

THE FARWELL JONES HOUSE
MINUTE MAN NATIONAL HISTORICAL PARK

HISTORIC STRUCTURE REPORT

PART II

HISTORICAL DATA SECTION

by

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PREFACE

This study is to provide historical information on the "Farwell Jones House" on Lexington Road in East Concord. Although the findings of our research are inconclusive, it is our belief that the house which currently stands on this property has been altered so drastically that its historic value is questionable.

As was the case with the "Deacon George Minot House" and the "Widow Olive Stow House," the tenants of this property left virtually no written records. Only occasional mention can be found of a house and barn being located there as early as 1686. Before that, there is nothing definite.

We utilized the records of the Middlesex County Registries of Deeds and Probate, the Town of Concord, Concord Free Public Library, and held several interviews. Mrs. Marcia Moss, Reference Librarian and her staff, were, as always, most cooperative and helpful. The McHugh family of 645 Lexington Road provided pertinent information during several interviews. We also wish to thank Mr. Edward J. McKay, Jr., of the Town of Concord Assessors Office, and Mrs. Aljean Doty, Town Clerk. We also wish to thank Museum Curator Kathy Catalano of our staff for proofreading this report before its final typing.

Earl R. Harris
September 1973

PART I

OWNERSHIP

The chain of title to this property is more or less clear during the early days of the town's history, and from 1802 to the present. The period from about 1726 to 1802 is somewhat cloudy, and we based some of our conclusions during this time on educated guesses and assumptions due to a lack of hard evidence.

Neither Edward Jarvis¹ nor Judge J. S. Keyes² reveals any light on this land or its buildings before the 18th century. Mrs. Ruth Wheeler, in her loose-leaf file folder³ at the Concord library, states that John Farwell was the original owner of this second division property and "...when he left town, he left his property to his daughter, Sarah (Farwell) Jones." It is unfortunate that the late Mrs. Wheeler did not cite a reference for this or any of her other statements.

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1. Jarvis' typescript at Concord Library, pages 124 and 124a.
 2. Keyes' typescript at Concord Library, page 209.
 3. Wheeler, Ruth, file L-22, typescript.

However, it did provide a clue for a starting point. By searching through the records of the Town of Concord for the 17th century, we⁴ found a reference to the last will and testament of John ffarewell dated August 17, 1686. In it, it is stated that the "houseing" and lands were given him by his father Henry, and that he (John) in his turn has left the same "houseing" and lands to his daughter Sarah, who had married John Jones. However, John ffarewell's wife Sarah was to have use of the property until May 1, 1687, at which time she would have to come to some agreement with her daughter and son-in-law if she wished to continue to⁵ live there.

Earlier land descriptions found at the Registry of Deeds confirm that John ffarewell did own this land, among other properties. To cite three such transactions, in 1666, a description of William Taylor's⁶ land shows that he (Taylor) owned four acres in the "Brick-kiln Field"

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4. Yes, that is how it was spelled in the 17th century.
 5. Town of Concord Records, Vol. I, pages 273a, 273b, and 274a, hereafter cited as Records.
 6. North of the subject property was a field of clay where a kiln was built for making bricks.

bounded upon the east by John ffarewell.⁷ Taylor owned land between
what is now called the Deacon George Minot property⁸ and ffarewell. In
1672, Timothy Wheeler sold six acres in Elmbrook Meadow (north of the
subject property) to Gersham Brooks, bounded on the south by John ffarewell's
land.⁹ In 1685 a land sale between Richard Rice and Nathaniel Stow¹⁰
(ffarewell's neighbor to the east) shows John ffarewell as an abutter.

John Jones and his wife Sarah inherited the subject estate in 1686, as
shown, and retained it until 1726 when John died. In 1715, the Lexington
Road survey was under way by order of the Town of Concord. This survey
also confirms that John Jones owned the land and that there was a house
on it. Quoting from the survey report, "...from the stoan [sic.] wall
att [sic.] the west end of John Jones house on the north of the way...."¹¹

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7. Middlesex County Registry of Deeds, book 1, hereafter cited as Deeds.
 8. See "The George Minot House," Historical Data Section, Historic Structure Report, Minute Man National Historical Park, April, 1973, by the author.
 9. Deeds, book 20, page 320.
 10. Ibid., book 25, page 346.
 11. Records, Vol. I, Part II, page 360a.

In 1720 a new road was surveyed leading from Lexington Road to the "Brick-kiln Island." It began at the southeast corner of John Jones house lot and ran north. This also shows that a house stood here at that time.¹²

John Jones died in 1726, exact date not known by us, and left a will which was entered for probate July 4 of that year.¹³ In it, he left his wife Sarah one half of the homestead and buildings and adjacent land; the other half went to his son Bartholomew. His eldest son, Ensign John Jones, received other properties including an orchard on the south side of Lexington Road.¹⁴ Bartholomew died September 16, 1738, leaving his half of the property to his wife Ruth, nee Stow.¹⁵

12. Ibid., Vol. I, Part II, page 363a.

13. Middlesex County Registry of Probate, #12859, July 4, 1726, hereafter cited as Probate.

14. Lexington Road was also called the Bay Road, Boston Road, County Road, Great Road, and other names.

15. Card file, Minute Man National Historical Park.

As stated earlier, the period from 1726, when John died, until 1802 is clouded by a lack of documentation. We could find no record of Sarah Farwell¹⁶ Jones's death, but it is evident that she shared half the property with her daughter-in-law Ruth.

We do know that Farwell Jones owned the property outright at his death on December 29, 1802,¹⁷ as will be shown later. His father's name was also John, born January 6, 1690.¹⁸ He married Anna Brooks on July 25, 1716.¹⁹ They had several children besides Farwell, including John (the fourth of this name in a direct line), Ebenezer, Daniel, and Olive, who²⁰ married Joseph Stow, a neighbor to the immediate east. Most of these, if not all, owned land in this part of Concord. Mrs. Ruth Wheeler, in her "L 22" file claims that Daniel owned the subject property in 1775.

16. By this time the name was spelled "Farwell."

17. Concord Births, Marriages, and Deaths, 1635-1850, page 325, hereafter cited as Concord.

18. Concord, page 32.

19. Concord, page 92.

20. See the "Widow Olive Stow House," Historical Data Section, Historic Structure Report, Minute Man National Historical Park, March, 1973, by Carolee Dane Funk.

On October 27, 1769, a deed transfer was registered from Daniel Jones to Samuel Whitney, "...28 acres of upland and meadow in easterly part of Concord, with a dwelling house and barn, being all the land that I am owner of upon the said Hill."²¹ This description sounds suspiciously like the subject property since the house as it stands today does sit on a rise, slightly higher than the Stow house just to the east.

Although we could find no record of Sarah Farwell Jones's death, we know that she evidently shared the house with her daughter-in-law after 1738. There are two references to the house in Concord Selectmen meeting minutes in 1741. Both have to do with some road work between "Widow Ruth Jones house and Ebenezer Brooks'"²² Since Sarah is not mentioned in either, it may be an indication that she died sometime between 1738 and 1741.

21. Deeds, book 69, pages 489-490.

22. Records., Vol. III, page 236a.

Also found in these records is an appropriation for certain of the town's schools.²³ The minutes of the Town Meeting for 1774 state, "...the other part of Said Money to be Spent at a School house that is or Shall be Erected near Mr. Farwell Jones,' and all the Cost arising hereby to be paid by Said Society the Schools not to be kept at one and the Same time."²⁴ (Spelling and useage are those of the town clerk.)

This statement raises more questions. The only school in east Concord of which we are aware was one located east of Meriam's Corner near the present Willow Pond Kitchen. We know from earlier studies of the Deacon George Minot property that Farwell Jones was never mentioned as having lived in this location. Could it be that the town school committee thought of having a school built near his house, then changed the location? Unfortunately, we could find no further references to this specific question except that a school was built near Meriam's Corner. We did notice in the town records that on several occasions, Farwell Jones was paid a fee for boarding a

23. See Appendix II.

24. Records, Vol. IV, page 400b.

school master. Before the new school was built, sessions may have been held in his house as was the custom before the late 1700's. Even this explanation is questionable since Farwell did not marry until 1777, three²⁵ years later, and had but one child born in 1778.

From these sparse references we will have to conclude that the Widow Ruth Jones, wife of Farwell's uncle, lived in the house until her unrecorded death, and that the property was somehow conveyed to Farwell's father John. Since many of the Joneses were living in this section of Concord by the mid-1700's, it is possible that he, or even Farwell himself, may have purchased the property from the Widow Ruth. When Sarah Farwell Jones died, her half of the house and lands may have gone to her son John, who in turn willed the once again "whole" estate to Farwell.²⁶ John died March 12, 1762, evidently a widower. If these premises can be accepted, Farwell was then living here from at least 1762 until his death²⁷ in 1802.

After 1802, the chain of title is unbroken and easy to follow.²⁸

25. Concord, pages 246 and 252.

26. Concord, page 206.

27. Farwell Jones was a veteran of the Revolution as indicated in Massachusetts Soldiers and Sailors of the Revolutionary War, Boston, Wright and Potter.

28. See Appendix I.

PART II

THE EARLY BUILDINGS

As indicated in Part I, John ffarewell's will of August 17, 1686, states that the "houseing" and lands were given him by his father²⁹ Henry. Just when Henry settled here or when he built his house is not known. We could find no reference to him in any records or documents. His name does not appear in any of the lists of proprietors of³⁰ 1664, 1666, or 1684, although John's does.

There is no description of the house or any other buildings in any of these early documents. It is not until April 7, 1818, when the estate of Calvin Wright was allotted by a court appointed committee that we find³¹ any kind of direct reference to the house and barn. In order to clarify this situation we feel it necessary to provide some background information.

29. Records, op. cit.

30. "Petition Pledging to Assist with persons and estates in Maintaining the Charter." (1664) Concord Free Public Library.
List of Proprietors in 1666 and 1684, by John Flint, Town Clerk in 1723. Concord Free Public Library.

31. Except for those cited in Part I.

Farwell Jones, owner of this property, died on December 29, 1802,
age 69.³² His wife Hannah Hosmer Jones, whom he had married January 1,
1777,³³ had already passed on in December of 1801, age 62.³⁴ Farwell
left his entire estate to his only child Hannah, born January 25, 1778.³⁵
Hannah had married Calvin Wright on August 6, 1797,³⁶ and under dower rights,
Calvin gained full control of the estate.

Calvin in turn died intestate on July 27, 1803, age 35.³⁷ At this time
there were two surviving daughters, Sylvia Saccharissa, born in 1792,³⁸
and Catharine (also spelled Katharine), born in 1801.³⁹ For some unknown
reason, it was fifteen years, in 1818, before the court appointed a
committee to divide the property between these three heirs. In the
meantime, Sylvia had married Silas Piper of Acton.

32. Concord, op. cit., page 325.

33. Ibid., page 252.

34. Ibid., page 325.

35. Ibid., page 246.

36. Ibid., page 362.

37. Nathan Brooks papers, Concord Free Public Library.

38. Concord, op. cit., page 271.

39. Ibid., page 276.

Briefly, the committee awarded half of the estate to the widow Hannah,
and one fourth to each daughter.⁴⁰ Sylvia Piper received lands not
associated with the subject property. However, the widow Hannah and
her daughter Catharine divided into two equal parts the house, the barn,
and the adjacent land. Since Hannah received one half of the estate,
she was also awarded other properties in Concord, Acton, and other
⁴¹
communities.

It is in the document dividing up the property, dated April 7, 1818,
that we find a direct but rather sketchy description of the house, barn,
and land. To quote from this document (spelling and useage are those of
the committee):

40. See Appendix III.

41. Nathan Brooks papers, op. cit. Mr. Brooks was a Concord attorney
who handled the affairs of Calvin Wright, and after his death, those
of Hannah.

The committee then proceeded to set off to Katharine Wright daughter of the said Calvin Wright the remainder of said estate it being one fourth part thereof Viz-one half of the House consisting of one pot room in the East end of the House with the Chamber and garret over it and one undivided half of the front entry and stairs and kitchen, one half of the kitchen Chamber and the cellar under the East half of the House, then beginning at the Centre of the back side of the House and running northerly till it comes to the centre of the Southerly side of the Barn thence northerly through said Barn dividing it into two equal parts, thence northerly in a parallel line with the lane till it comes to a Stake, thence westerly by land set off to Hannah Wright aforesaid till it comes to land belonging to the heirs of Edward Flint, thence turning northerly by said land till it comes to land of Eben^r Hardy, then turning and running Easterly by said land till it comes to the lane, thence turning and running by said lane till it comes to the end of the wall at the gate near the Northeast corner of the House, thence to a Stake on the great road, thence turning and running on said road till it comes to land set off to Hannah Wright aforesaid thence turning and running Northerly till it comes to the front door of the House aforesaid. --

Unfortunately, part of this document is missing from the Brooks files and we have no description of the other half of the house and property; that half given to Hannah. The acreage of the subject property was about twenty-six at this time.

Also included with the document is a rather crude map showing the location
42
of the house and the barn behind it.

42. See Appendix IV.

PART III

HANNAH JONES WRIGHT, SPENDTHRIFT

Three years after the 1818 division of the Calvin Wright estate, Catharine married John Gooch, May 20, 1821, while she was yet a minor. On February 7, 1822, they had a daughter, also named Catharine, and on September 19 of the same year Catharine Wright Gooch died.⁴³ Edward Flint, of Concord, had been appointed guardian of the young Catharine due to the fact the grandmother, Hannah, had been declared a Spendthrift by the Middlesex County Court.⁴⁴

Eight years after Catharine Wright Gooch's death, in 1822, her widower John conveyed his curtesy rights in the property to Edward Flint on April 22, 1830.⁴⁵ Now Edward Flint was guardian of both Hannah and young Catharine and in order to clear the title of the latter's interests in this and other properties, conveyed them to Ephraim Meriam on August 30, 1830.⁴⁶

43. Concord, op. cit., pages 316, 340, and 373.

44. See Appendix V.

45. Deeds, op. cit., book 296, page 269.

46. Ibid, book 299, page 337.

Meriam, in his turn, quit claimed the properties back to Flint on
September 9, 1830.⁴⁷ It should be remembered here that Flint did not
hold any interests in any of the properties of the Wright-Gooch estate,
but was acting for his charges to clear the titles for subsequent action.

As we have seen, Hannah Jones Wright had been legally declared a Spend-
thrift by the court and Edward Flint had been appointed her guardian to
handle the affairs of the estate. It is not known if she and her daughter
Catharine (who was 17 years old in 1818) lived in the house after the
property was divided. From all references, it appears that when Catharine
married John Gooch, in 1821, Hannah moved to Acton, possibly to live with
her other married daughter, Sylvia Saccharissa Wright Piper.⁴⁸

47. Ibid., book 299, page 539. Also see Appendix V.

48. Nathan Brooks papers, op. cit., various Court orders, and the
report of William Stone, Registrar of Deeds, Middlesex County, October 16,
1830, shown in Appendix VI.

In any event we know that by late 1830, Abel Moore, a Concord businessman, had been appointed guardian of Hannah and her granddaughter Catharine, to succeed Edward Flint. The Town of Concord tax records for 1829 show that Luther Haven was renting the subject property.⁴⁹ A page from a notebook kept by Moore shows that L. Haven continued to pay an annual rent of \$4.50 through 1835.⁵⁰ These same papers allude that Hannah was living in Acton, perhaps with her daughter Sylvia Saccharissa Piper.

It is interesting to note the taxes paid by Hannah on this property during this period and we list them here as a matter of comparison with other years:⁵¹

1832	-	\$4.93
1833	-	3.77
1834	-	4.16
1835	-	3.95
1836	-	4.66
1837	-	4.83
1838	-	4.83

49. Tax Records, Town of Concord, February 5, 1829.

50. Nathan Brooks papers, op. cit., also see Appendix VII.
NOTE: This is the "L. Haven" who appears as the tenant on the 1830 John G. Hales map of Concord, reproduced in books and displayed at various places about town.

51. Tax Records, op. cit. Also see Part IV for other tax records.

We do not know why there is a difference of \$1.16 between 1832 and 1833. Certainly no improvements could have been made since the amount fell by this figure. During the time Farwell Jones owned the property during the 1790's, the taxes seemed to have remained relatively constant at around \$4.00. Tax records before this time are unclear and some are missing.⁵² In 1804, the year following Calvin's demise, the taxes were \$4.48.

Regardless of the estate Hannah inherited, she was penniless and in debt⁵³ by 1832 when an inventory of her properties was made. The total evaluation of her real estate and one-third of a pew in the meeting house was \$813.00. It is strange that no other property, personal or otherwise, is listed.

Nonetheless, guardian Abel Moore managed the estate during these years and paid for Hannah's keep. These expenses are all listed in Moore's ledger books found in the Nathan Brooke files. Since they have no bearing on the house and farm, we shall not list them here except to say that Hannah used a great amount of snuff. How she squandered her money is not known, but by 1836 it became necessary to sell the subject farm in order⁵⁴ to extinguish her debts.

Hannah died September 10, 1856, age 79.⁵⁵ We did not trace the infant Catharine's further life.

52. Tax Records, op. cit.

53. See Appendix VIII.

54. See Appendix V.

55. Concord Births, Marriages, and Deaths after 1850, card file by alphabetical listing.

PART IV

THE HOUSE REBUILT?

As we have seen, there was a house on this land before 1686, and we have a partial description of the house from the document dividing the Wright estate in 1818.⁵⁶ Carefully comparing this description with the present day floor plan found in an appraisal made in May and June, 1972, by Quinton Dawson and Associates, it appears that additions and other modifications have been made to the structure.

Mrs. Wheeler, in her "L" file states that "This house may not have been built before 1845...." although no reference is cited for this information.⁵⁷ She goes on to say that Darius J. Hatch owned the farm and that it was inherited by his son Ephraim. (Actually, Darius died about 1879, exact date not recorded, and left the property to his wife Maria. She in turn conveyed it to her son Ephraim, recorded April 6, 1881).⁵⁸

56. See Part II.

57. Wheeler, op. cit.

58. Deeds, op. cit., book 1566, pages 193-195. Also see Chain of Title in Appendix I.

To continue, Mrs. Wheeler states, "He ⁵⁹Ephraim inherited the farm, which was extensively altered in 1880." Although she says "farm" we are sure she means the house. The property contained about 45 acres from 1880 to 1946, when the present owners bought it.

This statement of alterations being made during the period, of c.1879-1880 seems to be strengthened by Judge J. S. Keyes. Keyes, writing in 1885, states that Darius J. Hatch had owned and lived here for fifty years before his death, after which his son Ephraim occupied it. (Actually, Darius could not have lived there for much more than 34 years; 1845-1879.) See Appendix I. He continues, "Half a dozen years ago Mr. Hatch remodeled ⁶⁰ & fitted up the old house quite extensively...." This also would put the "extensive" alterations at about the 1879-1880 period.

59. Wheeler, op. cit.

60. Keyes, op. cit., page 209.

61
Edward Jarvis, writing in 1881-1882, does not mention any alterations to the house, but does identify it: "A house fifty or sixty rods, more or less west of Capt. Flint's was occupied by Mr. Hardy. Next west is the old Rice house of my younger days, in which the father William, was
62,63
knocked in the head by a crazy son." Jarvis' statements adds little to our project except that he refers to the house as being "old".

Returning to tax records, we recall that from 1832 through 1838, the real estate taxes paid by Hannah Wright on this property ran from \$3.77 to \$4.93, but not in consecutive order.⁶⁴ We must remember, however, that these taxes were paid on just half the estate since her minor granddaughter, Catharine A. Gooch, owned the other half. Therefore, the highest total tax paid on this property during that period was less than \$10.00.

61. Jarvis, op. cit., pages 124 and 124a.

62. Ebenezer Hardy occupied the Stow property during the early 1800's. See the "Widow Olive Stow House", op. cit.

63. William Rice owned the subject property from 1838 to 1842. See Appendix I.

64. See Part III.

By 1848, when Darius Hatch owned it, real estate taxes had jumped to ⁶⁵ \$13.39, and to the \$14.00 - \$15.00 level through the early 1850's.

This difference of some \$5.00 over an approximate ten to fifteen year period is, in our opinion, insignificant, and it is assumed that no major improvements were made to the property during this time. The only buildings on the farm from about 1803 through 1852 were the house and barn. No other out buildings are mentioned in any deeds, inventories, or assessors records.

However, by 1870, the Town of Concord Assessor's Evaluation records show 44 acres valued at \$2200.00 and a house, barn, and shed, valued at \$1700.00. Darius paid a tax of \$37.95 on the buildings, or more than double than what ⁶⁶ was paid in the early 1850's. This increase may be due partially to the fact that a shed was evidently built on the farm after 1852, and also because there were tax increases then as now.

65. Tax Records, op. cit., and Concord Assessors' Records hereafter cited as Assessors.

66. Ibid., and Tax Records, op. cit.

NOTE: Both the Assessors and Tax Records are recorded in alphabetical order by surname in ledger books located at the Town Hall, Concord.

Now we arrive at the critical question: When were the "extensive" alterations made? Mrs. Wheeler states that Ephraim made them in 1880,⁶⁷ while Judge Keyes says that "Mr. Hatch [Darius] remodeled & fitted up the old house quite extensively, and since his death Ephraim his son occupies it⁶⁸"

It is our contention that extensive remodeling and rebuilding with additions were completed before 1878. Although there is no conclusive proof of anything, we base this contention on both the Assessors and tax records for the town, and also on the statements of Mrs. Wheeler and Judge Keyes even though they put the work a year or two later.

Returning to these records, we have seen that Darius paid a tax of \$13.39 on the improvements (house and barn) in 1848, just three years after acquiring it by dower rights. By 1852, this tax had increased by some two dollars, indicating few if any changes. These taxes and evaluations⁶⁹ remained about the same through the 1860's until 1870, when a shed is⁷⁰ listed in the Assessor's ledger and the tax paid was \$37.95.

67. Wheeler, op. cit.

68. Keyes, op. cit.

69. Small increases were noted signifying nothing of importance. As previously stated, some records are missing or inaccessible.

70. We are speaking of evaluations and taxes on the buildings only - not the acreage or other property.

Unfortunately, we were unable to find all of the tax records for the ten year period - 1870-1879. However, all of the Assessor's evaluation records were available and we believe that it is significant that the value of the buildings (emphasis ours) jumped from \$1700.00 in 1872 to \$2500.00 by 1877, or an increase of \$800.00 in five years. Also, the taxes paid on these buildings increased from \$37.95 in 1870 to \$65.07 in 1877, or \$27.12 more over a seven year period.⁷¹ Moreover, the evaluation of the buildings, is⁷² listed at \$2200.00 in 1876, then as shown, jumping \$300.00 by the next year.

We must remember that \$800.00 was a considerable sum in the 1870's, and could constitute an expenditure for major or extensive alterations to a house. Also, Darius is listed in the Assessor's records as having \$900.00 "at interest" during the first five years of the 1870's, but nothing by 1878. This would seem to show that he may have extinguished his savings account to pay for these alterations. His wife Maria and son Ephraim are shown as⁷³ paying only a Poll tax during this period.

71. Tax and Assessors records, op. cit.

72. Assessors, op. cit.

73. Assessors and tax records, op. cit.

Darius died, probably in 1879, as his name does not appear after that date. In 1881, his son Ephraim is shown as the owner of the farm by which time the buildings were evaluated at \$2300.00. Through the 1880's the evaluation remained relatively constant with taxes of \$56.20 being paid from 1881 through 1886 with minor fluctuations to 1891 when he sold the property.

To strengthen our contention that extensive alterations were made to the house in the 1876-1877 period, we asked two architects to examine it. Both agreed that the house signifies a style of that period.⁷⁴

74. Interviews with David Leonard, former Historical Architect with the National Park Service, March 8, 1973, and Jeffrey J. Wenger, Wenger Associates, Concord, March 20, 1973.

PART V

THE HOUSE AND BARN TODAY

To the best of our knowledge, the present house stands today basically as it was after being extensively altered (or rebuilt) during the 1876-1877 period as we contend. However, there have been some minor alterations since then as we shall examine later.

The barn poses somewhat of a problem since some evidence seems to indicate that it was built about 1902 or 1905. In an interview with four members of the McHugh family on May 4, 1973,⁷⁵ it was stated that the "old" barn was torn down and a new one built on the present site after 1900, probably about 1902.

At the same time, a frame two-story connection was built linking the house to the barn. This can be seen in a 1937 photograph obtained from the Concord Free Public Library.⁷⁶ According to the McHugh brothers, who can remember these dates, the connection was torn down about 1946 or 1947.

75. Thomas, Edward, John and Terence McHugh, 645 Lexington Road, Concord. See the "George Minot House" report, op. cit., for further identification.

76. See Appendix IX.

In an interview with Mr. Edward Nowalk, resident, and son of the owner, Mrs. Anna Nowalk, it was stated by him that the present barn was built in 1905 and that the connection was torn down in 1947, one year after his
77
parents had purchased the property.

Even though the dates for these construction activities vary slightly between the McHugh's and Mr. Nowalk, it can be safely said that the barn is approximately seventy years old and that at least some alterations have taken place during this period. It is interesting to note that both parties agree that the present barn sits at a slightly different location than the original. Unfortunately, an appraisal made in 1972 does not provide historic
78
information on the barn or other out buildings.

77. Interview held December 14, 1973.

78. Appraisal on Property No. 04-101, May 24, June 6 and 22, 1972, by Quinton Dawson, William Rathbun, and Fred R. O'Donnell.

The house can be described as a two-story frame dwelling with a one-story summer kitchen and wash room at the rear (North) end, and an attic over the front part of the house.

79

Room arrangements are as follows:

Facing North at front door, first floor:

Hallway extending to Den.

Stairway from hall to second floor.

To right of hallway:

Living room

Den to rear of Living room, extending west to the hallway

To left of hallway:

Bedroom (was once a Dining room)

Kitchen to rear of Bedroom

Summer Kitchen and washroom (one story) to rear of kitchen

Stairway to basement. This extends across the west three-fourths of the rear of the house

Second floor:

Hallway paralleling stairway to rear bath.

To right of hallway:

Front bedroom

Rear bedroom

To left of hallway:

Front bedroom

Rear bedroom

Bathroom and closets at rear center of hallway

Stairway from hallway to attic

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79. Loc. cit., Also see Appendix X. These descriptions are taken from the Appraisal, op. cit., and the floor plan shown in Appendix X. Since we were not able to examine the house from the interior, we acknowledge that these descriptions are open to error.

Attic:

Hallway with one bedroom on each side and an unimproved storage area.

Full basement with concrete floor.

Summary:

1 Living room
1 Den
1 Kitchen
1 Summer Kitchen
7 Bedrooms
1 Washroom (no bath or toilet)
1 Bathroom
1 Open Porch on front
Basement
80

Barn:

Three stories, frame
Attached Milk Room at right front
Bathroom adjacent to Milk Room
Silo near right rear

Other non-historic buildings located on this property are:

Roadside produce sales stand
One stall garage
Heifer barn
Equipment storage shed
Farm hands quarters with attached rough storage area

80. See Appendix XI for barn and other out-buildings location.

PART VI

CONCLUSION

It is almost impossible to draw any definite conclusions concerning the history of the house and other buildings on the subject property due to a lack of sufficient documentary evidence.

As shown in the body of this report, we believe the house was drastically altered, or perhaps even completely rebuilt, in the 1876-1877 period. It is quite possible that certain sections of it may date back to the seventeenth century.

The inconclusive evidence cited in Part V indicates the barn to have been built during the first few years of the twentieth century with the connection between it and the house being removed about 1947.

We recommend that an historical architect be permitted access to the property to examine both the exterior and interior of the house and barn to ascertain the accuracy of our contentions.

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Ripley, Ezra, "Marriages."

Ripley, Ezra, "Deaths."

Concord Assessor's Records

Concord Town Records

Concord Selectmen Meeting Minutes

MICROFILM: (MINUTE MAN NATIONAL HISTORICAL PARK FILES)

Concord Taxes and Assessments, 1770.

Middlesex County Court of General Sessions.

Middlesex County Records

Newspapers:

1. Concord Journal
2. Concord Enterprise
3. Concord Herald

CONCORD FREE PUBLIC LIBRARY FILES AND COLLECTIONS

The Ruth R. Wheeler Collection, "L" file, typescript in file folders.

The Nathan Brooks Collection, documents and papers in document containers.

Card File: "Concord Births, Marriages and Deaths after 1850." alphabetical listings.

Concord Town Records.

Maps, Concord, County, State.

INTERVIEWS

Mrs. Ruth Wheeler, 106 Mt. Auburn St., Watertown, Mass., January 24, 1973.

The McHugh family: Katherine, Margaret, Thomas, Edward, John and Terence, 645 Lexington Road, Concord, May 4, 1973.

David Leonard, National Park Service Historical Architect, March 8, 1973.

Jeffrey J. Wenger, Wenger Associates, Architects, Concord, March 20, 1973.

Minute Man National Historical Park Collections:

1. Card Files, land and owners.
2. Appraisal, Tract No. 04-101, May-June 1972.
3. "Proposed Plan for Treatment of Acquired or to be Acquired Structures," January 29, 1968 (unsigned).
4. Historic Structures Reports, May 17, 1972, prepared by Earl R. Harris.
5. Maintenance Survey for Minute Man National Historical Park, May 28, 1971, prepared by Orville W. Carroll.
6. Research files.

APPENDIX I
CHAIN OF TITLE

<u>DATE:</u>	<u>TRANSACTION:</u>	<u>REFERENCE:</u>
Not known	Henry ffarewell owner, was probably first settler	John Jones' will
Not known	Henry gives land and buildings to son John, then to John's daughter Sarah at his (John's) death.	John Jones' will Town Records, Vol. I pages 273a, 273b, 274a
Aug. 17, 1686	John dies, daughter Sarah, wife of John Jones, takes possession.	<u>Loc. cit.</u>
July 4, 1726	John Jones dies, leaves property to wife Sarah ffarwell Jones and to son Bartholomew.	Probate 12859
Sept. 16, 1738	Bartholomew dies, leaves his half of property to wife Ruth. Ruth and Sarah each own one half of lands and buildings.	Concord records, page 143.
	Disposition of property from 1738 to 1802 not known. Bartholomew and Ruth had no children of record. Other children of John and Sarah: Ensign John and Sarah. No record of deaths of either Ruth or the widow Sarah. Concord Selectmen meeting of 1741 mentions road work being done between the "Widow Ruth Jones house and Ebenezer Brooks." This might indicate that Sarah had died by this time (Ruth is mentioned twice). In the 1774 town meeting minutes, mention is made of some work to be done near Farwell Jones' place, which description shows it to be the subject property. Did Farwell's father Ensign John Jones acquire the property somehow and will it to Farwell? Ensign John died March 12, 1762.	Records, page 206
Dec. 29, 1802	Farwell Jones, widower, dies, leaves property to only child Hannah Wright, wife of Calvin.	Records, page 325

<u>DATE:</u>	<u>TRANSACTION:</u>	<u>REGISTRY BOOK AND PAGES:</u>
Jan. 26, 1803	Calvin and Hannah to Edward Flint	152: 105
Jan. 29, 1803	Edward Flint to Calvin and Hannah Wright	152: 108
July 27, 1803	Calvin Wright dies intestate. April 7, 1818, Probate Court assigned committee to divide property between three heirs. Daughter Sylvia Saccharissa Piper of Acton receives one fourth of estate but none of subject property. Daughter Catharine receives one fourth including one half of subject property including half the house and barn. Widow Hannah receives the other half of the estate including half the house and barn. Catharine marries John Gooch and has one child, Catharine. Mrs. Catharine Gooch dies in 1822. John Gooch conveyed his curtesy rights to Edward Flint, guardian of minor Catharine.	
Aug. 30, 1830	Edward Flint to Ephraim Meriam	299: 337
Sept. 9, 1830	Meriam to Flint	299: 539
April 11, 1838	Abel Moore, new guardian of Hannah and Catharine, (Hannah has been legally declared a "Spendthrift") sells property to William Rice.	371:432
Jan. 11, 1842	William Rice to Cephas Houghton	413: 181
March 31, 1845	Cephas Houghton to Maria Swan who marries Darius Hatch, May 27, 1845.	457: 409
Dec. 2, 1852	Darius Hatch to Joseph Dakin	638: 188
May 10, 1853	Joseph Dakin to Darius J. Hatch	646: 449

<u>DATE:</u>	<u>TRANSACTION:</u>	<u>REGISTRY BOOK AND PAGES:</u>
c. 1879	Darius dies, widow Maria inherits property.	
April 6, 1881	Maria conveys property to son Ephraim.	1566: 193-195
April 1, 1891	Ephraim M. Hatch, to James R. Carty	2039: 161
Nov. 18, 1907	James R. Carty to George and Mary Williams	3338: 505
May 4, 1921	George and Mary Williams to Frank L. and Sadie Draper. Sadie dies 1932; Frank in 1945.	4432: 119
April 17, 1945	Edward B. Caiger, an attorney handling the Draper estate, to William Huntoon, et. al.	6848: 422
Oct. 25, 1946	William Huntoon, et. al. (W. James Boudreau) to Aleck and Anna Nowalk.	7052: 349

APPENDIX II

COPY OF PAGE OF CONCORD
TOWN MEETING FOR 1774

1774 *Quarterly General Town Meeting*

Vol. 4

Page 400 [6]

DATE	REMARKS	CROSS REFERENCE
------	---------	-----------------

Voted to accept ^{the Report} of the Committee Chosen last March to take into Consideration the affair of the last School which is as follows
That the School house now near Mr. Merriams should be Removed over the Causeway near Capt. Jonas Minotts and not beyond his Shop to the first Convenient place over said Causeway; and the one half of the money apportioned to that Society be spent at that house the other part of said Money to be spent at a School house that is or shall be Erected near Mr. Farwell Jones; and all the Cost arising hereby to be paid by said Society the Schools not to be kept at one and the same time

and the Meeting was by the Moderator
was dismissed

the above the True Proceeding of the Meeting
att: Ephraim Wood Jun^r
Town Clerk

APPENDIX III

PART OF DISPOSITION OF THE
CALVIN WRIGHT ESTATE

The Committee then proceeded to set off to Katherine Wright daughter of the said Calvin Wright there remainder of said estate it being one fourth part thereof viz - one half of the House consisting of one parlor room in the East end of the House with the Chamber and garret over it and one undivided half of the front entry and stairs and kitchen, one half of the kitchen Chamber and the cellar under the East half of the House, then beginning at the Centre of the back side of the House and running northerly till it comes to the centre of the Southerly side of the Barn thence northerly through said Barn dividing it into two equal parts, thence northerly in a parallel line with the lane till it comes to a stake, thence westerly

by land set off to Hannah Wright aforesaid till it comes to
land belonging to the heirs of Edward Flint, thence turning
Northwesterly by said land till it comes to land of Eben.
Handy, then turning and running Easterly by said land
till it comes to the lane, thence turning and running by
said lane till it comes to the end of the wall at the gate
near the Northeast corner of the House, thence to a stake
on the great road, thence turning and running on said
road till it comes to land set off to Hannah Wright
aforesaid, thence turning and running Northwesterly till
it comes to the front door of the House aforesaid. —

Also from land called the Brick-kiln and Island lot
beginning at the Southwest corner of the Wood lot
and running Northwesterly by said lot and a bridleway
till it comes to a Stake and Stones, thence turning and
running Easterly through said Wood lot by land set off
to Hannah Wright aforesaid till it comes to a heap
of Stones on the side of the Meadow, thence through
said Meadow to a Stake and Stones in the Island pasture
then turning and running Southerly to a Stake, then
turning and running Easterly through the Island pasture
to the lane, thence turning and running Southerly by
said lane till it comes to a Stake and Stones and
land set off Sylvia S. Piper. Thence turning and running
Westerly by said land till it comes to the Souther
corner of the Wood lot aforesaid, thence on the South
side of said lot as the wall now stands to the bounds
first mentioned —

Land of John Prescott, thence turning and running North-
sterly by said Prescott's land and Eben. Hardy's land
till it comes to a Stake & Stones thence turning Easterly
and running, on said Hardy's land to a heap of stones
thence turning, and running southerly by land of
Eben. Warren till it comes to the bounds first men-
tioned.

Given under our hands this seventh day
of April in the year of our Lord one thousand
eight hundred and eighteen.

Nathan Barrett
Francis Jarvis
Nehemiah Flint

Copy Attest Isaac Pike

APPENDIX IV

1818 MAP SHOWING LOCATION
OF SUBJECT HOUSE AND BARN

Brick Bldg.
3 Closets. 155.

S 59° E 23.10

S 78° E 31.10

4 Closets 114 rods.

House Lot 9. 105.



Gravel Driv.

2.61

2.79.
Set front of the House

APPENDIX V

COURT RECORD ORDERING
DISPOSITION OF SUBJECT PROPERTY

Commonwealth of Massachusetts.

Middlesex ss. At a Court of Probate holden at Concord
in and for said County of Middlesex, on the *ninth*
day of *February* — A. D. 1836.

UPON the Petition of *Abel Moore* Guardian of *Hannah Wright*
of Concord in said County, a spendthrift.

it appearing that all persons interested therein have been duly notified thereof, and the premises being seen and fully understood, it appears that it will be for the benefit of said *Hannah* ~~minor~~ that her interest in and to certain real estate, to wit, *about twenty six acres of land situated in the eastern part of Concord: & one third part of a house in the old meeting house, numbered "three" with one half of a house & one half of a barn on said land; also four acres of land in Lincoln being the same lately owned by Calvin Wright, deceased.*

should be sold and disposed of, and the proceeds thereof put out and secured to her *own* interest

It is therefore Ordered, that the said *Abel Moore* Guardian be, and he hereby is, empowered and licensed to make sale of the *whole of* said ~~minor~~ *Hannah's* interest in said real estate for the reasons and purposes in the aforesaid petition set forth.

And the said *Abel Moore* is ordered and directed to give thirty days' public notice of such sale, ~~by posting up notifications of the intended time and place of sale in the town where the lands lie, as well as where the deceased last dwelt, and in the two next adjoining towns: or~~ by printing a notification thereof three weeks successively, in the newspaper called *The Vermont Gazette* — printed at *Concord* — first giving bonds and taking the oath by law required, and in all things relating to said sale to conform to the rules of law.

J. C. Day J. Prob.

Copy *Isaac Pike*
Middlesex ss. In Probate Office *Feb 9* — A. D. 1836

I HEREBY certify, that the above named *Abel Moore* has filed in this Office a bond, approved by the Judge of Probate of said County, and also a certificate of the oath by law required.

Isaac Pike Reg.

REPORT OF WILLIAM STONE,
REGISTRAR OF DEEDS CONCERNING
SUBJECT PROPERTY TRANSACTIONS

Winchester, N.H. — Office of Registrar of Deeds,
Cambridge Octo. 16th 1870

1863 } Calvin Wright and his wife Hannah, in her right,
May 26 } Convey to Edward Flint certain Real Estate, described
\$3000 } in the deed as follows—viz.

"All the lands buildings and appurtenances thereto
"belonging, situate and lying in the towns of Concord
"and Lincoln, lately owned and possessed by Samuel
"Jones, deceased, father of the said Hannah, which
"lands, buildings, &c descended to the said Hannah, on
"the decease of her, said father, she being his only
"heir" &c. — Marty deed in Common form, Mendon Book 152
Page 105

1873 } Edward Flint reconveyed the same premises to said
May 24 } Calvin Wright, for the same consideration, by deed
of Quit claim &c with Release of R. Dower—Recorded in the
same Book, at Page 108—

There appears to be no conveyance of Record,
made by said Calvin Wright, of any part of the Estate
described in the deeds aforesaid. —

It is stated that Catherine Wright, one of the daugh-
ters and heirs of said Calvin Wright, ^(now deceased) while a minor
married one John Birch —

I do not find any deed made by the said John
and Catherine, and none by said John alone, of any Estate

۱۲

10

Edward Flint, as guardian of Catherine Gook a minor and daughter of said John Gook, conveyed several parcels of real Estate to Ephraim Merriam for the particular description of which reference must be had to the Dec. which is recorded in Book 299 Page 337-

'Said Ephraim Meigs quit claimed same premises
to said Edward Flint, by deed recorded in said Book
Page 529

There appears to be no other Privileges of said Estate
by said Mercur, and None by said Flinty —
— In these minutes I have endeavored to give what evidence my
Office affords relating to the title of said Flinty.

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• *Notar* — I find no conveyance of record to Fairwell
Jones, named in the foregoing minutes, within
forty ^{five} years past, nor is there any record by him
within that period, as the estate which is the
subject of said Minutes. *Wm. F. Stone*

1820 }
Nov 5 } John Keyes to Edward Flint Cuth claim deed of ten
acres land in the westerly part of Concord - also two and a
half acres of meadow land - for \$326.

Book 301 Page 86

1820 }
Nov 5 } Edward Flint to John Keyes Mortgage for \$600.
of several parcels of land in Concord -
Book 301 Page 87

Fee for Examination and Certificate of title \$1.50 (Paid Wm. F. Stone)

APPENDIX VII

TWO PAGES FROM ABEL MOORE'S NOTEBOOK

The account of Abel Moore
of Canby in the County of

The accountant exhibits
following items viz -

Oct 1832 To a lot grass Pasturing fee
for the year A.D. 1832 is

Aug 1833 To the rent of the farm

May 1834 Rent of the farm for

July 1835 And rent of farm for

Guardian of the Indian & Shoshone rights
Charles W. Smith and himself
himself justly chargeable with the

expenses of the use of the farm

for the years A.D. 1833 ✓ \$ 44 50

1834 To L. H. H. ✓ 44 50

1835 &c ✓ 44 50

by Cash paid for farm ✓

of 1836 March 22 1836 \$1000

INVENTORY OF HANNAH WRIGHT, ESTATE

Commonwealth of Massachusetts
Middlesex ss.

An Inventory of the Estate of Hannah Wright of Concord in the said County of Middlesex taken on oath by us the subscribers as follows Viz
Real Estate

House lot 4 acres part of the House & Barn	\$400. =
Wood land in Lincoln 4 1/2 acres	90 00
Brick kiln field & pasture 5 acres	100. —
Best Meadow 4 acres	65. —
Dam Meadow so called 4 in 2 acres	18. —
Island pasture & Woodland 7 acres	115. —
	788. 00
1/2 of a Pew in old Meeting house No 3	25. —
	813. 00

Concord March 9th 1832

Eph^m H. Bellows
Nathaniel Rice.
Asa Brooks.

Middlesex ss.

April 10th 1832

A. D. 1832

The foregoing having been duly exhibited by Abel Moore
the guardian
of the said Hannah Wright
guardian having made oath that the same is a true and perfect
inventory of all the estate of said Hannah Wright that has come to his
possession or knowledge, it is decreed, that the same be accepted and recorded.

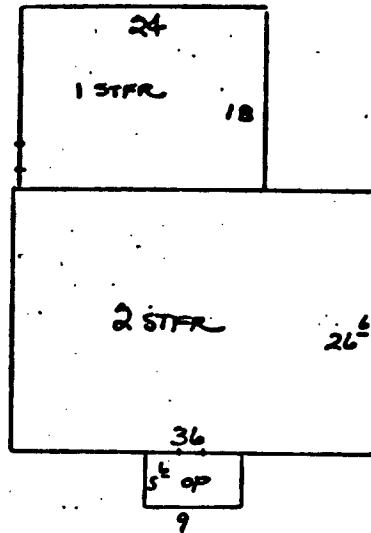
J. P. S. Jan I Prob

APPENDIX X

SKETCH OF IMPROVEMENTS

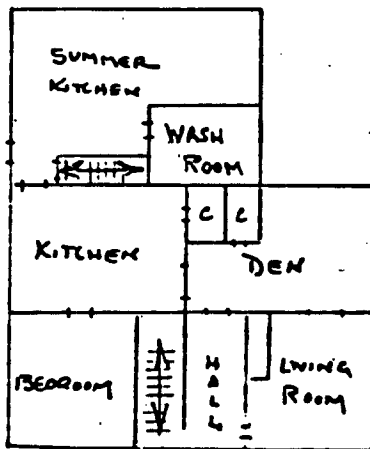
Anna Nowalk
Lexington Road
Concord, Massachusetts

Dwelling
Scale 1" = 20'

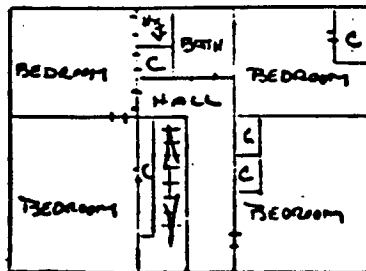


FLOOR PLAN

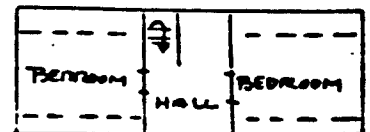
Not to Scale



First Floor



Second Floor



Attic

APPENDIX XI

SKETCH OF IMPROVEMENTS

Anna Nowalk
Lexington Road
Concord, Massachusetts.

Outbuildings

