and rises to the western edge of the property. The old north-south Lowell & Framingham Railroad right-of-way cuts through the property east of the building clusters. Tall trees and some mature shrubs such as lilacs frame the house, in front of which there is a low dilapidated stone wall and a wood arbor marking the entrance to a path leading to the front entrance. In front of and along side of the barns are unpaved dirt barnyards that serve as entrances to and parking on the property. A public sidewalk passes along the south side of Morse Road between the road and the farm buildings and pastures.

The fields vary from east to west. The eastern end of the property on the north side of Morse Road is flat and has a riding ring laid out as a dressage ring. This field is separated from the large indoor ring by the railroad. On the south side of the road pasture land extends westerly from the railroad right-of-way, behind two barns and up the hill to the western edge of property.

Buildings

The main farm house is a modest two-story, three-bay hipped roof dwelling with an enclosed hipped roof entrance porch and a single-story shed roof rear ell. The house rests on a concrete foundation is covered in wood shingles and has an asphalt shingle roof. The three bay façade has paired windows up and down flanking the centered entrance at the first story and a single window over the entrance at the second story level. Windows have 2/1 sash set in flat wood frames. There is a single window at each level on each of the ends of the house. The hipped roof has a wide rake with a flat boxed cornice wrapping around the building. Three large skylights are centered on the front roof slope. A chimney rises from the rear roof slope and visible from the side views of the house. The enclosed hipped roof entrance has a single storm door and casement windows on the front and side. The low one-story rear ell has a shed roof and resembles an enclosed porch with a string of windows and an entrance door on the northwest side.

Outbuildings include a large modern indoor riding ring on the north side of the road, a small hipped roof shed also on the north side, a 1955 barn on an old barn foundation (also on the north side of the road) and two barns on the south side of the road opposite the house. The indoor facility, located to the southeast side of the house is an enormous gabled roof structure with vertical board walls and a wide band of translucent plastic providing light to the interior. Large sliding doors are located in the end facing the house. The small square hipped roof shed, probably built at the same time as the house is close to the road and opens on the rear side into a small horse paddock.

One barn on the south side of the road, although appears to be contemporaneous with the house, is reported to have been built ca. 1950. Its gable end faces the road and the long gabled roof barn faces into an enclosed paddock adjacent to the barnyard with wide sliding doors at the center of this northwest side. Constructed of wood on a concrete block foundation the barn has a door and window in the gable end with a haydoor above, windows on the side elevation and a cupola straddling the gabled roof. The other barn on this side of the road is a dilapidated wood and corrugated metal structure that appears to be pasture shelter.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY

HAYNES FARM, 82 MORSE ROAD

Area Letter Form Nod.

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

Morse Road was named for the late 19th century family who farmed in this area and owned a large tract of land west of Concord Road. In the late 19th century Calvin J. Morse farmed here where Martin Moore had farmed in the early 19th century. The large family house was up on the hill west of this property and an old banked barn once stood on the north side of the road just east of this farmhouse. However, none of the existing buildings date to that period. The Framingham & Lowell Railroad was laid through the farmland in 1870 with a depot at South Sudbury by 1871 and at North Sudbury in the later 1870s.

By the 1920s Victor Maenpaa owned a 74-acre farm here and probably built the present farmhouse which dates to ca. 1920. By the 1930s Albany Maenpaa also lived at Victor's house and was a farmer. In 1949 Victor and Linda Maenpaa sold their Maenpaa Farm to Willis B. and Janet E. Fellows in two parcels: a 14+acre parcel on the north side of Morse Road; and a 59+ acre parcel on the south side of the road. This sale of 74 acres in two parcels also included all of the house equipment, farm tools and equipment, water, power and light systems. The farm soon passed to George A. and Virginia Morse who then sold a 57-acre farm (still known as Maenpaa Farm) to Honora Haynes in 1954. A couple of lots were subdivided from the original farm accounting for the smaller acreage.

When Ms. Haynes took over this property more than 50 years ago, buildings included the farmhouse, a large three-story banked cow barn and the small red board and batten barn directly across from the house. The large cow barn burned in 1955 and Haynes constructed on the old stone cellar hole the existing barn with horse stalls and an upper level with clerestory windows providing light into the barn built into the foundation. Ms. Haynes reports that the previous owner (Morse) had constructed the small board and batten barn with cupola on top. In later years Haynes built the shed-like barn (wood and corrugated metal) as turn-out shelter. The large indoor riding ring was constructed in the early 1990s. Known as Broad Acres Farm this horse farm comprises the ca. 1920 hipped roof dwelling, one shed, two barns, the large indoor facility, and paddocks and pastures on approximately 30 acres. The property continues to operate as a horse farm.

The farm has been reduced in size by the division of the pasture land south of Morse Road where there is a large 31-acre parcel that was part of this farm and now is owned by the Town of Sudbury's Conservation Commission. This parcel is not included in this area form.

MHC #	Structure	Date	Style or Form
348	Maenpaa Farmhouse	ca. 1920s	Colonial Revival
349	Small barn	ca. 1950	
350	Barn over cellar hole	ca. 1955	
351	Shed-like barn	1960s	
352	Indoor Riding Ring	1990s	

BIBLIOGRAPHY and/or REFERENCES

Directories: Framingham (1926, 1930/31).

Oral History: Owner, Honora Haynes.

South Middlesex Registry of Deeds: Book 8249, Page 342, Book 7754, Page 417.

INVENTORY FORM CONTINUATION SHEET
MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

SUDBURY

HAYNES FARM, 82 MORSE ROAD

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From: www.local.live.com

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INVENTORY FORM CONTINUATION SHEET
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SUDBURY

HAYNES FARM, 82 MORSE ROAD

Area Letter Form Nod.

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#350 – Barn over Cellar Hole on north side of Morse Road



#349 – Small Barn on south side of Morse Road