

Sterling Massachusetts Farmstead Survey

**An Historical Farmstead Survey documenting more
than 80 agricultural properties with historical
context and recommended nomination to the
National Register of Historic Places**

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**STERLING, MASSACHUSETTS
HISTORIC FARMSTEADS SURVEY
FINAL REPORT**

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I. PROJECT SUMMARY

Funded by the Town of Sterling and a matching Survey and Planning Grant from the Massachusetts Historical Commission (MHC), this project undertook an intensive survey of historic farmsteads, which augmented and expanded the existing inventory of the town's historic, architectural, and cultural resources. A volunteer survey conducted primarily in the 1970s, a professionally-written survey of 35 properties in the mid-1980s, and the National Register Nomination form for Sterling Center provided an important documentation base. The current project, however, focused only on agricultural, or formerly agricultural, properties which retain a considerable portion of their outbuildings, farm structures, and in many cases, their agricultural landscapes. In all, 30 MHC Area Forms and 28 individual Building Forms were written, for 84 addresses.

II. METHODOLOGY

Survey objectives

The scope and procedures followed for the survey were tailored to the town's goals of documenting its surviving but endangered farmstead complexes in preparation for a community-wide preservation plan which would address some of their needs, and for the establishment of mechanisms to help further their preservation.

The project utilized the standard survey methodology devised by the Massachusetts Historical Commission, as recorded on their historic-properties inventory forms. Some MHC guidelines were developed specifically for this project, however. They included visiting and recording barn structure and interiors, as well as documenting a wide variety of structures and objects which have contributed to the character of the town's agrarian landscape. For this reason, the scope of documentation was expanded to include many recently constructed buildings and structures such as late twentieth-century silos, loafing barns, farmstands and storage sheds, and to objects and structures as disparate as cattle ramps, farm fire-fighting systems, sun dials, and fuel pumps.

Among the project objective was the establishment of historic contexts for Sterling's agricultural properties, and the application of the National Register criteria to all the identified historic resources in the light of those contexts, with a resulting list of properties and farm districts recommended as eligible for nomination to the National Register of Historic Places.

Survey procedures

To attain these goals within the prescribed budget, the West Sterling village Area Form was dropped from the scope of the project. (That part of the original project has since been re-funded by MHC, with a projected completion date of September, 2001). Time originally allotted for that Area Form and several individual forms was instead transferred to more detailed field visits and the description of outbuilding interiors. As many of Sterling's extraordinary collection of barns and outbuildings are in deteriorated condition or are otherwise endangered, this survey may have been the last documentation they will receive. It is to be hoped, however, that the written and photographic record of those buildings will continue to contribute to an understanding of agricultural architecture and development in Sterling and throughout the region.

Gaining access to these buildings and entrance to the farmsteads would not have been possible without the active participation of the members of the Sterling Historical Commission, and especially of the Local Project Coordinator, Jim French. The Commission publicized the survey in the local

newspaper, and sent letters to the owners of all properties to be included in the survey explaining the project and requesting their cooperation and permission for the consultants to enter the premises. The Coordinator provided an Assessor's list of owners and their telephone numbers, and in several cases followed up by contacting the owner personally with information and reassurance. After gaining permission to visit a farmstead, the consultants then conducted an intensive field visit, often in the company of the owner. Access was gained to most of the properties, and interior inspections made of the outbuildings. In a few cases, farmhouse interiors were also documented.

While every effort was made to identify all contributing resources on a farmstead, some of the larger properties may still include an outbuilding or two which could not be seen from the farmstead or from the public way. These may be added to the documentation for a property at such future time as access to them becomes available.

Throughout the course of the project, documentary research was conducted at the Sterling Historical Society during its regular Tuesday morning hours. The Society's excellent and well organized collection of documents, which includes files of detailed research done by local historians in the 1960s and 1970s in preparation for former survey efforts, provided most of the basis for the historic narratives on the survey forms. Tax valuations, annual Town Reports, vital records, and the Society's thematic collections of files on such subjects as Sterling families, farms, and home industries were especially fruitful sources of information. The support and assistance of Curator Ruth Hopfmann and Assistant Curator David Gibbs, which they provided to the consultants on a weekly basis for over ten months, has been invaluable to the survey results. Equally important was their generosity in sharing their broad personal knowledge of Sterling and the history of its properties.

Other documentary sources used throughout the survey included the federal agricultural censuses of 1850, 1870, and 1880, available from the National Archives (New England Region) in Waltham, which shed light on the land that Sterling's farmers owned during those years and how it was used, as well as what livestock was being raised and crops grown. In their documentation, the consultants utilized the census statistics from those years (together with local tax listings) as benchmarks in the development of the town's agriculture.

The component of historic maps utilized ranged from the 1797 map of the Chocksett School district through the 1939 W. P. A. series by the State Planning Board showing the locations of local farms and farmsteads, land use, and soil classification.

The Preliminary Methodology of October 25, 2000 (attached) provides a further assessment of documentary resources, an analysis of previous research, and describes the general approach to the survey. Its preliminary examination of extant resources was revised somewhat as the result of the fieldwork during the survey. Interior inspections revealed, for instance, that some New England barns started out as English barns, many were enlarged from much smaller buildings, and that even some twentieth-century barns contain much older buildings within them. Examples of corn cribs, granaries, blacksmith shops, slaughterhouses and other specialized structures were discovered during the course of the survey. A wide range of associated utilitarian systems and objects also came to light, including spring- and pump-houses, water distribution systems, sawmills, and fuel pumps,

Criteria for property selection

Because of budget limitations, it was not possible for this project to include all of the properties intended under the original scope. Properties chosen for this year's survey therefore met the following criteria in order to be included:

1. Historic or architectural importance, including National Register eligibility;
2. Endangerment, by demolition, deterioration, or alteration;
3. Lack or inaccuracy of prior documentation;
4. Some remnants of a property's agricultural history, including a dwelling, significant outbuilding, and possibly the agricultural landscape.

In keeping with the sum of these criteria, while no farmsteads within the Sterling Center National Register District were included in the original project scope, a few were resurveyed in this project (see Preliminary Methodology). These properties were added to this survey project for the significance of their outbuildings. These properties were 12 Meetinghouse Hill Road (#134) which has two barns; 7 and 25 Princeton Road (#s 215 and 64), and 32 Maple Street (#29).

III. EXPLANATION OF PRODUCTS AND ACCOMPLISHMENTS

Inventory forms.

In all, 58 forms were written during the project: 30 Area Forms, and 28 Building Forms. As the project was completed by Anne Forbes and Gretchen Schuler, both names are used on each survey form, with the name of the person who wrote the form for a property appearing first. Thus each form is labeled either "Forbes/Schuler" or "Schuler/Forbes" on Page One of the form.

In order to attain the project goals in an efficient manner, the Area Form format was used for the documentation of groups of related properties, especially those with a high concentration of later, less significant, or altered resources. Area Forms of this type provide overviews of small agricultural neighborhoods, and typically include a brief description of resources located on several properties, as well as a historical narrative about how the neighborhood, farmstead cluster, or agricultural district developed over time. The Area Form format also was found to be the clearest way to show a single large farmstead complex in detail. This approach was used to document some of Sterling's largest and most historic farms, several of which have grown over generations to encompass over a dozen buildings and structures while retaining a significant portion of their working agricultural landscapes. In these cases, an Area Form was written for a single farmstead, and the contributing resources on that property were listed and described in detail. At the end of each Area Form, an Area Data Sheet provides a concise list of the contributing resources within it.

Each inventory form includes a number of photographs, and other pertinent information such as Assessor's map and parcel number, building material, style, builder or architect (if known), date of construction, degree of alteration, setting, and detailed statements of architectural and historical significance. A brief bibliography of sources consulted is part of each form, and always includes any historical maps on which a building or structure is shown.

Construction dates. The dates given on the form reflect the completion of a building when known. There are a number of bracketed or approximate dates which usually represent fairly broad estimates. A date of "ca. 1800," for instance, might mean that a building could have been constructed at least twenty years earlier or later. In some instances general construction dates are given in spite of the fact that local tradition, or an earlier survey form, may attribute a specific date. In those cases the surveyor recommends further interior investigation or more detailed research to narrow the gap or substantiate an approximate date. The use of dates recorded on old forms or in the Assessor's Office was limited because of the frequency of known inaccuracies. Published Sterling Tax Lists, however, which exist for intermittent years from 1821 to the late twentieth century, provided a wealth of precise, accurate information. They helped to narrow bracketed dates for both a building's construction and for a transfer of property ownership, and provided clues to enlargements of buildings, functions and dates of outbuildings, and to the shrinking and expanding of acreage. When available, Tax Lists were used to test traditional dates. On occasion, when the two conflicted, the traditional construction date was revised based on the recorded tax information. Building Permits are not available until late in the twentieth century, and thus were not reviewed.

MHC identification numbers. Properties surveyed in this project have been plotted by identification letter or number on a large base map provided by the Sterling Historical Commission. The numbering sequence, worked out in conjunction with the Massachusetts Historical Commission staff, may be used to easily identify all of Sterling's historic resources in the state-wide computerized data base for historic properties, called MACRIS (Massachusetts Cultural Resource Information System), as well as in the local file.

Each individual resource specifically discussed on an inventory form, whether a building, object, structure, or landscape, has been given its own identification number. When possible, properties in one locale have been given consecutive numbers. Since numbers given to resources covered in earlier surveys have been retained, however, some survey forms include resources with widely discontinuous numbers. In addition, according to Massachusetts Historical Commission policy, all burial grounds are numbered in the 800s, and all structures, objects, sites, and landscapes in the 900s. As of the end of this survey project, the identification numbers for all individual buildings documented in Sterling now range from #1 through 539, and for structures, objects, sites and landscapes, through #997. No burial grounds were documented during this project.

Each Area Form is identified by an alphabetical designation, currently ranging from Area A through Area AH. Each discussed resource located within an area has an individual identification number, and is listed on the Data Sheet that accompanies the Area Form.

Assessor's map and parcel documentation; survey form maps. The town Assessor's map-and-parcel number for each property is part of the survey information, and appears on Page One of the form, on the Area Form Data Sheet, and on the Survey Street Index. It is anticipated that the use of this data in the survey will help coordinate preservation planning with other types of planning within the town of Sterling.

During the months of the current survey project, the Town has been involved in a change-over from its former Assessor's Maps to a new mapping system which employs GIS and aerial photography technology to show building positions and footprints. While these maps are still in final draft stage, and some corrections and revisions to them are still to be made, they have been used to record information for this project because the new system utilizes new Assessor's Map and Parcel numbers. The new maps have also provided the basis for the acreage data shown on Page One of the forms.

Because they show locations and footprints of most buildings, including outbuildings, sections of the new Assessor's maps have been used as the maps that accompany the survey forms. With the cooperation of the Town Assessor and Board of Assessors, Local Project Coordinator Jim French has copied relevant portions of the new maps in an 11" by 17" format, and these have been attached to the forms.

Application of National Register criteria.

The National Register criteria were applied to each property, and potential eligibility was noted on Page 2 of the form and, when applicable, explained on an accompanying National Register Criteria Statement sheet. 15 areas and 10 individual properties surveyed this year were found likely to be eligible for National Register listing. Some properties that are individually eligible may also be eligible as part of a district. Some otherwise highly significant buildings were disqualified from individual National Register eligibility because of architectural alterations that have diminished their integrity, the most common of which were changes in form, siding, windows and doors. Some of these, however, were found to be eligible as contributing resources to a potential National Register district.

It should be noted that these recommendations are the opinion of the consultants only, and do not guarantee that a property will be found eligible by the Massachusetts Historical Commission or upon nomination to the Register. An explanation of the National Register Contexts which formed the basis for the evaluation of the farmsteads, and a list of National Register Recommendations are attached.

Other survey products.

It is hoped that in the future the master Bibliography for the survey will prove useful to people wishing to research the town's historic resources in further detail.

The attached Street Index (List of Inventory Forms) includes the forms for properties written or revised during the current project. Properties and resources documented on earlier surveys, but not surveyed this year, are listed on the MACRIS list for Sterling. In the coming months, Sterling's MACRIS list will be expanded and revised to include the farmstead survey. It is highly recommended that the Sterling Historical Commission utilize it as their comprehensive survey index.

IV. RECOMMENDATIONS FOR FURTHER STUDY

While the majority of Sterling's surviving farmsteads have now been documented to the standards set forth by the Massachusetts Historical Commission, some work remains to be done:

1. Expansion of the farmstead survey. Some historic farmsteads, most of them located within the Sterling Center National Register District, still lack documentation of their outbuildings. These should be added to the farmstead survey.
2. Further documentation of properties included in the farmstead survey. When the opportunity arises for a field visit, more detailed photographic and descriptive information should be added to the forms for farmsteads where the structures and interiors of significant outbuildings were not examined during the current survey. Among them are the barns at the Carey-Wilder Farmstead on Heywood Road (Area AA), and at the Stuart-Nelson Farm, Lucas Road (Area AG), as well as the barns at 46 Princeton Road (Area N), 169 Princeton Road

(Form #164), 321 Princeton Road (Area T), 230 Upper North Row (Area AD), and 38 Wilder Road (Form #91.) In addition, a more detailed survey should be made of the remaining hog shelters, hay barns, etc. on the MDC property at Happy Hollow Farm (Area Q) west of Redemption Rock Trail.

3. Builders' and designers' names. It is unusual that the names of the builders and designers of some of Sterling's late nineteenth-century barns and outbuildings are known, thanks largely to the preservation of period newspapers by the Clinton Public Library and other institutions, and to the dogged research of local volunteers. A meticulous search of historic records in surrounding towns, and perhaps in the archives of regional institutions, may turn up more names and precise construction dates for more of the buildings. Such an information base would be extremely important to the understanding of the evolution of New England barn design, especially during the progressive late-nineteenth- and early twentieth century eras when professional engineers (at least one is known for a Sterling barn), architects, and builders were all advancing the art and science of agricultural architecture.

4. Future updating of inventory forms. All inventory forms, including those written during this project, should be updated with additional information as it is obtained. The texts of some forms presently include recommendations for deed or genealogical research, for instance. Future interior inspections of houses and outbuildings should also provide clues to how several of the farmsteads changed over time, and may even provide new information on the presence of some early structures that are not visible from the exterior. MHC Continuation Sheets should be used to add new or corrected information; any added material should be dated, and should note the source of the information.

Storage of survey documents; public access.

The survey and inventory, as a public document, must be made readily available to the public. Suggested locations where the public would have access to copies of the survey forms include the Conant Library, Sterling Historical Society, and at least one municipal office at the Town Hall. To prevent loss or damage to the original forms, however, only photocopied sets of the forms should be provided for general use. The local repository for the original survey documents will be the office of the Sterling Historical Commission.

Other preservation related recommendations.

The information that has been gathered as a result of this survey may be used as the basis for a variety of future preservation efforts. It is strongly recommended that, for additional nominations to the National Register of Historic Places, the Sterling Historical Commission consider pursuing the Multiple Properties Nomination format, which could use the current Farmsteads Survey National Register Context Statement as a base.

The Commission has already expressed interest in developing a Preservation Plan for the town. Other efforts might include the establishment of MGL Chapter 40C Local Historic Districts and Local landmarks, pursuing funding for the restoration or rehabilitation of significant buildings and historic landscapes, and the introduction of a demolition delay by-law. The enactment of a Demolition-Delay or Local Historic District Bylaw would require a two-thirds vote of Town Meeting. Some of these undertakings are likely to entail further focused survey and inventory efforts.

With the town's adoption of the Geographic Information System (GIS) mapping, it would be appropriate to map the community's historic properties. The MHC can be of assistance by providing a disk with the assessor's numbers for properties included in the farmstead inventory.

This project was funded by the Town of Sterling, and by a matching Survey and Planning Grant from the Massachusetts Historical Commission. The work was carried out under the guidance of the Sterling Historical Commission and Local Project Coordinator Jim French, whose leadership, guidance and involvement have been extraordinarily helpful. The Sterling Historical Society opened their extensive files for the research, and the consultants are especially grateful to Curators Ruth Hopfmann and David Gibbs of the Society for their help and expertise.

Finally, we thank all the Sterling farmstead owners and residents who struggle daily to preserve, maintain, and operate these remarkable historic properties. They welcomed us to their homes, provided us with a wealth of information, and gave this survey a gift of their time and their personal experience which has made a crucial difference in the final product.

Anne Forbes and Gretchen Schuler
August, 2001

ATTACHMENTS AND RELATED DOCUMENTS

Each attachment is prepared as a pull-out section that can be utilized independently by the town and the Sterling Historical Commission. The Street Index have been provided on diskette in Excel, and the list of National Register recommendations and the Bibliography in Word 6.0 for Windows. The National Register Context Statement is in Word Perfect for DOS. As public documents, they may be reformatted for distribution or publication by the Commission.

Street index of inventoried areas and properties

The street index includes the MHC identification letter or number for all areas, properties, and individual resources covered in the survey. The list of Area Forms is presented first, arranged alphabetically by the historic or descriptive name of the area. Properties for which only a B- (Building) Form was written appear next, arranged alphabetically by street address, and with all significant associated individual buildings, structures, and landscapes enumerated. The individual resources for each area are then listed.

In addition to addresses and MHC numbers, historic names (if appropriate), Assessor's Map and Parcel numbers, and approximate dates of construction are shown for all resources. Properties which, in the opinion of the consultants, are eligible for listing on the National Register of Historic Places are noted as such in the last column of the index.

This index covers only properties for which survey forms were written during the current project. Properties and resources documented on earlier historic surveys for Sterling, but not surveyed this year, appear on the MACRIS list for Sterling. In the coming months, Massachusetts Historical Commission staff will expand and revise the MACRIS list to include this year's survey.

National Register Recommendations

The list of areas and properties deemed eligible for the National Register of Historic Places consists of recommendations only, and does not ensure eligibility. Additional farmstead properties may also prove to be eligible upon future inspection or the receipt of new information. For a definitive determination of eligibility on any property, a request should be made to the Massachusetts Historical Commission for a formal evaluation.

National Register Contexts Statement

This statement establishes a basis for the understanding of the agricultural development of Sterling by identifying broad patterns and themes of that development from the eighteenth through the nineteenth and twentieth centuries.

Master Survey Bibliography

The survey bibliography should provide a useful tool for anyone desiring to learn more about Sterling's historic farms and farmsteads. A more detailed list of documents relevant to particular properties appears in the Bibliography section of each individual inventory form.

Preliminary Methodology, 10/25/2000

This initial methodology is included for reference purposes. It has been supplemented by the final Methodology statement for the project (see pp. 1-3 of this report.)

STERLING, MASSACHUSETTS
COMMUNITY-WIDE HISTORIC FARMSTEADS SURVEY:
METHODOLOGY

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I. SUMMARY OF PROJECT OBJECTIVES

In this project, the town of Sterling, through its Historical Commission, is undertaking the documentation of its historic extant farm complexes and farmsteads. The commission has expressed concern that the town's present historic resources survey does not address the wealth and breadth of the town's agricultural resources at a time when an understanding of these properties is crucial to local and regional decision making.

As summarized in the Scope of Work for this community-wide project, the objectives for the 2000-2001 Sterling Historic Farmsteads Survey include the following:

1. An intensive survey of selected cultural resources (approximately 40-50 farm properties and one village area) performed to current Massachusetts Historical Commission (MHC) standards, using the prescribed MHC methodology and inventory forms;
2. The application of National Register criteria to all resources surveyed, and the identification of historic themes and contexts for that evaluation;
3. The compilation of a list of individual properties and districts which are recommended for nomination to the National Register of Historic Places.

II. ASSESSMENTS

Assessment of extant resources

In a reconnaissance survey during Phase I of the project the consultants have assessed the current extent of Sterling's agricultural-related properties. Distributed across all areas of the town outside the town center, (most of which is listed on the National Register as the Sterling Center Historic District, and was not evaluated in Phase I), there are approximately 115 pre-1960 properties composed of some combination of house and barn, other agricultural outbuildings and structures, and fields, pastures, or orchards. Many of the properties are still working farms; some even retain remnants of more elusive features such as barnyards, cartpaths, and farm lanes. Sizes, types, materials, arrangements and dates of construction of the farm complexes cover a broad range, while the recurrence of certain forms, components, and types of organization suggests that characteristic themes may emerge during the course of the survey to aid in the understanding of Sterling's agricultural past.

The **farmhouses** range in date from the eighteenth to the mid-twentieth centuries, and in size from several large double-pile, twin-chimney dwellings of the prosperous early 1800s to some small one-story nineteenth-century cottages and early-twentieth-century bungalows, as well as a few mid-twentieth-century capes and ranch houses. Some of the earlier farmhouses have acquired attached sheds or other utilitarian components, and some are linked to their barns in a New England "connected farmstead" fashion. Both English and New England barns are represented, as are smaller two-bay gable-front barns, and there are several early-twentieth-century gambrel-roofed barns. Some barns are quite large, and many have sprouted additions for equipment or hay storage, gable-roofed or leanto tie-up bays for livestock, small milk rooms, etc. A few smaller windowless barns, apparently hay barns, were noted, and there are several later-twentieth-century stables or horse barns. One-story **sheds** of various types are a component of most of the farmstead complexes; the

majority appear to date to the twentieth century. Many sheds are wood-frame; some are concrete, and a few are built of rubble or fieldstone. There are a number of mid- and late-twentieth-century metal apple-storage sheds, some of them quite large. While some sheds are clearly wagon or tractor sheds, (most of these are open on one side), there are also many true **garages** for farm vehicles dating to as early as about 1920. One or two **ice houses** still stand, but no buildings that could be clearly identified as granaries or corn cribs, cider houses, blacksmith facilities or other workshops, were readily apparent in this "windshield" survey from the road. (1970s inventory forms, however, identify some workshops or manufacturing shops, such as the Kendall cooper shop and potash shop at 44 and 53 Kendall Hill Road). Two metal **quonset-hut** storage structures were observed--both apparently dating to the second quarter of the twentieth century. A handful of twentieth-century **farmstands**, some perhaps post-dating 1960, are also in evidence. No **greenhouses** that appear to predate 1960 were observed, although some may be out of view from the road. A few former **chicken coops** appear to have been converted to other purposes.

A wider variety of farm structures and objects are still present in Sterling than in many Massachusetts communities. **Silos** are mostly of two types--the tall early-twentieth-century wooden stave silo, most commonly found with a metal domed roof; and the smaller, later pre-fabricated corrugated-steel silo mounted on the side of a barn. According to the Sterling Historical Commission, at least two interior barn silos still exist. An unusual survival in the north part of town is the presence of a few elevated wooden stave **water tanks**. There are a few fieldstone **wells**, and many **fieldstone walls**. In addition to those signature New England "stone fences," a variety of wood **fences** adds definition and diversity to the Sterling landscape. Painted board fences, and many unpainted split-rail, post-and-rail, and one zig-zag Virginia fence were observed. **Hay scales**, some still in use, were noted in the southeast part of town, as well as one rusting early-twentieth-century **gasoline pump**.

The terrain of most of the town consists of gently rolling hills. Consequently, many of Sterling's **agricultural landscapes** can be seen from a distance, with buildings, fields, pastures, and woods all forming part of the same vista. At the time of the reconnaissance survey, (mid-October), most of the tillage appeared to consist of hay fields or other thick green vegetation; undoubtedly some of what was observed were cover crops planted where other crops grew earlier in the season. There were a few corn fields, several large and small pastures, and many orchards of both apple and peach trees. One extensive peat bog is part of an ongoing peat business associated with a large early-twentieth-century gambrel barn and several sheds.

While there is still a wealth of historic agricultural material in Sterling, much farmland has been lost to development, and many agricultural buildings and structures, including a few farmhouses, show the results of disuse and neglect. One large early nineteenth-century farmhouse on Tuttle Road stands vacant, and the process of ongoing loss is apparent in several unmaintained fields and orchards, and in an alarming number of severely deteriorated barns and other outbuildings.

Assessment of existing survey forms

Over 215 forms exist for historic resources in Sterling from past survey efforts. While a few date to as early as 1968, the bulk of the forms were compiled in the early 1970s by town volunteers, with an additional number in the late 1970s, and a few in the '90s. The historical statements are quite comprehensive for forms written in those years, but most forms lack contextual information and do not cover all periods of a property's development. Further, they all lack crucial descriptive information, have no architectural narratives, and include virtually no discussion of outbuildings and landscapes, and should thus be replaced with new forms written to current MHC survey standards.

The second largest group, about 35 forms, was written for individual properties in the mid-1980s by consultant Peter Stott during the planning stages for the Hydro-Quebec electric power line. While many of these might meet current MHC standards for a community-wide historic properties survey, they generally do not treat the agricultural nature of the resources, and tend to have no information on outbuildings, farm structures, and landscapes.

Status of State Register files

Three rural properties in Sterling are listed individually on the State Register. The Sawyer Homestead recently received National Register listing, the Ebenezer Buss House has been determined eligible by the keeper of the National Register, and the Hasting-Jones-Wheaton House is under a Preservation Restriction. A large portion of the center village (155 resources) is listed on the National Register as the Sterling Center Historic District. Although most of the center district is densely developed on small lots, some of the properties within its boundaries were clearly once part of larger farms, and retain their early farmstead characteristics, including some significant outbuildings which are not well documented on the National Register form. There is no Local Historic District in the town.

Assessment of documentary sources.

Sterling is fortunate to have a large, well organized collection of local historical material at the Sterling Historical Society. Curator Ruth Hoffman and Assistant Curator David Gibbs have offered their support during the course of the survey research. Much of the Society's collection consists of extensive genealogical and deed research done by local historians in the 1960s through 1990s, and will undoubtedly prove invaluable in establishing the local context for the development of Sterling's farmsteads.

Among the important public documents housed at the Historical Society are Annual Town Reports (from 1855 to the present) and Assessor's Records for various years from 1821 through 1915. The Assessor's Records should be especially helpful in identifying how farm properties grew and diminished in size, what buildings they included, and what livestock was being raised at any given time. Augmenting that information will be additional material on crops and farm income from the Federal Agricultural Census for Sterling which exists for the years 1850, 1860, 1870, and 1880.

While no comprehensive history of Sterling was written in the nineteenth century, the Sterling entries in the Worcester County histories of 1879 and 1889 should be adequate to give some background on general community development. More important will be the results of some modern local and regional scholarship, including the *Brief History of Sterling* and other 150th-anniversary documents from 1931, along with the Historical Society's *Pictorial History* published on the 200th anniversary in 1981, and the *Towns of the Nashaway Plantation* of 1976. All of these twentieth-century works are relatively brief, however, and it is anticipated that any detailed information on specific farms or their owners will be found in the Historical Society's files, rather than in the published documents.

The Sawyer, Baker, Walling, Beers, and Richards maps and atlases, which identify properties by the names of their 1830, 1850s, 1870, and 1898 owners, will act as a crucial starting point for individual property histories. Records of births, deaths, and marriages, including the very late compilation of vital records by Frances Tapley (1976), will shed light on the family relationships which are so important to the understanding of farm development.

As a considerable number of the buildings and structures on Sterling's farms date to the twentieth century, later documentary sources will be as important as earlier historical material. Available street directories, which begin in 1910, should help in identifying later owners and residents, as will later Assessors Records. The Historical Commission is currently developing a list of local contact people, most of them lifelong Sterling residents, whose first-hand knowledge of the town should prove invaluable.

Finally, to help place Sterling's development in the context of its region and its neighboring communities, the consultants will turn to regional works, including the MHC's *Historic and Archaeological Resources of Central Massachusetts*, as well as the growing body of agricultural history sources.

III. CRITERIA FOR PROPERTY SELECTION

Sterling has considerably more historic farm-related properties than the 40-50 farmsteads which are allowed for in the scope for the current survey. Approximately 100 rural properties having at least a historic farmhouse and another agricultural-related resource such as a barn or agricultural landscape were identified in the windshield survey. Depending on the priorities of the Historical Commission, it is recommended that the West Sterling village area form, which has been estimated to include about 15 residential properties, be postponed, and that the current survey concentrate just on the farm complexes.

A number of properties may, after preliminary research, turn out to be part of what was once a larger farm, and could thus be treated as part of an area form--an approach which is likely to save some time in the survey process. These include a few parcels with late houses and outbuildings standing close to original farmhouses. In some cases, these dwellings may have been built for a farm manager or later-generation member of the farm family, and are thus an integral part of the farm complex. Other houses or small farmsteads may represent the dividing out of a portion of an earlier farm for a family member. An illustration of what appear to be interrelated family farmsteads is found at the intersection of Princeton Road (Rte. 62) and Jewett Road, where a Gothic- and Greek Revival house stand near each other at 33 and 38 Princeton Road, and another L-plan house stands close by at #39. Meadowview Orchards is an example of another area, where the houses at 195, 204, 206, and 210 Chase Hill Road all appear to be related to one farm.

The overall numbers for the current project can be made more manageable by eliminating single-building parcels and dropping the West Sterling area form, and by grouping properties when possible into area forms. If the West Sterling area form is eliminated from the scope, then approximately 55-60 individual forms for farmsteads can be written. If the total number of properties is still too high, it is recommended that those chosen for the survey be ranked according to the following priorities and considerations:

1. The definition of a farmstead should apply to properties with more than one historic agricultural component--i.e. the minimum threshold for consideration should be house with outbuilding; house or other building(s) with agricultural landscape; or a cluster of multiple outbuildings and/or structures.
2. If the number of properties conforming to the farmstead definition is still beyond the scope of the project, then the identified farmsteads should be ranked according to (1) the degree of historical or architectural significance to the town; (2) threat (what is the likelihood that the property will undergo demolition, development, or serious alteration in the

foreseeable future?); (3) quality of existing survey documentation (does the property have an earlier inventory form? If so, are its farming history and its physical character adequately described to current survey standards?) and (4) condition of resource (are the buildings and structures greatly altered? deteriorated? demolished? Is the farm landscape greatly reduced, or does the property retain some fields, pastures, orchards, etc.?).

While applying the above definitions and priorities to the extant rural properties may reduce them to a manageable number for the current project, the town may have other considerations which would make the inclusion of inventory forms for other types of properties advisable. A few landscapes which are geographically separated from any farmstead have particular scenic, recreational, or agricultural value to the town. In this type of case, when possible the agricultural landscape will be documented on an area form along with any remaining farmstead with which it was associated. If such a property is threatened, and can be determined to have been part of a farmstead pattern, it will be considered for coverage on a **landscape form**.

While most of Sterling's outlying farms were undoubtedly larger than any located at the center of town, it would be difficult to evaluate them and their role in the community without also taking at least a brief look at the agricultural properties now within the boundaries of the **Sterling Center National Register district**. As in most communities, outlying and center farms in Sterling were probably interconnected by family and related by agricultural attitudes, and their buildings would have shared the same design philosophies and some would have been constructed by the same builders. To fully represent Sterling's farmsteads in a survey, it is recommended that a few of the historic agricultural properties within the National Register district be resurveyed at this time, perhaps only with continuation sheets added to the existing inventory forms. The additional sheets could include descriptions of their agricultural components along with statements that place them into the overall agricultural context of the town. A quick examination indicates that there are at least three of these properties--the ca. 1850 Wilder Farm at 12 Meetinghouse Hill Road (#134) which has two barns; the ca. 1855 Brown-Lamarque House at 7 Princeton Road (#215--no form) with 54 acres, a large 1920s barn and five mid-twentieth century outbuildings; and the Hosmer-Robinson House (Mellon-Holcombe-Rugg House) of ca. 1840 at 32 Maple Street (#29), which has an attached nineteenth-century barn, a free-standing barn, and a shed.

IV. GENERAL SURVEY PROCEDURE

The main survey process consists of two overall tasks. The first is the field investigation of the architecture and characteristics of Sterling's considerable array of historic agricultural resources--its **buildings**, including both houses and outbuildings; **structures** such as silos and water tanks; **objects** such as stone walls and fences; and farm **landscapes**. The second principal task is the documentation of the history of those resources and of their significance in the community. Information about individual properties or groups of resources is then recorded on Massachusetts Historical Commission inventory forms.

In assessing the significance of Sterling's historic resources, an understanding of their historical contexts will be developed, and then utilized in evaluating each property according to the National Register of Historic Places criteria. A statement of qualifications will be written for each one that, in the consultants' opinion, would be eligible for listing on the National Register. A list of those properties deemed eligible will also be compiled.

Components of the inventory forms

Descriptions and field survey. Each inventory form will include a detailed description of the resource, with at least one photograph and a sketch map. These are the result of field work done in Phases II and III of the survey. The consultants will confer with the Sterling Police Chief about any recommendations for checking in with the Police Department before starting each day of field work, as residents are often curious about the presence of strangers with camera and clipboard in their neighborhoods.

As a rule, it is not necessary for the surveyor to enter private property, and, legally, photographs may be taken from the public way without an owner's permission. This particular project, however, presents some special requirements. Some farmsteads and some individual components of the agricultural properties are not visible from the street. In addition, barns, in particular, often have important interior features such as ramps, indoor silos, stalls, and rows of stanchions, as well as significant framing characteristics which are only visible upon interior inspection. For those, through the Sterling Historical Commission the consultants will request owners' permission to gain access to the property, and in some cases, to the interiors of outbuildings.

Historical research and historical narrative statements. The above-mentioned documentary sources will be used to develop a historical statement for each inventory form. These statements will vary in length depending on the age, significance, and amount of information available about the resource. At a minimum, the historical statement will attempt to identify the resource's relationship to other properties in Sterling, the type of farming that took place there, and the roles the owners and occupants played in the community.

Documentary sources consulted will consist of all readily available historical sources (see Bibliography). The consultants expect to make considerable use of the holdings at the Sterling Historical Society, current town documents at Town Hall, and some sources at the Federal Archives in Waltham, the Massachusetts State Archives and State Library in Boston, and, if relevant, the Worcester Historical Museum and American Antiquarian Society. They will also consult repositories in neighboring communities such as the holdings of the Lancaster Historical Commission, and the newspaper files of the Lancaster Public Library. As a rule, however, because of their very time-consuming nature, detailed newspaper research and deed research at the county Registry of Deeds are beyond the scope of this type of survey project. The results of any deed research that property owners or other local researchers may have done, however, will be readily accepted and incorporated into the historical statements.

Public notification and participation

The survey results will be greatly enhanced by the participation of residents of Sterling who have knowledge about the history of their properties, or who can convey information about their architecture that would not be apparent to the consultants. While time and budget constraints will necessarily limit the number of conferences and interviews that can be held, the consultants will be glad to speak with small groups, some individuals, and to take in any information that is contributed in written form. Information gathered this way, however, will be checked against documentary sources for accuracy whenever possible.

Articles in the local newspaper can be used to solicit local information, and are a mechanism that also helps to build public enthusiasm for the survey, and to alert people to the fact that a surveyor will be out in the field with a camera. It is preferable for the local Historical Commission to initiate the contact with the newspaper, as this type of article can be helpful in building public awareness of the work and responsibilities of the commission, as well as of the survey project.

Meetings and conferences

The consultants will confer with the Sterling Historical Commission as needed, and, at the end of each phase, with the staff of the Massachusetts Historical Commission.

Submittals

The consultants will be responsible for submittal of all products to the town and the MHC. All survey documents will meet the archival requirements established by the Secretary of the Interior and the Massachusetts Historical Commission.

Public access and repository

At the end of the survey, the consultants will assist the Sterling Historical Commission in finding the most appropriate means for utilizing the potential of the inventory forms. It will be important to place copies of the survey in locations accessible to the public. In addition to housing one set of photocopied forms at the public library, it may be advisable to make a set for the local historical society, and to take steps to make sure that local educators are familiar with the survey as a resource for the teaching of local history. Because the inventory forms are valuable in overall town planning, town boards and departments should have ready access to them, as well. The original forms should be stored in a secure location in a town-owned building.

The consultants will also be prepared to advise the town on accessing the completed survey information via the state-wide MACRIS database. MACRIS (Massachusetts Cultural Resource Information System) is a valuable tool that to date has been too little used by local communities. Once a comprehensive survey has been done, the MACRIS property numbering system and street indexes can provide a much easier access to the information on the forms than other, more work-intensive methods. It also provides a ready means of distilling certain types of information, such as a list of all buildings in town built before a certain date, all barns, silos, etc., and of comparing a town's resources with those in other communities.

Survey maps

A large town zoning map, which shows all property lines, has been chosen as the **base map** for the Survey. While some sections are darkened by the lines and textures of the zoning notation, survey numbers should be readily visible. If a more readable map becomes available later in the project, the consultants may recommend that it be used as the base map instead. During Phase IV, with the assistance of Massachusetts Historical Commission staff, each surveyed resource will be given an inventory number, and its position plotted on the base map. One copy of the base map will be stored at the MHC, and one will be the property of the town. Although the Sterling Assessor's and zoning maps lack footprints and positions of buildings, having the parcel boundaries shown on the base map will be helpful in understanding the size and configuration of the surveyed properties.

As **working maps**, the consultants will be utilizing the town Assessor's maps provided by the Historical Commission and a current commercial road atlas. These maps are for working purposes only, and will not be submitted as part of the project.

STERLING MASSACHUSETTS STREET INDEX

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
W		South Nelson Road	Bigelow-Stuart Farmstead	55	mid 18th -mid 19th c.	Eligible
M		Princeton Road	Brown Farm	93, 105	early 19th - 20th c.	Listed
J		Rugg Road	Butterick-Nourse Farm	90	late 18th - mid 20th	Eligible
AA		Heywood Road	Carey-Wilder Farmstead / Dun Rovin Farm	43, 54	ca. 1796-mid 1960s	
E		Chace Hill Road	Chace-Chandler Farm / Meadowbrook Farm	110, 131	1700s-late 20th c.	Eligible
K		Clinton Road	Clinton Road Farms	70	ca. 1800-late 20th c.	
Z		Tuttle Road	Crystal Brook Farm / Jewett-Tuttle Farm	43, 54	ca.1740-early 20th c	Eligible
I		Redstone Hill Road	Davis Farms	89, 90	ca. 1790-late 20th c.	Eligible
H		Redstone Hill Road	Goss-Butterick Farms	89	early19th-early 20th	
G		Hawkins Lane	Goss-Hawkins-Broderick Farm / Sunny Crest Orchard:	109	late 18th-late 20th c.	
AE		Justice Hill Road	Gould-Blanchard Farmstead	13, 18	1898-mid 20th c.	
Q		Merrill Road	Happy Hollow Farm	139, 159	ca. 1895-1970s	
P		Redemption Rock Tr.	Heman Kendall Farm	123	ca. 1829-mid 20th c	Eligible
AF		Roper Road	Hycrest Farm / Sylvester Roper Homestead	4,5,12-14,18,19	ca. 1804-mid 20th c.	Eligible
X		Tuttle Road	Jeremiah Burpee Farmstead	64, 73	1732-40	Eligible
F		Kendall Hill Road	Kendall Farms	106, 111, 112	late 18th - 1950s	Eligible
AC		North Row Road	Lewis Homestead	23, 30, 31	1790s-mid 20th c.	Eligible
Y		Tuttle Road	Maple Brook Farm / Uriel Tuttle Farm	44	ca.1800-mid 20th c.	Eligible
V		South Nelson Road	Old Nelson Place	56	1763/ca.1880s	
AB		North Row Road	Palmer-Lewis & Martin-Lamarche Farmsteads	23, 30	2nd qtr 19th-1940s	
N		Princeton Road	33-46 Princeton Road	105	1840s-1870s	Eligible
S		Redemption Rock Tr.	Redding-Chandler Farm / Stillwater Farm	107	1790s	Eligible

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
T		Princeton Road	Richardson Tavern	98	mid 18th-late 19th c.	Eligible
R		Johnson Road	"Sagatabscot / Old Holman Place	118	ca. 1802-mid 20th c.	
AH		Lucas Road	Stuart-Nelson Farm	4	early 19th-mid 20thc.	Eligible
AG		Justice Hill Rd. Cut-Off	Stuart-Williams Farm	15, 16	mid 19th-early 20th c	
U		Taft Road	Taft-Listowich Farm	74	ca. 1870-ca. 1950s	
O		Greenland Road	Taylor-Boutelle-Kristoff Farm	125	mid19th-late 20th c.	
AD		Upper North Row Roac	205-230 Upper North Row	20	ca. 1800-1950	
L		Flanagan Hill Road	Wright-Flanagan Farm	47	late 18th-late 20th c.	
				Map #-Parcel #		
105	109	Beaman Rd.	Old Whitney Place/Seven Pines Farm	77-19	ca. 1785 / ca. 1849	Eligible
341			Whitney-Osgood barn (attached)		1878	
340			carriage house		ca. 1900	
342			henhouse		ca. 1900	
296	95	Chace Hill Rd.	Fairbanks, Paul Farm	133-05	early 1800s	
297			Fairbanks barn		late 19th c.	
292	117	Chace Hill Rd.	Bailey, Milton House	133-03	ca. 1848	
293			barn		ca. 1830s/ca.1900s	
919			interior silo		ca. 1920s	
294			Quonset hut barn		1987	
920			metal silo		1987	
295			horse stable		1990	
921			agricultural landscape- pasture		20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
301	181	Clinton Rd.	Truell, G.W. House (1898)	88-13	1880s	
302			barn		early 1900s	
303			garage		mid 1900s	
186	31	Flanagan Hill Rd.	unknown	28-01	early 1900s	
316			barn		ca. 1830s	
57	17	Griffin Rd.	Old Eager House		late 18th c.	
325			barn		ca. 1880	
27	77	Heywood Rd.	Putnam, Andrew Maj. House / Windsor Farm	21-08	ca. 1786	Eligible
354			Kendall-Heywood barn (opposite at 76 Heywood)	21-28	ca. 1870s	
355			attached barn		late 19th c.	
71	49	Justice Hill Rd	Roper, Asa House	41-03, 41-05	1790s	
351			henhouse		ca. 1899	
352			henhouse / tool house		early 20th c.	
353			farmstand		early 20th c.	
927			root cellar		early 20th c.	
65	4	Kendall Hill Rd	Bailey-Breck-Rugg Farm / Clearview Farm	106-11	ca. 1800	Eligible
308			Breck-Rugg Barn		ca. 1870, 1896	
309			cider house		1993	
310			Aerospray airplane hangar		ca. 1940s	
923			agricultural Landscape - orchards		20th c.	
50	96	Kendall Hill Rd	Sawyer-Butterick Farmstead	129-02	mid 19th c.	Eligible
307			Butterick barn	129-31	1883	
922			agricultural landscape - orchards	129-30, 129-31	20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
41	22	Legate Hill Rd.	Clark, Samuel House	24-17	mid to late 1700s	
318			barn		ca. 1830s/1880s	
319			dairy barn - attached		1930s	
173	226	Leominster Rd.	Keyes-Burpee House	29-01	1819	Eligible
317			barn - attached		19th c.	
29	32	Maple St.	Smith-Hosmer-Robinson House	92-16	ca. 1840	Listed
311			wagon shed - attached		mid 19th c.	
312			Mellen-Holcombe House/Smith-Hosmer Barn		ca. 1744/ca. 1840s	Listed
313			milk house		2nd qtr. 20th c.	
134	12	Meetinghouse Hill Rd.	Merrick Roper House	93-66	ca. 1850	Listed
321			Roper Barn	93-67	ca. 1850s	
322			equipment shed - attached		ca. 1935	
323			cow shed		ca. 1930	
324			Wilder, Fred heifer barn		1930s	
926			Silo		1915-1920	
298	63	Newell Hill Rd.	Porter, Capt. John Farm	127-12	ca. 1830s	
299			Kingsbury Icehouse		ca. 1900	
300			shed		mid 20th c.	
122	54	Osgood Road	Burpee-Osgood House	75-39	ca. 1750/ca. 1835	Eligible
343			Rugg, Louis Barn		mid 1930s	
344			milk room		mid-1930s	
345			garage		ca. 1930s	
346			hen house		ca. 1930s	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
121	98 & 99	Osgood Rd.	"Hilldale" / Jonathan Buttrick/Benjamin Houghton Ho.	63-32	1791	Eligible
347			shed/garage		ca. 1920	
348			barn - opposite side of street (99 Osgood)	63-20	ca. 1790s-1810	
63	146	Princeton Rd.	Whitcomb, Col. Asa House	95-06	mid 18th c.	
326			Eckert barn		ca. 1940	
327			milk room		ca. 1940s	
328			loafing barn		1967	
164	169	Princeton Rd.	Buss - Harris House	96-23	ca. 1790s	
329			barn		20th c.	
330			barn / shed		20th c.	
205	80	Redstone Hill Rd.	Barnard-Springer-Rugg Farm	90-01	ca. 1780s	
315			barn - old beer factory		early 20th c./ca. 1940	
924			Agricultural landscape - hay fields - small orchard		19th-20th c.	
132	7 & 15	Rowley Hill Rd.	Pratt-Burpee Farmstead	84-20	early 19th c.	
320			barn (15 Rowley Hill Rd.)	84-19	early19th/early20th c	
206	48	Rugg Rd.	Sawyer-Rugg Farm / Sholan Lodge		1868	
314			Rugg Barn		ca. 1900	
110	1	South Nelson Road	Roper-Nelson Farmstead	42-05	ca. 1780-90s	
349			shed / hen house			
350			horse barn (modern)	42-06		
127	36	Tuttle Rd.	Burpee, Moses House	64-05	ca. 1775/1907	Eligible
305			Coyne Dance Hall		ca. 1907	
306			shed		ca. 1940s	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
93	7	Wilder Lane	Wilder Homestead	76-13	ca. 1784	Eligible
338			garage / barn		early 20th c.	
339			wagon house	76-02	mid 19th c.	
158	14	Wilder Rd.	Buck, Silas House	96-11	early 19th c.	
331			barn		early 19th c./ca.1935	
332			milkroom		early 20th c.	
333			horse shed		late 20th c.	
334			garage		ca. 1930	
91	38	Wilder Rd.	Wilder, Jonathan House	81-12	ca. 1740-early 19thc.	Eligible
335			barn		early 20th c.	
336			milkroom		early 20th c.	
337			garage		mid 19th c.	
169	35	Wiles Rd.	Johnson-Burpee-Wiles House	87-02	late 18th /mid 19th c.	
925			silo		ca. 1930s	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		

AREAS

W			BIGELOW-STUART FARMSTEAD			Eligible
451	23	South Nelson Road	Stuart, Solomon, Jr. House	55-14	ca. 1813	
109			Bigelow-Stuart House / Stuart Needle Shop	55-06	mid 18th c.	
454			milk room		1940s	
453			St. Martin cow shed		1940s	
452			Stuart barn		mid 19th c.	
950			Nelson silo		early 20th c.	
951			silo		1940s	
952			gasoline pump		1930s-40s	
953			agricultural landscape	55-06, 55-14	18th - 20th c.	
M			BROWN FARM			
215	7	Princeton Rd	Brown, Theodore House	93-48	ca. 1848	Listed
400			Stevens barn		ca. 1908	
401			cow shed		1920s-1930s	
402			garage		ca. 1930s	
403			equipment shed		ca. 1940	
404			hen house		1930s-1940s	
937			agricultural landscape		19th -20th c.	
64	25	Princeton Rd	Brown, Gilson House	105-69	1818-1819	Listed
405			barn		early & late 19th c.	
938			chairmaker's vise		19th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S # Map # only	YEAR	NR ELIG
J			BUTTERICK-NOURSE FARM			Eligible
49	26	Rugg Road	Butterick-Nourse Homestead	90-15	late 18th c.	
386			attached wagon shed		mid 19th c.	
387			Butterick, James barn	90-11	1879	
388			milkroom		ca. 1950s	
389			loafing barn		ca. 1940s	
934			interior silo		ca. 1920s	
390			slaughterhouse		1887-1892	
391			garage		ca. 1940s	
935			agricultural landscape		19th c. - late 20th c.	
AA			CAREY-WILDER FARMSTEAD / DUN ROVIN FARM			
124	6	Heywood Rd.	Carey-Wilder Farmstead	54-25	ca. 1796	
474			Wilder, A.W. Barn	43-17	1884	
473			Wilder, A. W. Barn / Slaughterhouse		ca. 1870s	
475			farmstand		ca. 2000	
972			Blake Silo		ca. 1915	
476			ice house		ca. 1920	
477			outbuilding		mid-1960s	
478			outbuilding		mid-1960s	
E			CHACE-CHANDLER FARM / MEADOWBROOK FARM			Eligible
46	191	Chace Hill Rd	Churchill, Samuel House - Cape	131-09	late 18th c.	
356			Granary	131-07	early 20th c.	
357			5-Bay Shed	110-16	ca. 1940s	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
358			Bunk House		ca. 1936	
359			Small house		1980s	
360	204	Chace Hill Rd	The Garden House	110-02	ca. 1920s	
45	206	Chace Hill Rd	Wilder, Col. Jonas - John Chandler House	110-03	ca. 1795	
361	209	Chace Hill Rd	Meadowbrook Orchards Farm Store	110-16	1995	
362			Storage Barn		1943	
363			Metal Barn		1955	
364			Box Shed / now equipment shed		1950s	
365			Packing house and cold storage		1968-69	
928			Agricultural Landscape - Orchards	Maps 110 & 131	from 1913	
K			CLINTON ROAD FARMS AREA			
392	100	Clinton Rd	Breck, Eliab Farm		ca. 1800	
393			Breck-Senter Poultry Barn		ca. 1940s	
184	116	Clinton Rd	Arnold, Rufus House		mid 19th c.	
394			Dana Barn		ca. 1900	
395	122	Clinton Rd	Houghton, M. House		ca. 1830s.1870s	
396	125	Clinton Rd	house		ca. 1900	
397			barn		ca. 1900	
398			horse barn		1980s	
936			agricultural landscape		early-mid 20th c.	
Z			CRYSTAL BROOK FARM / JEWETT-TUTTLE FARM			
						Eligible
161	192	Tuttle Rd.	Jewett, David House	43-15	1737-1740	
464			Tuttle, Augustus Barn		1880	
465			wagonhouse (attached)		19th c.	
466			milk room		ca. 1950	
965			cattle ramp		late 19th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S # Map # only	YEAR	NR ELIG
467			equipment shed		1987	
469			henhouse		ca. 1930	
470			goat shed		ca. 1930	
471			equipment shed		ca. 1940	
472			goat barn		1998	
967			root cellar		ca. 1900	
964			silo / shed		ca. 1990	
966			silo		1990s	
968			Tuttle Pond		19th c.	
969			dam		19th c.	
468			garage	43-14	ca. 1925	
970			agricultural landscape	43-14, 43-15	19th -20th c.	
971			orchard pasture	43-15	19th-20th c.	
I			DAVIS FARMS			Eligible
48	140	Redstone Hill Rd	Davis, Jonathan House	90-07	1906	
26	150	Redstone Hill Rd	Hildreth-Newhall-Davis House	89-01	ca. 1790	
170			attached wagon shed		mid -late 19th c.	
382			Hildreth-Peters Barn		early-mid 1800s	
383			Davis Pole Barn		mid 20th c.	
384			Davis Shed	90-12	1958	
932			Davis Silo - metal		late 20th c.	
385			Davis Farmland building		1996	
933	140,145, 150	Redstone Hill Rd.	Agricultural Landscape	89-01, 90-07, 90-12	19th-20th c.	
H			GOSS-BUTTERICK FARMS			
377	170	Redstone Hill Rd	Windit-Russell House	89-04	1891	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
378			Morse Butterick Barn		1890	
379			attached wagon shed		ca. 1890s	
931			agricultural landscape	89-03, 05	late 19th -20th c.	
380	176	Redstone Hill Rd	Houghton-Goss-Russell House	89-06	ca. 1800	
381			attached wagon shed		mid to late 1800s	
G			GOSS-HAWKINS-BRODERICK FARM			
371	24	Hawkins Lane	Goss-Hawkins-Broderick House	109-01	late 18th-late 19th c.	
372			Hawkins-Broderick Barn		1910	
373			Broderick Piggery		ca. 1915	
374			equipment shed	109-02	ca. 1940	
375			garage	109-01	ca. 1940s	
376			apple storage and packing warehouse		1958	
930			agricultural landscape	109-01, 109-03	20th c.	
AE			GOULD-BLANCHARD FARMSTEAD			
510	175	Justice Hill Rd.	Gould-Blanchard House	13-01	1898-1899	
509			barn/carriagehouse - attached		ca. 1900	
508			barn	18-17	early 20th c.	
507			barn/storage building		1950	
506			apple storage		early 20th c.	
511			metal apple storage barn		late 20th c.	
982			agricultural landscape - orchard	18-16, 18-17	late 19th-20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S # Map # only	YEAR	NR ELIG
Q			HAPPY HOLLOW FARM			
942			agricultural landscape		19th-20th c.	
423	10	Merrill Road	Merrill Farmhouse	143-01	ca. 1920	
424			Merrill Haybarn	159-14	early 20th c.	
421			equipment shed		mid 20th c.	
943			cookers		later 20th c.	
425			maintenance / equipment building		later 20th c.	
426			sawmill shed		1920s	
944			sawmill		ca. 1900	
427			storage shed		mid 20th c.	
428			maternity barn		ca. 1940s	
429			maternity barn		ca. 1940s	
168	51	Redemption Rock Tr	Houghton, Frank and Ralph C. House	144-19	ca. 1895	
420			equipment shed		mid 20th c.	
422			farm stand		ca. 1930s	
P			HEMAN KENDALL FARM			
413	132	Redemption Rock Tr.	Kendall, Heman II House	123-03	ca. 1829	Eligible
414			garage		ca. 1930	
415			equipment shed		1940s-1950s	
416			Kendall barn - opposite side of road	123-01	early 19th c.	
417			cow barn - opposite side of road		ca. 1930	
418			milk room - opposite side of road		ca. 1930	
940			silo - opposite side of road		ca. 1960	
419			haybarn - opposite side of road		ca. 1960s	
941			agricultural landscape		19th -20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
			HY CREST FARM / SYLVESTER ROPER HOMESTEAD	Map # only	ca. 1804-mid 20th c.	Eligible
AF						
512	5 Roper Lane	Roper, Sylvester House		14-30	ca. 1804	
513		carriage house - attached			late 19th c.	
516		Roper Cow barn			ca. 1885	
517		small cow barn			late 19th c.	
515		ice cream plant / lodge			ca. 1945	
518		Sawyer Dairy Barn			1940s	
522		Sawyer Cow barn			ca. 1940s	
523		cattle and show barn			mid 20th c.	
524		equipment shed			mid 20th c.	
521		shed			early 20th c.	
520		farm cottage			ca. 1948	
519		fire engine garage			ca. 1949	
525		garage			ca. 1940s	
514		equipment shed			ca. 1948	
985		water tank			late 1920s	
984		windmill			ca. 1925	
987		water system			ca. 1949	
983		gas pump			mid 1940s	
986		silo			mid 20th c.	
990		agricultural landscape		Maps 4, 5, 13, 14	19th-20th c.	
989		Hy Crest Pond		os 5, 12, 13, 18, 19	1949	
988		Hy Crest Dam		Map 118	1949	
			JEREMIAH BURPEE FARMSTEAD			Eligible
X						
128	29 Tuttle Rd.	Burpee, Jeremiah House		73-31	1732-1745	
454		barn			ca. 1800	
455		equipment shed			ca. 1920s	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
954			water tank / pumphouse		ca. 1920s	
956			spring wellhouse		early 20th c.	
957			well / pumphouse		ca. 1950	
958			water tank		ca. 1950	
955			leach stone		18th c.	
959			farm pond		ca. 1950	
960			agricultural landscape	73-31, Map 64	18th-20th c.	
F						
			KENDALL FARMS AREA			Eligible
366	31	Kendall Hill Rd	Kendall, Ethan Jr. House	106-27	ca. 1786	
367			Kendall, Ethan Jr. Barn		c.	
192	44	Kendall Hill Rd	Kendall Cooper Shop	106-24	late 18th c.	
193	46	Kendall Hill Rd	Kendall, Charles House	113-01	ca. 1870s	
368			Kendall, Frederick W. Barn		late 19th c.	
194	51	Kendall Hill Rd	Kendall, Oliver House	113-51	ca. 1870s	
195	53	Kendall Hill Rd	Kendall, Josiah Potash Shop and Cider Mill	113-50	late 18th c.	
196	55	Kendall Hill Rd	Kendall, James Francis House	113-49	ca. 1873	
51	60	Kendall Hill Rd	Kendall, Josiah Jr. House / Sterling Orchards	112-02	ca. 1770s	
369			Smiley, Ray Barn		ca. 1938	
370			Smiley, Ray Farmstand		1958	
929			agricultural landscape - orchards	113-04, 112-02	1920s-present day	
AC						
			LEWIS HOMESTEAD			Eligible
489	71	North Row Rd.	Lewis House	23-03	1790s	
490			barn		early or mid 20th c.	
491			equipment shed		mid-20th c.	
978			barn ruins		early 20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
492			saw mill	23-02	mid 20th c.	
979			agricultural landscape	23-02, 23-03	19th - 20th c.	
				Map # only		
Y						
			MAPLE BROOK FARM / URIEL TUTTLE FARM			Eligible
456	155 Tuttle Road		Tuttle, Uriel H. House	44-03	1842-43	
459			barn		ca. 1800	
460			barn		early 19th c.	
461			milk room		early 20th c.	
961			corn crib		ca. 1940s	
962			silo		mid 20th c.	
458			equipment shed		ca. 1950	
457			garage		ca. 1940	
462			shed/farmstand		mid-late 20th c.	
463			farmstand		mid-late 20th c.	
963			agricultural landscape	44-02, 03, 04	ca. 1790-mid 20th c.	
V						
			OLD NELSON PLACE			
113	53 South Nelson Rd.		Old Nelson House	56-01	1763/ca. 1880s	
447			barn / shed - attached		late 18th c.	
448			Nelson Barn		late 18th c.	
449			Henhouse / shed		1930s-1940s	
450			peacock house		late 20th c.	
949			outbuilding ruins		early 20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG	
				Map # only			
AB			PALMER-LEWIS & MARTIN-LAMARCHE FARMSTEADS				
479	35	North Row Road	Lewis, George S. House	30-10	1875-1880		
480			garage		ca. 1930		
481			Palmer/May Barn	30-08	2nd qtr 19th c.		
482			milk room - attached		late 1940s		
483			cow shed - attached				
973			sawmill site		19th c.		
976	43	North Row Road	Tuttle, J. B House Site	23-06	late 19th c.		
484			Martin/Lamarche dairy barn	30-09	ca. 1920		
484			milk room -a ttached		early 20th c.		
486			hay barn		ca. 1920s		
487			hay barn		1990s		
488			garage		ca. 1920s		
975			root cellar		ca. 1940s		
485			milk room		1930s		
974			silo		late 20th c.		
977			agricultural landscape	23-06, 30-08, 09	late 19th -20th c.		
N			33-46 PRINCETON ROAD			1840s-1870s	Eligible
55	33	Princeton Rd	Allendale Academy	105-65	ca. 1848		
406			Allen / Howe barn - attached		ca. 1848		
407			Flanagan garage		ca. 1930		
408			horse shed		late 20th c.		
66	39	Princeton Rd	Boyles, Charles House	105-64	ca. 1870		
58	46	Princeton Rd	Holbrook, Cyrus House	105-58	ca. 1842		
409			barn - attached		ca. 1842		

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
S			REDDING-CHANDLER FARM / STILLWATER FARM			Eligible
174	228	Redemption Rock Tr	Redding, Zebedee House	107-12	1790s	
433			Chandler, C. H. barn		ca. 1890	
434			icehouse		ca. 1900	
435			hen house		early 20th c.	
436			milk shed		ca. 1940s	
946			interior silo		ca. 1890s	
947			agricultural landscape	107-07	19th - 20th c.	
T			RICHARDSON TAVERN AREA			Eligible
89	321	Princeton Rd	Richardson Tavern	98-10	mid & late 18th c.	
440			barn		19th c.	
441			granary		19th c.	
90	315	Princeton Rd	Richardson / Reed House	98-17	ca. 1810 / 1870s	
437			farmstand	98-02	ca. 1940	
438			greenhouse complex	98-16, 98-17	late 20th c.	
439			farmstand / market	98-16	late 20th c.	
R			SAGATOBSCOT / OLD HOLMAN PLACE			
80	21	Johnson Road	Holman, Rufus House		ca. 1802	
430			French horse barn / kennel		late 20th c.	
431	19	Johnson Road	French house		1949-50	
432			Bruce-Peters barn		mid 19th c.	
945			agricultural landscape		19th-20th c.	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR	NR ELIG
				Map # only		
AG			STUART-NELSON FARM			
526	34	Lucas Rd.	Stuart, Ralph R. House	Map 4 - Parcel 6	early 19th c.	
528			Barn	Map 4 - Parcel 5	early-mid 20th c.	
530			hayshed		mid 20th c.	
529			henhouse		early or mid 20th c.	
527			pole barn		late 20th c.	
991			silo		late 20th c.	
992			agricultural landscape	4-05, 4-06	19th-20th c.	
AH			STUART-WILLIAMS FARM			
531	105	Justice Hill Rd. Cut-Off	Stuart-Williams House	15-07	ca. 1920	
532			Stuart-Williams barn		ca. 1880	
533			cow and livestock shed - attached		early 20th c.	
534			tractor shed		ca. 1930s	
535			henhouse		ca. 1930s	
536			workshop		early 20th c.	
537			equipment shed		mid 20th c.	
538	110	Justice Hill Rd. Cut-Off	Williams Bungalow	15-03	ca. 1920	
539			shed		early 20th c.	
993			sawmill site		early 19th c.	
994			Stuart and Washington Ponds		early-mid 19th c.	
995			agricultural landscape	5-01, 02, 03, 04, 07	19th-20th c.	
U			TAFT-LISTOWICH FARM			
165	70	Taft Road	Davis, John H. House or Frederick Riley House	74-05	ca. 1870 or 1898	Eligible
442			Davis, John H. Barn		ca. 1870	
443			Wyndham Dairy Barn and Milk Room		ca. 1950s	

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S #	YEAR NR ELIG
				Map # only	
444			Sawyer Barn - Allen Poultry Barn		ca. 1830s / ca. 1850s
445			Taft Equipment Shed / Garage		ca. 1940s
446			Taft, William Farmstand		ca. 1930s
948			agricultural landscape - orchards		20th c.
O			TAYLOR - BOUTELLE - KRISTOFF FARM		
410	70	Greenland Road	Taylor-Boutelle House	125-04	mid 19th c.
411			Kristoff Barn		late 1930s
412			storage building		mid 20th c.
939			agricultural landscape		mid 20th c.
AD			205-230 UPPER NORTH ROW AREA		
493	205	Upper North Row Rd.	Heywood, N. House		ca. 1830s
495	213	Upper North Row Rd.	Robindale Farm/ Heywood, Rial & Moses Ho		ca. 1828/ca. 1850
494			barn		ca. 1900
496	218	Upper North Row Rd.	Heywood Blacksmith Shop		ca. 1835-1850
498	221	Upper North Row Rd.	Heywood, J.L. House		ca. 1830s
499			livestock barn		ca. 1940s
497			henhouse		ca. 1940s
500	230	Upper North Row Rd.	Whitcomb - Whitney House		ca. 1800
502			Murray dairy barn		ca. 1915
501			Murray loafing barn		late 20th c.
503			milk room		early 20th c.
980			silo		mid 20th c.
505			saw mill		mid 20th c.
504			wagon house /equipment shed		ca. 1915
981			agricultural landscape		19th-20th c.

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INV #	ST. #	STREET NAME	HISTORIC NAME	ASSESSOR'S # Map # only	YEAR NR ELIG
L					
188	64	Flanagan Hill Rd	Flanagan-Heinrich House	47-14	1948
189	70	Flanagan Hill Rd	Wright - Flanagan Farm House	47-15	late 18th c.
399			Flanagan, Thomas Barn		late 19th c.
996			Wright Barn foundation		mid 19th c.
997			agricultural landscape - pasture and orchards	47-01, 47-15	19thand 20th c.

STERLING FARMSTEAD SURVEY: NATIONAL REGISTER CONTEXTS

Provided they retain sufficient integrity to convey their historical and/or architectural significance, some farmsteads in Sterling will be eligible for the National Register for their association with the development of the town's rural historic landscape. The following summaries discuss the context in which that landscape evolved during the course of the town's history.

18th-century settlement farms

Prior to the town's incorporation in 1781, most of today's Sterling was part of a 4 by 10-mile-wide tract of land known as the "Additional Grant," which had been purchased by a group of Lancaster citizens in 1701. This outlying territory of Lancaster later was to become most of the towns of Sterling and Leominster. In 1742-43 the southern part of the grant, referred to as Chocksett, was designated for religious and governmental purposes as a second precinct, called locally the West, or Chocksett Precinct. In 1767 a section of Shrewsbury, the "Shrewsbury Leg," was added to Lancaster, and part of this area later became the southwest part of Sterling.

By the middle of the eighteenth century, portions of the Additional Grant had been settled by Lancaster families, a large area in the north and northwest part of the precinct in the vicinity of Rowley Hill and the east side of Justice Hill by people from Essex County, and isolated farms by owners who relocated here from other eastern Massachusetts communities.

Most of the farms established at that time, as well as in the years after the Revolution, were large--well over a hundred acres--with an abundance of land which could be divided out for an owner's children or sold to willing buyers. Many of these early homesteads were worked as farms which provided largely for the resident family; some may have produced a small surplus, and a few may have been farmed by tenants.

The earliest of the farmhouses, of which several are reported to have been built in the 1730s and 1740s, were relatively small buildings which were later enlarged. Extant examples include two-story half-houses (21 Johnson Road and probably 38 Wilder Road, both later raised and lengthened) and one room-deep center-chimney houses, some with rear leantos. Although its chimney is gone, the little **Bigelow-Stuart House** opposite 23 South Nelson Road, Sterling's most picturesque "saltbox," is of this type. Two larger houses from the same period on Tuttle Road, the **Jeremiah Burpee House** at 29 Tuttle and the **David Jewett House** at 192 Tuttle Road, may have begun as center-chimney, single-pile (one room deep) dwellings (the Burpee House retains its center chimney), or else were double-pile (2 1/2-stories, two rooms deep) from the start. Both also have rear leantos; the leanto at the Burpee House extends beyond the main block into a jet-by, or "Beverly jog." The tiniest surviving eighteenth-century house may be the three-bay, one-story **Caleb Whitney House** that now forms the leanto behind the ell of the later house at 109 Beaman Road.

A few barns in the west half of town and one in the eastern part may survive from the eighteenth century, including some that are embedded inside larger barns of a later appearance. All of these are side-gabled English barns with two- and three-bay asymmetrical plans, and range from 20 by 22 feet to 30 by 50 feet in overall size. They have hewn post-and-beam frames that include flared (gunstock) posts, and heavy rafters connected at a four- or five-sided hewn ridge beam. Some of the earlier roof systems have multiple rows of purlins supporting vertically-laid roof boards. Typically, these early barns were built without cellars, although a few may have been moved or raised over a later cellar. While the construction dates of early barns are less well documented than the houses, structural evidence suggests that barns at 29 and 155 Tuttle Road, and opposite 132 Redemption Rock Trail and 98 Osgood Road may predate 1800. The only known eighteenth-century farmstead in the eastern part of Sterling is the **Ethan Kendall Jr. Farm** at 31 Kendall Hill Road. Although the property has been altered substantially, the 25 by 30-foot eighteenth century barn remains.

Farms of the early national period

Around 1800, the pace of building in Sterling quickened, with new farmhouses and barns tending to be larger than their predecessors. Between the late 1780s and 1820 several double-pile center-chimney houses and a few single-pile rear-chimney houses were built. Examples of the former exist at 228 Redemption Rock Trail (1790s), 5 Roper Road (ca. 1804), 7 Wilder Lane (ca. 1784, with a replacement chimney) and at 77 Heywood Road (ca. 1786, which has a three-bay facade). Double-pile houses with twin ridge chimneys still stand at 98 Osgood Road (1791), and at 25 Princeton Road (1818-19). Five-bay, single-pile rear-chimney houses (several chimneys have been removed) include the **Ephraim Keyes House** at 226 Leominster Road (1819) and the late eighteenth-century **Lewis Homestead** at 71 North Row Road, which was elongated to become a two-family double house at an early date. A late example of the type, reputed to have been built in the early 1840s, is the **Uriel Tuttle House** at 155 Tuttle Road.

During this period, rear- and side ells were becoming a common part of the floor plan as interior spaces became more specialized, and utility spaces such as woodsheds and workshops were appended to the main farmhouse. Some of those appendages housed the shops of Sterling's many early-nineteenth-century chairmakers--an industry of which Sterling had the largest number of practitioners (most of them farmers) in Worcester County during the 1820s. By that time, several local sawmills not only provided lumber for building, but also turned out chair parts for the chairmakers. Some of the sawmills were near, or associated with, water-powered turning mills (lathes), which produced legs, spindles, and other parts for the chairs. One lathe (no longer extant) was run by Andrew Putnam, Jr. opposite the house built by his father at 77 Heywood Road. Two early sawmill sites are located on farms surveyed during this project--the **Palmer Sawmill** on Wekepeke Brook at the south end of the **Palmer-Lewis Farm** at 35 North Row, and **Stuart's Sawmill** off Justice Hill Road Cut-Off at the south end of Stuart('s) Pond in the northwest part of town.

Farming in the early nineteenth century outside the town center still took place on relatively large farms, and most farmers raised a variety of livestock for their own use, including a few cows and a pig or two. Through the 1830s many farmers also kept a few sheep. The rich meadow hay which had formerly been abundant along Sterling's rivers and streams was diminishing, and more farmers were planting grasses to be mown. The construction of English barns continued during this period, and a few of the older examples, including the barns opposite 98 Osgood Road and 132 Redemption Rock Trail were enlarged by additional bays at one or both ends. By the 1830s most barn posts were no longer flared, and multiple-purlin roofs had largely disappeared. The second English barn at 155 Tuttle Road, later joined by a corner passageway to its earlier companion, was probably built during this period. Four others on properties not yet found eligible for the National Register are located at 31 Flanagan Hill Road, 53 South Nelson Road, 7 Rowley Hill Road, and 14 Wilder Road.

Farming for broader markets: middle third, 19th century

With both improved road conditions and the appearance in the 1820s and early 1830s of a handful of regional "marketmen" who carried local farm products to Boston once a week in market wagons, Sterling's farms gradually became more market oriented. Butter-making became profitable, and soon farm families, even on the smaller farms which had been divided out of some of the larger acreages, were putting up hundreds of pounds yearly in boxes of twenty or thirty pounds each. With the introduction of a local cheese-making cooperative located at the town center by 1845, many farmers also turned to producing cheese. Both activities led to a town-wide concentration on dairy farming by 1850. Other farm products, as well, including beef, veal, pork, some vegetables, and apples were shipped to Boston, Worcester and beyond both by wagon and, beginning in 1845, by rail. Improved tools, the growing popularity of agricultural journals and their influence on farming methods, the rise of regional agricultural exhibitions and competitions, and the founding of the Sterling Farmers Club in 1857 all helped increase both the productivity and the profitability of Sterling's farms during this period.

After peaking at a high of 34 chair- and cabinetmakers in 1845, the number of chair shops in Sterling decreased to only four in 1865. Due partly to the lack of substantial water power within the town, industry in Sterling in general declined with the rise of the industrial revolution. In contrast to other towns in the region such as Leominster and Gardner, Sterling's economy remained agriculturally-based through the rest of the nineteenth century. With the exception of localized growth at "Pottery Village" in West Sterling and at Pratt's Junction, unlike some of its neighbors the town never developed highly-populated mill villages or dense residential areas, making possible the continuance of farms even in the heart of the town center.

The appearance of Sterling's nineteenth-century farmsteads was also influenced by the progressive movements of the times. At least two farmsteads based on designs by Andrew Jackson Downing, Alexander Jackson Davis, or one of their contemporaries were built on town center farms in the 1840s. These are nearly identical late-1840s Gothic Revival cottages with decorative verge-board and a centered, steeply-pitched wall dormer on the facade at 7 and 33 Princeton Road. Many mid-century farmhouses were built with side-passage plans with the entry in the gable end of the building, rather than the long side. At 109 Beaman Road, for instance, the old Whitney House was absorbed into the ell of a large Greek Revival house with a three-bay, enclosed-gable facade. Similarly proportioned Greek Revival farmhouses, both with characteristic floor-to-ceiling first-story windows, and one with a Doric-columned porch, are located at 46 Princeton Road (ca. 1842) and 12 Meetinghouse Road (ca. 1851.)

By the middle of the century most of the newer barns being constructed (many of them being built to replace older, smaller barns) were the more efficient gable-front New England barns, which were easier to expand, and more often than not, now included a cellar. The earliest of the three-aisle New England barns, however, such as the well-preserved **Palmer-May Barn** opposite 35 North Row Road, still followed the English-barn asymmetrical floor plan, with an off-center drive aisle flanked by a broad haymow on one side, and a narrower cow tie-up bay, usually with a floored loft above it, on the other. Another early New England barn (predating 1850; later refitted) is located at 150 Redstone Hill Road on the **Hildreth Farm**, now part of the Davis Farm. Some true "connected farmsteads" developed in this era--perhaps the result of building or moving a barn into place at the end of an existing farmhouse ell, or of building a connecting line of sheds between an existing house and barn. The attached New England barns at 25 and 33 Princeton Road may have been the result of this kind of process.

Post-Civil War: the rise of milk production and orchards

In 1865, the value of Sterling's agricultural products was almost twice that of its manufactures. While butter production continued here longer than in many communities, with the transportation opportunities provided by the railroads (which numbered three through the town by 1866), in the third quarter of the eighteenth century dairy farmers turned increasingly to the sale of milk. Some was wholesaled to larger dairies in the region such as Deerfoot Farm in Southborough. Regular daily shipments of milk to Boston began about 1886, at which time there was a receiving station at Pratts Junction, followed soon afterward by another at Sterling Junction in the south part of town. The size of dairy herds increased dramatically in the latter part of the nineteenth century, with some farmers milking up to 60 head. This shift in dairy farming is illustrated in Samuel Osgood's Farmer's Club Address of 1886, in which he characterized the period from 1820 to 1850 as the Butter Making Age and that from 1850 forward as the Milk Selling Age.

The increase in size of both the herds and the animals themselves led to significant changes in the farms and farmsteads. More hay was grown, as well as more Indian corn to provide winter feed that toward the end of the century was stored in silos--first located in the cellar or main floor of the barn,

and later built as an exterior structure abutting the barn. With ready access to grain from the midwest, however, local grain production, even for home consumption, declined and disappeared on most farms. Some of the more prosperous farmers bought up small, less productive farms and consolidated them into one large farm. As the dairy herds increased in size and crop production rose, more wages were paid to farm laborers, and the operation of some farms was now shared by siblings or inlaws who divided both the management and the financial responsibilities.

The 1870s through 1890s saw the building of many large New England barns, some over 100 feet long, by known local and regional builders such as Taylor Ross and the team of Newhall & Winn. The dairy- and hay barn at 70 Taft Road, which probably dates to the 1870s, measures 150 feet. Ebenezer Butterick's new barn of 1883 at 96 Kendall Hill Road, 120 feet long and 44 feet wide, is reported to have been built as a hay barn.

As early as 1879, some barns were being designed by civil engineers. One example is the New England barn at 7 Pine Street (NR), which was designed that year by O. W. Rugg for Dr. William Peck, and built by Taylor Ross. In 1880 Taylor Ross also built the spruce-framed three-level barn for Augustus Tuttle at 192 Tuttle Road. These handsome buildings now had larger, multi-level hay lofts and full cellar stories where pigs worked over the manure that was shoveled through gutters in the barn floor. Other outstanding, well-preserved examples are the **Stuart Barn** at 23 South Nelson Road, the **Bruce-Peters Barn** at 19 Johnson Road, and the **Roper Cow Barn** of about 1885 at 5 Roper Road. By the 1880s, some of the more prosperous dairy farmers were being taxed for a new building category, a "barn-and-shed" combination in which either a leanto or a cross-gabled cow shed abutting the main barn provided additional shelter for the large herds. Many of these, including the leanto at the **Heman Kendall Barn** opposite 132 Redemption Rock Trail and the cross-gabled addition to the **Stuart Barn** at 23 South Nelson Road, were later removed or replaced. Full-length barn leanos remain at 33 Princeton Road, and at the great two-aisle **Chandler Barn** of ca. 1890 at Stillwater Farm, 228 Redemption Rock Trail. A few other types of outbuildings also survive from this period, including at least one 1890s slaughterhouse on the **Butterick-Nourse Farm** at 26 Rugg Road, and a few wagon- and carriagehouses (at 192 Tuttle Road and 109 Beaman Road.)

While broader agricultural markets, better transportation, and progress in farming methods led to a rapid increase in milk production after the Civil War, they also contributed to a growth in the size and productivity of apple orchards toward the end of the century. While many nineteenth-century farms included small orchards, at the end of the century large apple orchards were developed by Ezra Kendall Heywood, Augustus Tuttle, Fredd Trask, and others, with some dairy farmers taking on a dual role as producers and marketers of both milk and apples. In the 1890s the first McIntosh orchard was planted, and the McIntosh has been one of the main varieties grown in Sterling ever since.

Early modern- and modern farms

Milk production reached an early-twentieth-century peak in 1911 and 1912, when Sterling produced 15,000 quarts of milk daily. Between 1919 and 1928 the main market for milk shifted from Boston to nearby Worcester, with trucks being used for transport by 1920. During the early modern era, several Sterling farmers had their own bottling plants, from which they delivered milk by truck to households throughout the region. By 1930, the town had 126 dairy farms producing milk worth \$200,000, with a distribution area ranging as far away as Brockton and Norwood.

Government regulations changed the look of Sterling's dairy farmsteads in the early twentieth century, as such features as concrete floors and milk rooms separated from the cow stable were required in all dairies. New barn designs, many of them promoted by Department of Agriculture programs, and some by producers of barn plans such as the Loudon Machinery Company, also changed the face of the local landscape. Sterling has several examples of Depression-era gambrel-roofed barns, for instance, in a wide range of sizes, many of which are now in deteriorated condition. The largest and best-preserved of the type is the **Louis Rugg Barn** on the old Osgood Farm at 54 Osgood Road. Fred Wilder's heifer barn at 12 Meetinghouse Road is another good example. In the middle of the twentieth century, loafing barns--"pole barns" with open sides for cows to wander in and out of at will--were appearing on some farms, such as the **Davis Farm** in the east part of town. Advances in hay- and manure-handling systems led to such features as hay hoods and manure collection areas, and changes in feed and bedding practices were associated with new types of storage incorporating a variety of interior and exterior bins and hoppers. Wooden stanchions gradually gave way to metal stanchions, ventilation systems were improved, and iron piping was used throughout the cow barns both to convey water and form the rails of stalls and pens.

By 1920, agricultural water systems, most built for the purpose of bringing water to the barns and farmhouses, but some also installed for irrigation or fire fighting, led to the damming of farm ponds and the construction of pumphouses, raised water tanks, and windmills. Ponds and water system structures--most in deteriorated condition--remain at 29 Tuttle Road, where Albert and Mabel Schenk developed extensive orchards on the old Jeremiah Burpee Farm in the early twentieth century, and on the old Roper Farm at 5 Roper Road, renamed **Hy Crest Farm** by its mid-twentieth-century owner, Lester Sawyer.

While interior silos were still being installed in the 1920s, wood-stave exterior silos were built on Sterling's dairy farms from at least the 1920s through 1940s. Examples remain in the east part of town at 26 Rugg Road and 117 Chace Hill Road, and in the west at "**Dun Rovin**" farm at 6 Heywood Road and at 23 South Nelson Road, where two survive. Over the course of the middle of the twentieth century most of the wood silos deteriorated, however, and new ones were built in more durable materials. Hallmarks of Sterling's rural landscape now include examples of blue Harvestore silos, concrete-stave silos with gleaming aluminum roofs, and small corrugated metal silos mounted on steel frames. One-story equipment sheds, which were used for both the storage and repair of farm vehicles, were increasingly built of concrete block, gradually replacing the wood-frame farm wagon shed.

Concrete block was also increasingly used for milk rooms, such as those appended in the 1930s through 1950s to the nineteenth-century barns at 26 Rugg Road, 35 North Row, and 192 Tuttle Road. The 1879 Butterick Barn at 26 Rugg Road also displays other retrofitted features of mid-twentieth-century technology, including a "milking parlor" and an attached loafing barn.

After World War II, dairying in Sterling got a boost from the leasing program initiated by Lester Sawyer at his huge Hy Crest farm on Roper Road at Justice Hill. Home to the largest herd of Brown Swiss cattle in Worcester County, at least, numbering 310 in 1951, Hy Crest Farm's cows were leased out to several local farmers, who milked and cared for them on their own properties. A few of the larger farms built their own ice cream plants--at least one of which, on the Hy Crest property, is still in place today. Cattle breeding also took place at Hy Crest and at a few other farms, and still continues in Sterling on a small scale today.

Until the 1960s the numbers of cows (pure bred and grade), bulls, pigs, sheep and goats as tracked in the Town Reports show a steady increase or stability in the numbers of livestock from the 1920s to the late 1950s. With the establishment in the late 1940s of the large Kristoff hog-raising operation

on "**Happy Hollow Farm**" at Merrill Road and Redemption Rock Trail, which by 1960 had become the largest hog farm in New England, the number of pigs ("swine") recorded in Sterling increased substantially. This count went from 459 in 1932 to 3,377 in 1953 and nearly 6,500 in 1963. The number of milking cows (not counting the young cattle) remained close to 1000 throughout the 1940s to 1960s. Toward the end of the twentieth century that number declined sharply, however, until by the 1990s only six farmers remained, milking less than 400 cows.

At the turn of the twentieth century, as elsewhere in the region, raising poultry on a large scale had become a profitable pursuit for many of Sterling's farmers. While many of the larger henhouses have been lost, including several destroyed during the 1938 hurricane, many farms retain smaller poultry houses and brooder houses built in the first half of the twentieth century. Poultry raising, in fact, was an important sideline which helped sustain many farm families through the Great Depression. In 1930, nine large poultry farms were selling over 500 dozen eggs a week. Poultry raising steadily declined after that time.

On Sterling's orchards, McIntosh apple-raising was augmented at the beginning of the twentieth century by large orchards of Baldwins, and followed in the 1910s and '20s by the raising of Cortlands, Spy, and Delicious apple trees. In 1930, there were at least 30,000 young, productive apple trees spread across the Sterling landscape. In that year the town's apple farms, many of them also operated as dairy farms, produced 75,000 bushels of apples, for a value of \$100,000. Orchardng continued as a major pursuit in Sterling through the rest of the twentieth century. The 1950s saw the construction of several new warehouse buildings for fruit storage, as well as the refitting of large dairy barns for the same purpose. The storage and refrigeration warehouse at **Sunnycrest Orchards** at 24 Hawkins Lane was constructed in 1958 and remains functioning in the same manner today. Warehouse and refrigeration areas first were built in the 1940s at **Meadowbrook Orchards**, (historically the **Chace-Chandler Farms** on Chace Hill Road,) followed by multiple additions and upgrading of the storage areas to the present time.

With the ready availability of refrigeration and rapid transport of produce, market gardening became more widespread in Sterling in the twentieth century, and by the 1930s many local farmers were capitalizing on the increase in automobile traffic by selling produce at roadside farmstands, several of which still dot the local landscape. One of the smallest is the tiny one-man farmstand opposite 315 Princeton Road.

Lumbering, which had always been a significant component of Sterling's agricultural activities, increased at the end of the nineteenth century, and grew in popularity again in the 1920s and 1930s with the shipping of lumber by truck. Several small sawmills of the 1940s through 1980s, at least two or three still housing 1890s machinery, still exist on Sterling's farms, including the Orr sawmill at 71 North Row Road, the Kristoff sawmill on **Happy Hollow Farm** and the currently operating sawmill at **Crystal Brook Farm**, 192 Tuttle Road.

Twenty-first century farming

By the 1970s, several large dairy farms in Sterling had folded. Among them were Nourse's at 26 Rugg Road, the old Brown Farm in the center at 7 Princeton Road, and Listowich's **Wyndhaven** at 70 Taft Road. The Brown Swiss dairy at **Hy Crest Farm** on Roper Road had ceased operations in the early 1960s, and its successor cattle-breeding operation, White's Black Angus, closed in the 1980s. In the 1990s the Davis Farm's huge barn with over 100 head of dairy cows burned and was not replaced.

Small herds of cattle still can be found in Sterling, however. The most visible is the herd of about 40 Holsteins at 192 Tuttle Road, where several dozen goats are also raised for a regional specialty market. On Chace Hill Road at Favreau's (95 Chace Hill Road) beef cattle are cross-bred and raised, and at Rotta's Farm (117 Chace Hill Road) an ice cream stand sells ice cream made on site from milk of the farm's cows. A small herd also survives at the old **Stuart-Nelson Farm** at 34 Lucas Road. At Hy Crest, thoroughbred horses are now bred and raised. Many former dairy farms, however, primarily continue haying operations, selling hay to others, rather than feeding resident livestock.

While nearly all the dairy herds are gone, some of the large orchards remain, providing fruit for the wholesale market as well as selling locally through farm stands. Orchards line Chace Hill Road at Meadowbrook Orchards, which added a farm store in 1996 that is open for breakfast, lunch and some produce shopping nearly every day of the year. Seasonal stands which sell fruit (mostly apples,) are located at **Sterling Orchards** (60 Kendall Hill Road) **Clearview Orchards** (4 Kendall Hill Road), and **Wyndhaven** (70 Taft Road), and at scattered locations in the west part of town. The Davis Farm has developed a unique new use at its Davis Farmland and Maze. The educational and recreational business has farm and exotic animals as well as a maze formed in a corn field. This too is open only seasonally.

Today, farming in Sterling benefits from the limited protection of Massachusetts' Chapter 61A program, and the agricultural land on two farms is permanently protected by Agricultural Preservation Restrictions. Some farmers survive economically by holding non-agricultural jobs; others lease land for haying and market gardening from other owners. The largest lessor is the Commonwealth, which over that past twenty-five years has purchased large amounts of farmland in the west half of town as part of its watershed protection program for the Wachusett Reservoir.

Farmstead Survey Area forms

Address	number	area	year	original	owner, 2000	pg	foto
Chace Hill Rd.	191	E	1792 ca	Churchill, Samuel	Scranton	8	12
Chace Hill Rd.	204	E	1920 ca	Chandler, John	Langley	8	12
Chace Hill Rd.	206	E	1795	Wilder, Jonas	Chandler	8	12
Clinton Rd.	100	K	1800 ca	Breck, Eliab	Senter	5	10
Clinton Rd.	116	K	1855 ca	Arnold, J	Samnartino	5	10
Clinton Rd.	122	K	1830 ca	Houghton, M	Lowe, Kevin	5	10
Clinton Rd.	125	K	1900 ca	Harthan, S. S.	Lowe, Robert	5	10
Flanagan Hill	64	L	1785	Wright, Thomas	Heinrich	6	10
Flanagan Hill	70	L	1948	Heinrich	Heinrich	6	10
Greenland	70	O	1840 s	Taylor, Boutelle	Kristoff, ChrJr	4	4
Hawkins La	24	G	1875 ca	Goss(1740s), Hawkins	Broderick	7	10
Heywood	6	AA	1796	Carey, Ezra	Pillsbury	6	5
Johnson	70	R	1746, 1802	Holman, Solomon	French	6	8
Justice Hill	6	AH	1820 app	Stuart, John H		7	16
Justice Hill	21, 19	AH	1920	Williams	Lawrence	1	2
Justice Hill	175	AE	1898	Gould, Elijah	Blanchard	5	5
Kendall Hill	105	F	1786 on	Kendall, Ethan, Chas, Oliver, Jas		10	16
Lucas	108	AG	1820, app	Stuart, Ralph	Nelson, H	5	6
Merill Rd.	10	Q	1920	Merrill	Kristoff, Geo.	7	18
North Row	31-55	AB	1878, 1878	Lewis, G.S., Tuttle, J	Cranson, dem97	8	
North Row	71	AC	1790 ca	Lewis, Nathaniel	Orr	5	4
Princeton Rd.	34	M	1818, 1860	Brown farm	Gaw, Higgins	14	7,9
Princeton Rd.	35, 43	N	1847, 70, 42	Allen, Boyle, Holbrook	Hall, Graves, Brown	7	9
Princeton Rd.	7, 25	T	1762, 1811	Richardson Tavern	Chase, Thompson	7	10
Redm Rk Tr	33, 39, 48	S	1790	Redding, Zebedee	MDC	9	13
Redm Rk Tr	51	Q	1895	Houghton, Frank & Ralph	Kristoff, Geo.	7	18
Redm Rk Tr	132	P	1829	Kendall, Heman	Janowicz	7	15
Redstone Hill	140	I	1906	Davis, Jonathan	Davis, Temple	9	14
Redstone Hill	150	I	1790 ca	Hildreth	Davis, Douglas, Linda	9	14
Redstone Hill	157				Davis, Larry, Deb		
Redstone Hill	170	H	1891 m1908	Houghton	Perry	6	8
Redstone Hill	176	H	1800 ca	Windit-Butterick	Donaldson	6	8
Roper Rd.	5	AF	1804 ca	Roper, Sylvester	Campobasso, Abrams	10	25
Rugg Rd.	315, 321	J	1792	Sawyer, Manassah, Buttrick, J	Nourse	9	14
S. Nelson Rd.	228	W	1850-1910	Bigelow-Stuart farm	Cranson	14	12
S. Nelson Rd.	26	V	1762, 1880	Nelson, Jonathan	George	6	10
Taft Rd.	23	U	1870 s	Sawyer, Davis, John H	Peasha	8	12
Tuttle Rd.	53	X	1732, 1740	Burpee, Jeremiah	Hopfmann	10	10
Tuttle Rd.	70	Y	1800 barn,	Uriel Tuttle Maple Brook Farm	Allen	16	20
Tuttle Rd.	29	Y	1843 house	Uriel Tuttle Maple Brook Farm	Allen	16	20
Tuttle Rd.	192	Z	1737	Jewett, David	Starbard	9	26
Upp N Row	155	AD	1830 s	Heywood, N	Nelson, R	13	12
Upp N Row	155	AD	1828 1850	Heywood, Moses B.	Robinson, P	13	12
Upp N Row	205	AD	1830 s	Heywood, J. P.	Ogilvie	13	12
Upp N Row	213	AD	1800 ca	Whitney, Holcombe	Murray	13	12
Upp N Row	221						
Upp N Row	230				Murray		

Farmstead Survey Building forms

<u>Address</u>	<u>no.</u>	<u>year</u>	<u>original</u>	<u>owner, 2000</u>	<u>pages</u>	<u>photos</u>
Beaman Rd.	109	1780/1849	Whitney "Seven Pines"	Williams	12	14
Chace Hill Rd.	95	1800s early	Paul Fairbanks	Favreau	7	6
Chace Hill Rd.	117	1848	Milton Bailey	Rota	8	9
Clinton Rd.	181	1880s	Truell 1898	Lowe	5	6
Flanagan Hill Rd.	31	1900s		McAllister	6	5
Griffin Rd.	17	1800 circa	Fortunatis Eager	Nash	9	9
Heywood Road	77	1786 ca	Putnam, William, Esq.	Ratcliffe	6	7
Justice Hill Rd.	49	1795	Roper, 'Asa (old)	Lanciani	6	5
Kendall Hill Rd.	4	1800 ca	Wright, Bailey	Melone	5	10
Kendall Hill Rd.	96	1850s	Sawyer-Butterick	Rittenhouse	9	20
Legate Hill Rd.	22	1780?	Samuel Clark House	Osterman	6	7
Leominster Rd.	226	1819	Keyes, Ephriam	Spanknebel	4	2
Maple St.	32	1744, 1840	Mellen-Holcombe-Smith	Rugg	7	6
Meetinghouse Hill Rd.	12	1851	Roper, Merrick house	Wilder	8	7
Newell Hill Rd.	63	1833 ca	Porter, Jonh, Capt.	Steele	4	5
Osgood Rd.	54	1750, 1835	Burpee, Osgood	Yang	6	7
Osgood Rd.	98	1791	Butterick, J, Houghton	Goddu, Pirozok	6	9
Princeton Rd.	146	1755 ca	Whitcomb, Asa, Col.	Belair	4	9
Princeton Rd.	169	1791 ca	Buss, John	Suschyk	3	2
Redstone Hill Rd.	80	1780 ca	Barnard, John, Dr.	Cognoni	3	6
Rowley Hill Rd.	15	1808	Pratt, Ezra	Maki	4	6
Rugg Rd.	48	1868	Sawyer, Samuel, Dea.	Sanders, M	5	6
South Nelson	1	1780 ca	Roper, Ephriam	Nickerson	4	3
Tuttle Rd.	36	1775 ca	Burpee, Moses	vacant	5	4
Wilder Lane	7	1784 ca	Wilder, Silas	Piscione	5	4
Wilder Rd.	14	1815	Silas Buck House	Bakeman	8	10
Wilder Rd.	38	1740, 1815	Jonathan Wilder House	Powers	8	4
Wiles Rd.	35	1790, 1840	Johnson-Burpee House	Pettes	4	5

pages
photos

167

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FORM A - AREA

Massachusetts Historical Commission
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
43, 54	STERLING	AA	124, 473-478, 972



Town Sterling

Place (neighborhood or village) _____

Name of Area Carey-Wilder Farmstead; Dun
 Rovin Farm. (6 Heywood Road)

Present Use _____
residential, agricultural

Construction Dates or Period 1790s-2001

Overall Condition _____
good

Major Intrusions and Alterations Late 20th C.:
windows, doors replaced; some loss & deterioration
of outbuildings

Acreage 26 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

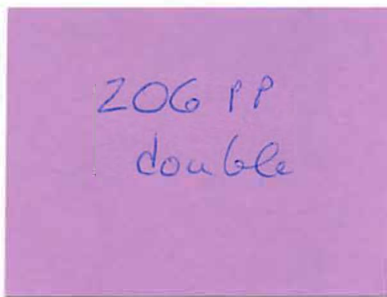
Date (month/day/year) June, 2001

roll negative numbers

IX 21, 23-25
 X 2
 XXXI 3

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.



SEE CONTINUATION SHEET

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

Like many farmsteads in Sterling, this one is organized with the house on one side of the road, the barn and other outbuildings on the other. The house stands close to the west side of Heywood Road, facing east toward a wooded wetland area that feeds Wekepeke Brook and the Clinton Reservoir to the north. Diagonally northeast across from the house, just south of the intersection of Heywood and Tuttle Roads, are several surviving outbuildings. Two long gable-front New England barns, their west ends built into the hillside and linked by a cross-gabled 1-story shed or stable, stand side by side close to the road. A small shed-roofed, farmstand (#475), built within the past few years, now stands between the smaller barn and Heywood Road. A circular stave silo is attached to the north side of the larger, northernmost barn; just beyond it is a deteriorated vertical-board icehouse. At the corner of Tuttle Road are the remains of two smaller vertical-board outbuildings. A variety of twentieth-century farm equipment stands in a field north of the house, across from the barn. Although there is no longer any livestock on the property, former pastures extend northwest of the house. East and northeast of the barns along Tuttle Road, wood- and metal-fenced pastures remain.

Carey/Wilder House, ca. 1796 (#124)

This house is one of several examples in Sterling of large double-pile, side-gabled Federal residences. A one-story leanto, its side flush with the south end wall of the main house, abuts the southwest part of the rear wall; a long gable-roofed one-story ell stretches to its south. Two brick chimneys pierce the main house roof--one slightly in front of the ridge, the other just northwest of it, behind the ridge. While the chimneys could be later replacements for a center chimney, they may actually indicate a house enlargement from what may have begun as a half-house. The main facade is five bays wide, but asymmetrical in fenestration, with the two windows north of the center entry at each story positioned closer together than those south of it. Nearly all the windows in the house are modern 9-over-9-sash which recently replaced 2/2's. The main entry and its surround are also recent replacements, with a steel door, sidelights, and a peaked cornice. The north end of the house is two bays deep, with a 9/9 aligned at each story toward the front, and tall double casements or fixed-pane windows toward the rear. A 9/9 is positioned in the gable peak at attic level. The south end is three bays deep, with a slightly off-center entry that has a recent vertical-board door under a five-light transom in a plain, unadorned surround. West of the door is a double multi-light casement window; the other windows--one at the first story, three at the second, and one in the gable peak--are 9-over-9-sash. The architectural trim of the main house includes a molded, boxed cornice, and narrow cornerboards.

The ell, which stands on a concrete foundation, appears to have been rebuilt in the late twentieth century. Its facade, reading north to south, has one 9/9 window, and two wide exterior-mounted vertical-board sliding wagon doors, the south one higher than the north one. The south gable end of the ell has a 6/6 in the gable peak.

A. W. Wilder Barn, 1884 (#474)

Newspaper records report that the larger of the two barns was built in 1884. This northern building is a long banked, three-level barn, 40 by 100 feet. It is largely clapboarded over horizontal sheathing, but the south side has a large area of asphalt siding just above the granite-topped, fieldstone foundation. The roof is slate, and has a square lantern with a pyramidal roof with copper finial and weathervane in the center portion of the ridge. This is a classic example of the fully-developed New England barn of the late nineteenth century, with a symmetrical, three-bay facade on the west gable end, its fenestration pattern echoing the three-bay floor plan within and the high loft under the roof. The high center wagon entry has an interior double-leaf, vertical-board sliding door under a multi-paned transom. In the wide wall space to either side of the door is a single 6-pane window; centered under the gable are two large 6-over-6-sash windows. The south side of this barn has a row of six

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling Carey/Wilder Farmstead
 6 Heywood Rd.

Area(s) Form No.
 AA 124, 473-478, 972

ARCHITECTURAL DESCRIPTION, cont.

6-pane stanchion windows at the level of the main drive floor, and six pairs of 6-pane windows just above the top of the foundation. The long north side displays some 6-pane windows low in the clapboard wall, above an area of concrete-block foundation. The high east gable end has a centered, narrow vertical-board door at the end of the center drive floor, and one window in the wall to its south. As at the west end, two 6-over-6-sash are positioned under the gable peak. The architectural trim includes a molded, boxed cornice complete with returns, frieze, and rake boards.

Extending south from the front portion of this barn to the lower barn is a cross-gabled, one-story clapboarded shed with a corrugated metal roof. Its west wall has a wide entry with a tongue-and-groove wooden door toward the north end, and a single 6-pane window to its south. This section, which is also built into the hillside, contains the early- and mid-twentieth-century milk room at cellar level. Fronting the rear east wall of the milk room is a small recent shed-roofed concrete-block equipment shed.

A. W. Wilder barn/slaughterhouse, ca. 1870s (#473)

This lower two-story gable-front barn, which was apparently associated with the Wilder livestock business, may be the older of the two major outbuildings on the property. It is clad in clapboard except for a three-story vertical-boarded section at the east end which appears to be a later addition. Like its companion, the west end of this building is dug into the hillside, while the middle and eastern sections have full-height, accessible cellar stories. The foundation of the west end is a combination of fieldstone and concrete block; the foundation of the mid-section is brick. The roof is corrugated metal.

The windowless west, gabled facade has a centered, interior-mounted two-part vertical-board sliding door. Above it is a new vertical-board hay door. The west portion of the long south side of the building has irregularly-placed window openings which have lost their sash--two widely spaced at the first story, and two close together in the east part of the second story. The east, three-level portion has a batten door and two large 2-pane windows in the east part, and above them, a sashless opening and an 8-pane window. The 2 1/2-level east gable end of the building has also lost the sash of its irregularly placed windows. That elevation has one double-leaf vertical-board door in the south part, and a recent overhead-mounted sliding door of Texture-111 board in the north section.

Blake silo, early 20th C. (#972)

Linked to the northwest corner of the 1884 barn by a low clapboarded enclosure is a tall round wooden stave silo. A long metal silage chute still extends up to a tiny clapboard-sided, pedimented dormer-like opening in the conical, asphalt-covered roof. A copper finial rises from the center point of the roof. On the south side of the silo, a corrugated metal duct is still in place.

Icehouse ca. 1920 (#476)

Just north of the silo, its gable end facing the road, is a vertical-board former icehouse, later apparently used as an equipment- or tractor shed. Its roof is covered with asphalt over wood shingles. The building, which is currently in deteriorated condition, has no windows; a wide rectangular garage opening fills most of the west wall. The frame is early-twentieth-century stock lumber, with 2 x 4" rafters.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Carey/Wilder Farmstead
 6 Heywood Rd.

Area(s)
 AA

Form No.
 124, 473-478, 972

ARCHITECTURAL DESCRIPTION, cont.

Outbuilding ruins (east: #478; west: #477) mid-1960s

Two small outbuildings in a collapsed state are located north of the equipment shed, just inside a stone wall along Tuttle Road. The westernmost is the smaller of the two; it is clapboarded, and appears to have been of square proportions. The eastern building is a two-part, vertical-board structure with an asphalt, side-gabled roof with exposed rafter ends. The roof of its east portion extends out over an open south side, and the rear, north slope is long and low--suggesting that this part may have been a livestock shelter. Both buildings were built by Roger Pillsbury for the storage of machinery and to shelter young livestock.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Like several other properties nearby in the northwest part of Sterling, the origin of this farm goes back to a family who relocated to the west part of Lancaster from Essex County. David Nelson of Boxford bought land here in 1733 and established a farm that had a farmstead a short distance to the southeast, near the present east corner of Heywood and Rowley Hill Roads. In 1784 he sold his homestead farm of seventy acres to his son, Nathan (b. 1758). Nathan Nelson was a tanner, who probably utilized the water from Wekepeke Brook in processing his leather.

In 1795, Nathan Nelson sold the property, then described as 46 acres, to **Ezra Carey** (also spelled **Corey**), excluding a small lot which had been reserved out of it for the Rowley Hill schoolhouse. Although Ezra Carey is listed as residing in Ward (later Auburn, Mass.) at the time of the purchase, it is likely that he had lived in Sterling for some time, possibly in the Nelson house. (He is listed as a head of household in this vicinity on the 1790 federal census of Sterling, while Nathan Nelson is not, suggesting that the latter may have been living elsewhere by that time).

Like Nathan Nelson, Ezra Carey was a tanner. According to records kept by later owners, it was he who built the present house. He did not live in it for long, however, as in 1803 he sold the farm, with both the new house and the older one near Rowley Hill Road, a curry shop and a cider mill, to **Calvin Wilder**. Calvin Wilder was a grandson of Jonathan Wilder, the patriarch of the Wilder family in Sterling who had first settled the area to the south on Wilder Road. Although there were several men in Sterling at the time with the same name, this was probably the Calvin Wilder (1778-1852) who was the son of Jonathan Wilder, Jr., and married Hannah Newton. Little is known about what their farm was like during the early nineteenth century. By 1850, however, shortly before Calvin died, it measured 180 acres, and was supporting a herd of about sixteen cows and cattle--quite a large dairy herd for that time. The farm may actually have been managed for many years by Calvin and Hannah's eldest surviving son, **Andrew Jackson Wilder** (1815-1864), who inherited it upon his father's death. In 1839, he married Sarah Wyman Jewett, daughter of the farmer to the northeast on Tuttle Road, and they apparently lived here with his parents. Andrew and Sarah had eight children between 1841 and the early 1860s, all of whom were probably born in the house.

Their eldest son, **Andrew Wyman Wilder** (1841-1916), who was twenty-two when his father died, was the next owner of the farm. By 1870 his property covered 200 acres. By 1880 it had reached over 235 acres, comprising 69 acres of the homestead farm along with several other parcels.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Carey/Wilder Farmstead
 6 Heywood Road

Area(s)
 A A

Form No.
 124, 473-478, 972

HISTORICAL NARRATIVE, cont.

In 1877 Andrew W., like his father, had also married a near neighbor--Mary Stevenson, daughter of John and Ruhamah Stevenson of 98 Osgood Road. They had no children, however, and after Andrew's death in 1916, the farm was sold out of the Wilder family. The purchaser was **Alphonso Blake**, a Canadian immigrant from Nova Scotia. One of several of northwest Sterling's dairy farmers, in 1930 he is listed as owning a dozen cows and a bull. By that time the farm had been reduced to 88 acres, and he had apparently updated the lower level of the larger barn with the present concrete floor and walls.

Andrew W. Wilder had specialties in both dairy farming and butchering. By 1870 he had two dozen cows, and was selling 3000 gallons of milk per year. In 1880 he was also carrying on a sizable slaughtering business--the third largest in town. A future interior inspection may confirm that he used the smaller of the two surviving barns as a slaughterhouse. He was also the third largest grower of Indian corn in Sterling that year. He built the hundred-foot dairy barn in 1884, and an icehouse, and a carriage house about 1890. By 1900, however, he had only three cows, and was apparently concentrating on his other pursuits.

Mr. Blake was succeeded here in the mid-1930s by his son, **Leon Blake**, who carried on a successful dairy farm with nearly thirty cows through the mid-twentieth century, fitting out the barn with up-to-date facilities that included a mechanical gutter cleaner, manure pit, and a large bulk milk storage tank in the milk room.

In 1958, the farm, its equipment, and its twenty-one cows were purchased by retired Naval Commander **Roger Pillsbury** and his wife, **Shirley**, who called it "Dun Rovin Farm." Within two years they expanded the dairy herd to 37-head, consisting largely of Holsteins and Jerseys, eventually building it up to fifty head. The Pillsburys retired from dairy farming in 1981. Today the seventy remaining acres are owned by their children. There is no livestock, but the fields are tilled for vegetables and mown for hay, with the produce sold in the new farmstand that stands in front of the barn. ✓

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INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling Carey/Wilder Farmstead
 6 Heywood Rd.

Area(s)
 AA

Form No.
 124, 473-478, 972

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
124	54-25	6 Heywood Road	Carey-Wilder House	ca. 1796	Federal
474	43-17		A. W. Wilder barn	1884	utilitarian
473	" "		A. W. Wilder barn/slaughterhouse	ca. 1870s	utilitarian
475	" "		farmstand	ca. 2000	utilitarian
476	" "		icehouse	ca. 1920	utilitarian
477	" "		outbuilding	mid-1960s	utilitarian
478	" "		outbuilding	mid-1960s	utilitarian
972	" "		Blake silo	early 20th C.	utilitarian

HC INVENTORY FORM CONTINUATION SHEET -- MHC inventory scanning project, 2005-2012

MACKIS No. STE. AA



Silo, barn, farmstand, and barn/slaughterhouse. 2001.



Ice house (STE. 476), barns, farmstand. 2001.



Ice house (STE. 476), silo, barn. 2001.



Ruins of outbuildings, facing SW. (STE. 478, 477). 2001.

STE. AA

HEYWOOD ROAD

1
4.3 Ac

12
1.4489 Ac

13
3.5 Ac

16
1.3237 Ac

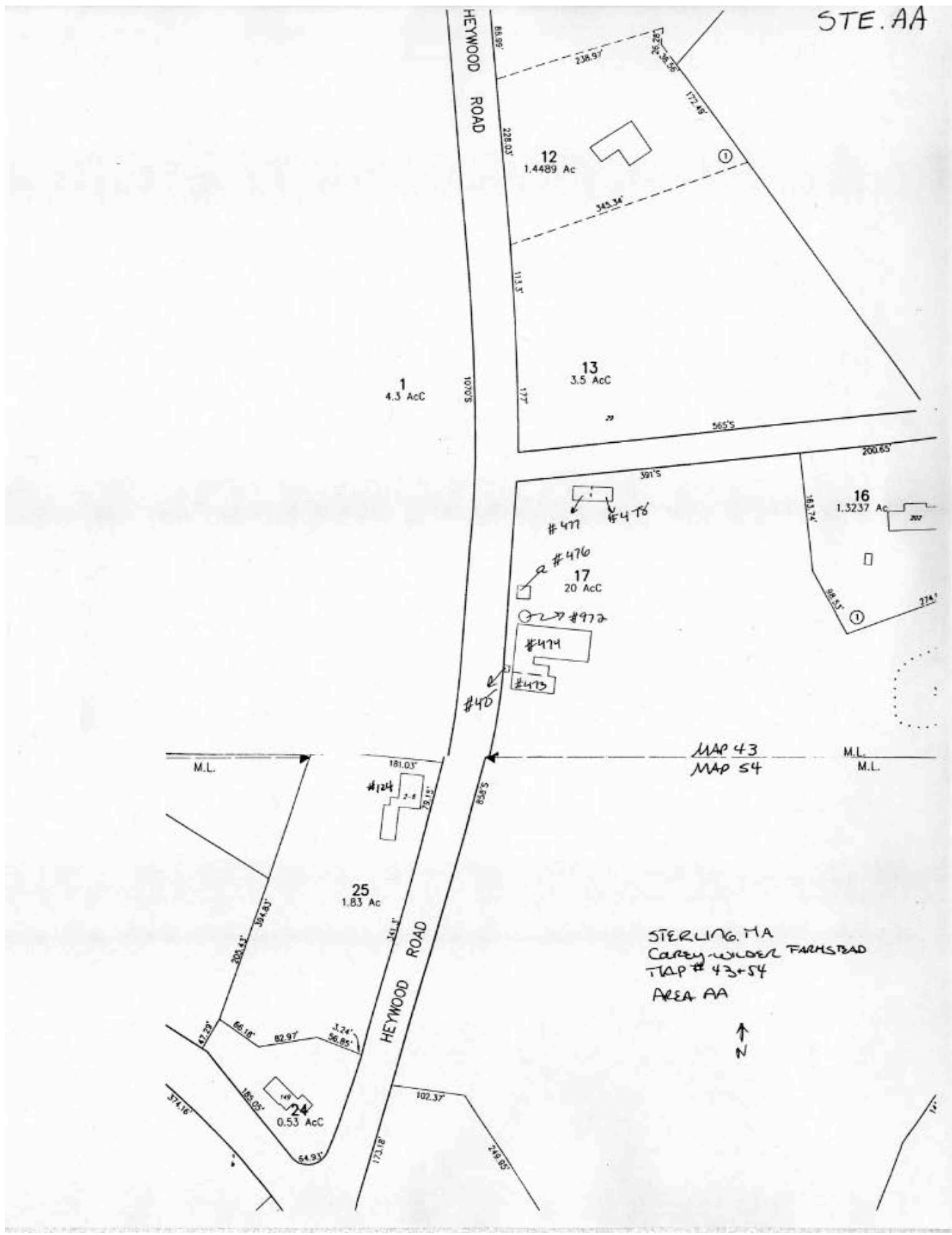
17
20 Ac

25
1.83 Ac

24
0.53 Ac

MAP 43
MAP 54

STERLING, MA
CAREY-WILDER FARMSTRAD
TAP # 43+54
AREA AA



FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission

220 Morrissey Boulevard

Boston, Massachusetts 02125

23, 30

STERLING

AB

479-488, 973-977



Town Sterling

Place (neighborhood or village) _____

North Row Road

Name of Area Palmer-Lewis and Martin-

LaMarche farmsteads; 35, 43 North

Present Use Row Rd.

residential, agricultural

Construction Dates or Period 2nd qter 19th C.

to 1950s

Overall Condition _____

good

Major Intrusions and Alterations 43 N. Row:

late-20th C. demolition of house; construction of
small hay barn south of road

Acreage approximately 100 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) May, 2001

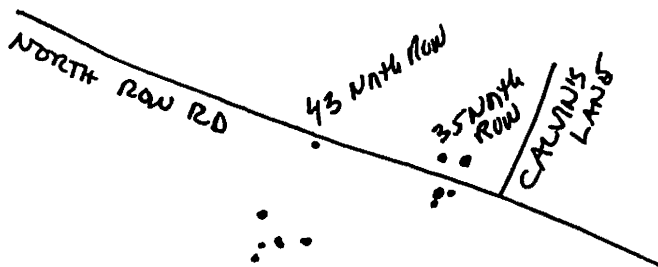
roll negative numbers

XVIII 11, 12, 14

XXIV 9, 17, 18, 20, 21, 23, 25

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.



SEE ATTACHED



Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

Although the farmhouse of one has been demolished, and the property of the other has been reduced by seventeen acres, two farms as they had evolved up to the mid-twentieth century remain at 35 and 43 North Row Road. Together they illustrate a type of agricultural property of which there were once several examples in this part of Sterling--the long, narrow farm of 40 to 70 acres, descending in several adjoining parcels of land to the road, then crossing it and continuing in long strips of meadow and pasture to the wetlands of one of Sterling's many brooks. In this case the brook is the meandering Wekepekc Brook, which provided water power for a series of small mills from the late eighteenth- through most of the nineteenth century. Typically, farmsteads for properties of this type were arranged with the farmhouse close to the upper side of the road, and most of the outbuildings directly across from it, with barnyards and their associated pastures on the lower slope of the hill.

At 35 North Row Road, a second, small nineteenth-century house on the south side of the road that survived into the mid-twentieth century is gone, and only one major outbuilding remains. Still, the relationship of the early- to mid-nineteenth-century barn, with its wagon door opening directly onto the road, and the late-1870s house opposite it is an important surviving illustration of this type of farmstead organization. On the adjoining property to the west at 43 North Row Road, the late-nineteenth-century farmhouse on the north side of the road was torn down in the 1990s. Its site (#976) now forms the southeast edge of a large hay meadow, marked only by two tall maple trees that once shaded the building, the narrow path that led to its door, and remnants of a mortared fieldstone retaining wall at the edges of the front yard. Opposite it on the south side of the road, a ca. 1930 garage and a root cellar/shed incorporating the fieldstone walls of an old barn foundation mark the entrance to a cluster of early modern outbuildings located well off the road in a fashion more typical of the early twentieth than of the nineteenth century.

35 North Row Road

George S. Lewis House, 1875-1880 (#479)

While it may include some portion of the earlier house on the site, the house at 35 North Row Road put up by George Lewis in the late 1870s is a vernacular Italianate type typical of that era--a three-bay, 2 1/2-story, side-hall-entry building with a long three-bay two-story cross-gabled east wing faced by a twentieth-century screened porch. The main house stands on a granite-block foundation (the porch has a rubble foundation), and has an asphalt shingle roof. Its aluminum siding was installed in the 1950s. The main door is an early-twentieth-century type with a large glass light over horizontal panels under a shed-roofed canopy; a second entry in the west end of the wing facade has a mid-twentieth-century multi-light glass and wood door. While most of the window sash have been replaced with 1-over-1's, two 2/2-sash remain on the upper part of the main facade. Surviving architectural detailing includes a boxed, molded cornice. Most trim has been lost or covered by siding; the windows are flanked by modern aluminum louvered shutters.

Garage (#480) ca. 1930

A gable-roofed, drop-sided two-car garage with an asphalt shingle roof stands just west of the house. The building retains its vertical-board, double-leaf doors; a 6-over-6-sash window is positioned in the east side.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Palmer-Lewis and
Martin-LaMarche Farms
35-43 North Row RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
ABForm Nos.
479-488, 973-977

ARCHITECTURAL DESCRIPTION, cont.

Palmer/May Barn. 2nd quarter 19th century (#481)

The well-preserved barn across from the house at 35 North Row is one of the earlier examples in Sterling of a New England bank barn (with the main wagon entry in the gable end). As such, it retains some lingering characteristics of English barn construction. This is a square building, 40 by 40 feet, with three later additions. A low leanto which spans the front half of the west side probably dates to about 1900, and a one-story gable-roofed rear cow shed (#483) and a small cross-gabled milk room (#482) at the front northeast corner of the barn were built in the early 1950s. The main barn and leanto stand on fieldstone foundations. The barn is sheathed with vertical board and the leanto with horizontal board; both are covered by asphalt siding, and have asphalt-shingle roofs. The rear cow stable and the milk room are built of concrete block, with asphalt shingle roofs.

While at first glance the building might be taken for a three-bay barn with center drive aisle, the arrangement of the north facade gives clues to the non-symmetrical arrangement inside. The large vertical-board, interior sliding wagon door is placed off-center toward the east part of the building, next to a paired 6-pane window. West of the door is a 3-over-6-pane sash, below which is a broad, low opening to the basement, now covered by two sections of a mid-twentieth-century plywood-paneled garage door. Two large double-hung windows which have lost their sash are located in the gable peak.

The barn is built into the hillside at the front, and has a full cellar story with lines of two-pane windows along the sides, which were stuccoed in connection with the building of the rear cow shed. The east side of the barn has three 6-pane windows (one single, and a pair toward the rear) at the main level. The east elevation of the milk room has a vertical-board door, with a two-pane window beside it to the north. A single double-hung window occupies the rear gable peak in the south end wall of the barn; a 6/6-sash remains at the main level in the east part of that wall. The rear gable end of the post-World War II cow shed has a large double-leaf, vertical-board door in the center, and a two-pane window to either side of it. Its rear gable is filled with asphalt siding. The north portion of the west side of the barn is covered by the leanto, which has a broad vertical-board door in the north front, and a 6/6-sash window in the west wall and the south end.

Barn interior. While most of Sterling's New England barns have a symmetrical three-bay floor plan with a center drive aisle, a construction date as early as the second quarter of the nineteenth century for this barn is suggested by the unequal widths of its structural bays. The post-and-beam, pegged and braced-frame building measures 40 by 40 feet. The drive aisle is 11 feet wide, the livestock bay to its east is 12 feet wide, and the haymow on the west is 17 feet wide. The barn is constructed in four bents, each with an inner post on either side of the drive aisle. Cut nails and nail holes in the inner faces of the east drive-aisle posts remain from the hinged horizontal boards that once enclosed this side of the livestock bay. Horizontal boards still enclose a utility room in the north end of the west aisle--some of them as wide as 19 inches. Iron pintels from the interior door to this space remain in its east wall. The rest of the haymow bay is open to the roof, including the southwest corner, where an interior silo was formerly located. The east, livestock aisle is whitewashed, and covered over with the floor of a low loft at the north and south ends. Empty joist pockets over its center section indicate that a loft floor also existed there. An exterior, vertical-board door in the northeast corner of the barn once apparently led to a milk room that preceded the present one.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Palmer-Lewis and
Martin-LaMarche Farms
35, 43 North Row Rd.Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

AB

Form Nos.

479-488, 973-977

ARCHITECTURAL DESCRIPTION, cont.

Frame and construction. While this is an early barn, only a few of its timbers--two girts over the side aisles, and a few basement joists--are hewn. All the rest of the original lumber is sawn, and bears the prominent marks of a water-powered up-and-down saw, suggesting that the building was constructed of timber sawn at a local sawmill--probably the mill on Wekepeke Brook at the south end of the property, which at the time of construction would have belonged to the owner of the farm. The main part of each bent consists of the four posts rising to a full-width tie-beam at the eaves, and a lower beam spanning each side aisle about seven feet above the floor. To provide equal support for both sides of the roof while accommodating an assymetrical plan, the upper part of the frame employs two short vertical posts rising from a point on the tie beam west of the lower drive-aisle post, rather than directly above it. The top end of each upper post (or vertical brace) is tenoned into a heavy purlin that runs the length of the roof about midway up the side slope. A collar beam spans from purlin to purlin. All the major timbers--posts, tie beams, girts, plates, and purlins are approximately 7" square. The roof has two sets of common 3 1/2 x 7" rafters, spaced 28 inches on center, which appear to be tenoned into or laid into trenches on the upper face of the purlins. The lower rafters are birdmouthed over the plates; the upper rafters end at a ridge board about 2 x 8" in dimension. Diagonal braces support the posts, tie-beams, and collars. Joist pockets in the center span of the tie beams indicate that there was once an caves-level loft floor over the drive aisle.

The wall structure of the barn incorporates horizontal 4"-square nailers to which the vertical-board siding is attached. Rough vertical interior battens remain in places to cover spaces between the boards. Wood flooring is in place throughout the main level of the building. The loft floor over the enclosed northwest room and the ends of the east livestock aisle is supported on log joists, with a few hewn joists interspersed. There is no evidence that the building had a door in the south end. A wide section of wall at the south end of the drive aisle, however, was removed for access to the loft of the twentieth-century cow shed addition.

The cellar walls of the main barn were stuccoed, and a concrete floor installed, probably in the early '50s when the rear cow shed was added, and metal stanchions installed for twenty cows--ten on either side of a center aisle with a cleanout trench down either side. Circular metal posts were installed at about that time, and the ceiling finished with wall board. Under the front, northernmost bay, however, much of the original barn structure is still in evidence, including the unmortared fieldstone retaining wall that forms the front wall of the foundation, and heavy log- and hewn joists which run east to west under the east aisle, and north to south under the west aisle. A large stud-framed enclosure in the northwest front part of the basement was apparently added about the same time as the rear addition. It may always have been used to store sawdust, which was dropped through the upper floor by way of the low opening in the front wall of the barn.

The leanto added against the west wall of the barn has corner posts of 6 x 7 inches, and 2 x 6" rafters, birdmouthed over the west plate. The leanto apparently never functioned as a cow tie-up; it may always have been used as a henhouse, as it was later in the century.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Palmer-Lewis and
Martin-LaMarche Farms
35, 43 North Row RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
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479-488, 973-977

ARCHITECTURAL DESCRIPTION, cont.

Sawmill site 19th C. (#973)

At the south end of this farm are the remains of one of the three main mill sites on the section of Wekepeke Brook south of the east end of North Row Road that were in operation by the early nineteenth century. This was the westernmost of the three mill privileges. Shown downstream to the east on the map of 1830 were a shingle mill and a grist mill, each with its own mill pond. The mill at this site was a sawmill, located on the north side of the brook at the east end of a long, narrow millpond. Today the site is marked by a high retaining wall of scattered fieldstones along the north side of the brook, and, opposite it on the south side, a smooth-faced dry-laid wall of smaller stones, about 30 feet long and twelve feet high, that appears to have formed one wall of the mill race. From the west end of this south retaining wall, another section of fieldstone retaining wall slants down toward the remains of a small pond.

43 North Row Road

In contrast to the early-nineteenth-century barn at 35 North Row, with the exception of the fieldstone foundations near the road, the farmstead on the property to the west appears to date entirely to the twentieth century. As seen from the road, a dirt drive leads south past a nearly windowless, two-level vertical-board hay barn (#486), (probably the hay barn listed here in 1925), and a late-twentieth-century one-story hay barn (#487) opposite it at the east edge of the property, and on to the Martin/Lamarche dairy barn complex. Close to the road at the west edge of the drive are a hip-roofed, clapboard garage (#488) with vertical-board doors in the east side, and a flat-roofed root cellar or shed (#975) with walls formed partially by the fieldstone foundations of the building which formerly stood here.

Martin/LaMarche dairy barn ca. 1925 (#484)

The dairy barn is a long one-story, wood-shingled structure on a high mortared rubble foundation. A low monitor roof with a line of three-pane windows along each side crowns most of the length of the roof. One of the few agricultural buildings in Sterling with a monitor roof (see also 230 Upper North Row Road, Area Form AD), this building relates to the monitor-roofed cow shed at the LaMarche farm at 7 Princeton Road (see Area Form M: Brown Farm), suggesting that the monitor may have been added after the farm was acquired by Mr. LaMarche's son, Oscar. The east end of the dairy barn is abutted by a horizontal-board gable-roofed extension, probably built in the 1930s, with a double panel-and-glass door in the east end. The latter section stands on a cinder-block base. Abutting the west end of the cow stable is a cross-gabled, drop-sided ell on a concrete block foundation--probably a 1930s milk room (#485). A late-twentieth-century corrugated metal silo (#974) stands against the west end of the barn, replacing the two silos which were listed for this farm in 1930.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

North Row Road, part of the Bay Path dating back to 1647, was laid out in 1732 as a county road shortly after Worcester County was established. It is the second oldest route in Sterling, an important through-route leading west through the north part of what was Lancaster's Second Precinct, later

INVENTORY FORM CONTINUATION SHEET

Community	Property
Sterling	Palmer-Lewis and Martin-LaMarche Farms 35, 43 North Row Rd.
Area(s)	Form Nos.
AB	479-488, 973-977

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

HISTORICAL NARRATIVE, cont.

Sterling as of 1781. By the early nineteenth century, several prosperous farms and a cluster of residences and small industrial buildings were located along the east end of the road near three mill privileges on Wekepeke Brook, which parallels the road to the south. Over the years, the small village east of this area that came to be called Pratt's Junction became the largest chair-making center in Sterling. Early owners of the chair shops there included Joel Pratt, Jr., and Thomas and Nathaniel Lewis. In the early 1820s, the town of Sterling established a town farm, or "poor farm" for indigent residents on an old farm that adjoined this area to the west. Its later farmhouse remains at 53 North Row Road (#---). The longtime Superintendent of the town farm, Civil War veteran John Boyden Tuttle (1839-1889), owned the 70-acre farm at 43 North Row Road from the 1860s through 1880s.

Both of the adjoining farms that make up this area originated as one farm owned by the Palmer family. While local historian Frances Tapley traced numerous deeds for the area, further research is needed to verify whether the farm was established by John Palmer (1727-1806), or by one of his sons. Among his children were two sons, William and Joseph Palmer. William Palmer (d. 1831) is shown as the owner of 43 North Row on the map of 1830; Joseph Palmer (ca. 1757-1832) as the owner of 35 North Row. Joseph Palmer, who had served in the Revolutionary War, owned the sawmill on Wekepeke Brook just to the south as recorded in town documents from 1825 through 1830, and it is likely that the barn at 35 North Row was built with wood that was sawn there.

After the deaths of the two brothers in the early 1830s, William Palmer's farm was owned for a time by his son, Israel Palmer (b. 1809), and Joseph's partly by his widow, Sally, and then by his son-in-law, John May, who had married their daughter, Hitty (b. 1795) in 1823. While John May remained there through at least 1857, by 1855 43 North Row was owned by Amory (Emory) Davison. He had come to Sterling from Stow, and married Caroline Maynard in 1827.

John May, like many residents in the vicinity, was involved in Sterling's thriving chair-making industry in the 1920s and 1930s. While he may have prepared some chair parts such as plank seats at a chair shop on the brook, he apparently did not own a lathe, as between November 1823 and January 1825 his name is recorded for for nearly sixty days' rental of Joel Pratt, Jr.'s lathe. Another family member, John Palmer (possibly a younger son) came into the ownership of the sawmill after Joseph's death, and is also listed as owning his own shop in 1840.

By 1870, the house and farm at 35 North Row, as well as the sawmill on the brook, were owned by George S. Lewis (b. 1829). He owned the farm through at least 1880, when according to the census it consisted of 55 acres of meadow and orchard, with a 15-acre woodlot. (According to the town tax records, however, it was over 86 acres, with another 40 acre pasture, and Mr. Lewis was keeping a herd of over a dozen cows). He was also engaged in significant apple growing, and was one of only a few farmers in Sterling to grow peaches at that time. The sawmill, however, appears to have ceased operation by 1880.

John B. Tuttle owned 43 North Row by 1870, and apparently operated his own farm there while employed as Superintendent at the Town Farm next door.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Palmer-Lewis and
Martin-LaMarche Farms
35, 43 North Row Rd.Massachusetts Historical Commission
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ABForm Nos.
479-488, 973-977**HISTORICAL NARRATIVE, cont.**

In the 1870s, both George Lewis and John Tuttle replaced their old farmhouses with Victorian vernacular dwellings. John Tuttle died in 1889, and **W. A. Dingley** was the subsequent owner of his farm, then measuring 70 acres. He had a small herd of cows, and raised chickens in two henhouses.

Twentieth-century history

While the farm at 35 North Row Road is shown under the name of **Evans** on the map of 1898, research by local historian Frances Tapley revealed that in the early twentieth century members of the Wilder family, Herbert S., his daughter-in-law Margaret, (widow of Galen Wilder, who appears to have lived in the small house east of the barn), and his son F. Earle Wilder were involved in the ownership of the property. **Herbert Wilder** is listed as the owner of the farm of 54 acres by 1900. At that time it appears that he was raising mostly poultry. By 1905 he had half a dozen cows, and had acquired 55 more acres adjoining the main farm to the east. He gradually increased his dairy herd to over a dozen, but between 1925 and 1930 sold the main 54-acre part of the farm, including the livestock, to his son, **F. Earle Wilder**.

Earle Wilder and his wife, **Bertha**, continued farming here through World War II. About 1948 he sold the property to **Walter and Lilian Welch**. A few years later the Welches built the milk room and the concrete-block cow shed. The barn and shed housed the herd of twenty Brown Swiss cows that they leased from Lester Sawyer of Hy Crest Farm at 5 Roper Road (see Area Form # ----, **Hy Crest Farm**) as part of his innovative dairy herd leasing program. In 1955 the Welches sold the farm to **Oscar and Evelyn Bodwell**, who assumed the Hy Crest cattle lease as well. By 1960, and until about 1985, Mr. Bodwell bred and raised his own cattle on the farm.

In the early 1920s **Harvey F. Martin** acquired the farm at 43 North Row Road, then 78 acres, and established a dairy there, which he called Sunnyside Farms Dairy. In 1925 he had 31 cows and a bull, and was raising chickens as well. In the 1940s or '50s, the farm was purchased by **Oscar LaMarche**, son of Alfredina Lamarche of 7 Princeton Road (See Area Form M: **Brown Farm**), who carried on the dairy farm into the latter part of the twentieth century.

In the late twentieth century, fifteen acres north of the road on the old Palmer-May-Lewis Farm were sold off, and houses built along a new side street called Calvin's Lane. The house at 35 North Row now stands on a one-acre parcel, and a recent house for the owners' son occupies a 1.75-acre lot on the south side of the road where the old house of Galen Wilder once stood. The John Tuttle house at 43 North Row was demolished in 1997, but the farm continues under active hay production on both sides of the road.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Palmer-Lewis and
Martin-LaMarche Farms
35, 43 North Row Rd.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AB

Form Nos.
479-488, 973-977

BIBLIOGRAPHY and/or REFERENCES | | *see continuation sheet*

Maps and Atlases: 35 N. Row: 1830: J. Palmer; 1855: J. May; 1870: Geo. S. Lewis; 1898: Evans;
43 N. Row: 1830: W. Palmer; 1855: E. Davison; 1870: JB Tuttle; 1898: WA Dingley.

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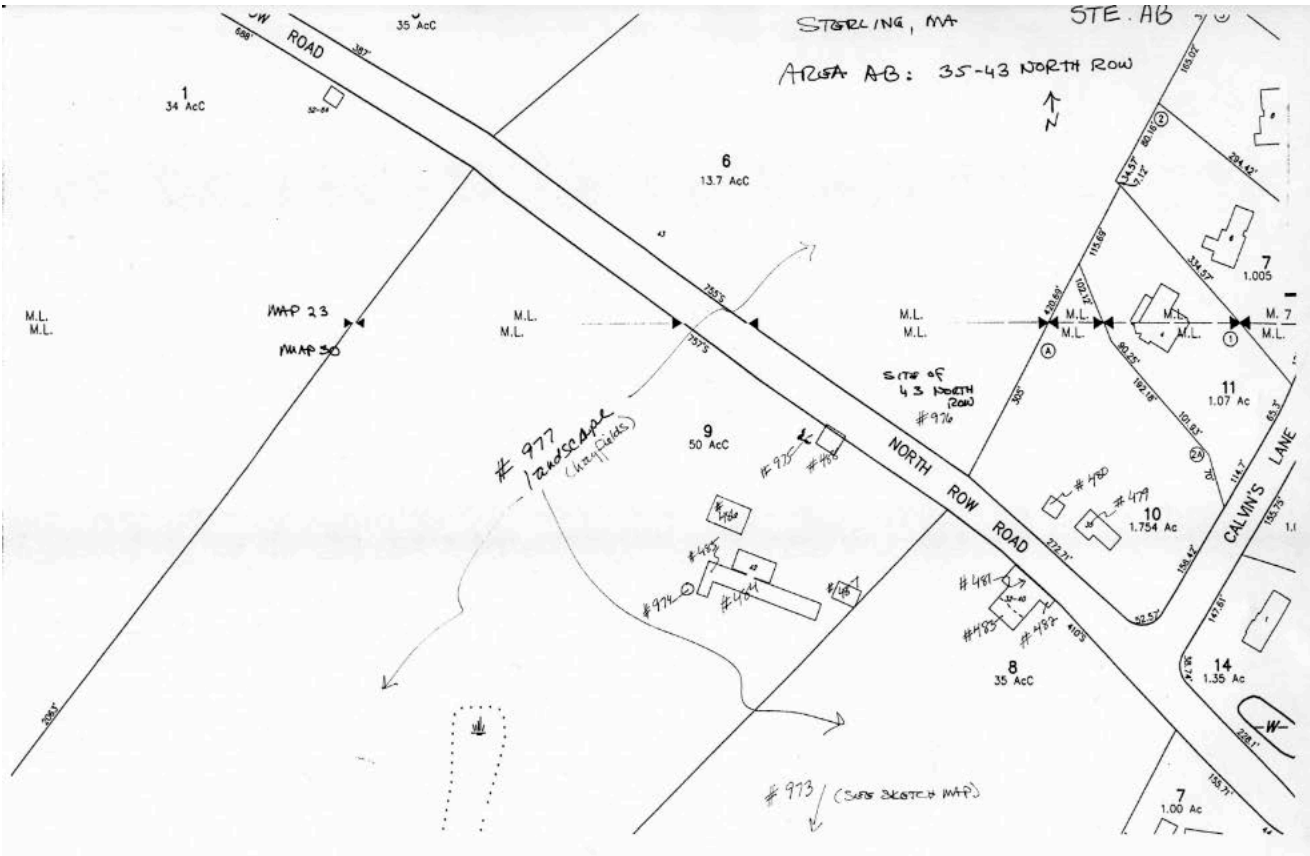
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AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
479	30-10	35 North Row Rd.	George S. Lewis House	1875-1880	Italianate vernacular
480	30-10		garage	ca. 1930	utilitarian
481	30-8		Palmer-May barn	2nd quarter 19th C.	utilitarian
483	" "		attached cow shed	early 1950s	utilitarian
482	" "		attached milk room	early 1950s	utilitarian
973	" "		sawmill site	early 19th C.	site
976	23-6	43 North Row Rd.	J. B. Tuttle house site	late 19th C.	site
484	30-9		Martin-La Marche dairy barn	ca. 1925	utilitarian
485	" "		attached milk room	early 20th C.	utilitarian
974	" "		silo	late-20th C.	utilitarian
488	" "		garage	ca. 1920s	utilitarian
975	" "		root cellar	ca. 1940s	utilitarian
486	" "		hay barn	ca. 1920s	utilitarian
487	" "		hay barn	1990s	utilitarian
977	23-6, 30-8, -9		agricultural landscape	late-19th- 20th C.	landscape



HC INVENTORY FORM CONTINUATION SHEET -- MHC Inventory Scanning Project, 2015-2017

MACKIS No. STE. AB



35-43 North Row Rd, view west. 2001.



35 North Row Rd. 2001.



35 North Row Rd - barn. 2001.



35 North Row Rd - barn, east elevation. (STE. 483, 481, 482). 2001.



Opposite 35 North Row Rd - barn
(STE. 481). 2001.



Opposite 35 North Row Rd - barn - view NW.
(STE. 481). 2001.



35 North Row Rd (STE. 483) - cowshed.
2001.



Off North Row Rd - sawmill site (STE. 973).
2001.



Opposite 43 North Row Rd - outbuildings,
View west. 2001.



View NW to Martin-LaMarche farmstead
and Palmer-Lewis barn. 2001.



Opposite 43 North Row Rd - root cellar
(STE. 975) and garage (STE. 488). 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
23, 30, 31	STERLING	AC	489-492, 978-979



Town Sterling

Place (neighborhood or village) _____

Name of Area Lewis Homestead
71 North Row Road

Present Use _____

residential, agricultural

Construction Dates or Period late 18th C. to
mid-20th century

Overall Condition _____

good

Major Intrusions and Alterations 20th C.

outbuildings; 2001: 1-story addn. to house

Acreage approx. 100 acres, with 36 more ad-
joining to northwest

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) June, 2001

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form

AREA FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

General site layout

Although its early outbuildings are gone, and its early-twentieth-century barn (#978) lies in a collapsed state west of the house, this large farm is one of the more intact historic agricultural properties in Sterling. It is one of several upland farms along North Row which are aligned generally north/south, descending south in adjoining parcels of land from high ground to the road, then crossing it and continuing in long strips of meadow and pasture down to the wetlands of Wekpeke Brook. The surviving buildings consist of one of Sterling's better-preserved ca. 1790s Federal houses close to the north side of the road, a small tarpaper-covered barn behind it which appears to be of mid-twentieth-century vintage, a modern vertical-board three-bay equipment shed west of the house, and a deteriorated mid-twentieth-century sawmill across the road.

Lewis House, late-18th C. (#489)

The south-facing farmhouse is a large two-story side-gabled, one-room-deep house, five bays across the facade, with a lower-roofed, three-bay, two-story east wing and a new one-story northeast addition composed of a long side-gabled wood-shingled outer section and an inner shed-roofed ell attached to the rear of the existing wing. The building is clapboarded, with an asphalt-shingle roof. The above-ground portion of the foundation is covered with concrete. The house has lost its original chimneys. There are presently two narrow twentieth-century exterior chimneys on the facade--a brick chimney toward the west end of the wing, and acinderblock one rising up the east portion of the main facade.

Windows at the first story are post-1850 2-over-2-sash in flat casings flush with the wall surface, but Federal-type 6-over-9-sash in plank frames with molded crowns survive at the second story of the main block, their appearance enhanced by the lack of storm or screen windows. The west end of the house has one 2/2 centered at the first story, and a 6/9 above it at the second. There is no window in the west end of the attic. The second-story windows under the eaves of the wing facade are an unusual type--one 3/2 sash and two 3/6's, aligned above the 2/2 windows below them. The east end of the wing has two 2/2's at the second story; the fenestration of the first story is presently being altered in conjunction with the building of the northeast addition.

As the house was divided for two families from an early date, it is likely that there was once a door in the wing facade, now replaced by one of the windows. The center entry of the main block is obscured by a vertical-board storm door with two small glass panes in the upper section. Its surround, like those of the first story windows, consists of an unadorned flat-board casing.

The architectural trim includes narrow cornerboards and a molded, boxed cornice with a deeper soffit at the front than at the rear. (The footprint of the building on the map of 1898 shows a rear ell or leanto; the latter, at least, might account for the discrepancy in the depth of the soffits.) A bed molding trims the top of the wall under the front cornice; there is no roof overhang at the gable ends.

On the hill behind the house is a small early- or mid-twentieth-century side-gabled barn (#490), clad in what appears to be painted tarpaper, with a corrugated metal roof. The side facing the street has two small two-pane windows, and to their west, a walk-in panel-and-glass door with a single large square light and horizontal panels. Just west of the drive to the barn and house is a mid-twentieth-century gable-roofed one-story equipment shed (#491), clad in vertical-board siding, with an asphalt-shingle roof and a concrete base. Two of the east-facing equipment bays are open, the third, near the street, is enclosed. Three 12-pane windows are positioned on the west side, and two on the south end. Directly across the road from the house, overgrown with young woods and underbrush, is Clayton Orr's deteriorated mid-twentieth-century sawmill (#492). It has a rusting side-gabled corrugated metal roof, and a horizontal-board wall on the rear (north) side.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Lewis Homestead
 71 North Row Rd.

Area(s)
 AC

Form No.
 489-492, 978-979

BIBLIOGRAPHY/REFERENCES, cont.

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INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Lewis Homestead
 71 North Row Rd.

Area(s)
 AC

Form No.
 489-492, 978-979

ARCHITECTURAL DESCRIPTION, cont.

Agricultural landscape 19th-20th C. (#979)

While much of the former orchard, meadow, and pastures of this large farm are now obscured from the road by trees, portions of the orchard are visible behind the farmstead, and the lower end of a meadow is visible rising up the hill east of the house. The hay fields and meadows on the broad slope south of the road, however, are some of the most expansive in Sterling.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Although much of it has grown up to woods, at 90+ acres, this old farm is one of few in Sterling that is as large as it was in the early twentieth century, when **Francis J. Orr** owned it as a 93-acre dairy farm. The origins of the farm may date as far back as the 1780s, as **Joseph Lewis** was listed as a head of household in this part of town in 1790. While deed research will be necessary to clarify the chain of ownership, Joseph Lewis died in 1815, and by 1830 the property is shown under the ownership of **T. & N. Lewis**. This apparently refers to Joseph's sons, **Thomas Lewis**, (1777-1850), and **Nathaniel Lewis** (1792-1859). (Alternatively, since there was more than one person named Thomas Lewis in Sterling in the early nineteenth century, "T. Lewis" may have been Thomas Lewis II [married in 1817]--apparently not the Thomas born in 1777). Both Nathaniel and Thomas Lewis, II were among Sterling's many chairmakers of the 1820s and 1830s. In 1839 Thomas Lewis sold his chair shop to his assistant, **Edward Burpec**, who went on to become one of Sterling's principal later chairmakers up to the time of the Civil War.

Assessor's records show that by 1840 the farm was owned by Nathaniel Lewis and Thomas Lewis II. It covered 173 acres, on which they were raising over a dozen cows and cattle, and a herd of sheep. By 1855, Nathaniel, by then referred to as Deacon Nathaniel Lewis, and his son, **Thomas E. Lewis** (b. 1825), owned the farm. Another son of Nathaniel and his wife, Betsy, **George Stillman Lewis**, was then living nearby at 35 North Row.

It is possible that the farm was involved in a mortgage foreclosure after the Civil War. When writing on Sterling's older buildings for the *Clinton Courant* in 1872, **W. E. Parkhurst** refers to this farmhouse as having been vacant for some time, and part of the estate of chairmaker **Joel Pratt**. Joel Pratt, Jr., who lived at the foot of North Row at Pratt's Junction, was a frequent lender and mortgage-holder in town. According to research by local historian **Frances Tapley**, the property was later in the possession of Joel Pratt's son, **James A. Pratt**.

The map of 1898 shows the farmhouse under the name of **A. A. Sampson**, with a barn to either side of it. Early in the twentieth century, the farm, with 93 acres, was acquired by **Francis J. Orr**. He carried on a dairy farm here for many years, on which by 1925 there was a barn/cowshed/silo combination, as well as a henhouse and icehouse.

His son, **Clayton S. Orr**, who succeeded to the farm's ownership, operated a sawmill on the property, which still stands in deteriorated condition on the south side of the road. He died in 2000 at the age of 91. Today, the property is owned by Clayton Orr's son, **Brian Orr**.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

Lewis Homestead
71 North Row Road

Area(s)
AC

Form No(s).
489-492; 978-979

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

The old Lewis Homestead, which still occupies over 90 acres and retains a cluster of out buildings dating from the early- and mid-twentieth century, is eligible for the National Register under Criteria A and C.

The complex meets Criterion A for its long association with Sterling's agricultural development, and with the Lewis family, of whom several generations farmed and raised livestock on the property in the late eighteenth- through most of the nineteenth century.

The farm meets Criterion C largely for its late eighteenth-century two-family Federal farmhouse and for its expansive agricultural landscape, which still includes orchards and hay fields on a characteristic north-south hillside farm that straddles North Row Road, descending to Wekepeke Brook.

In spite of some alterations to the house and the loss of some outbuildings, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Community

Property

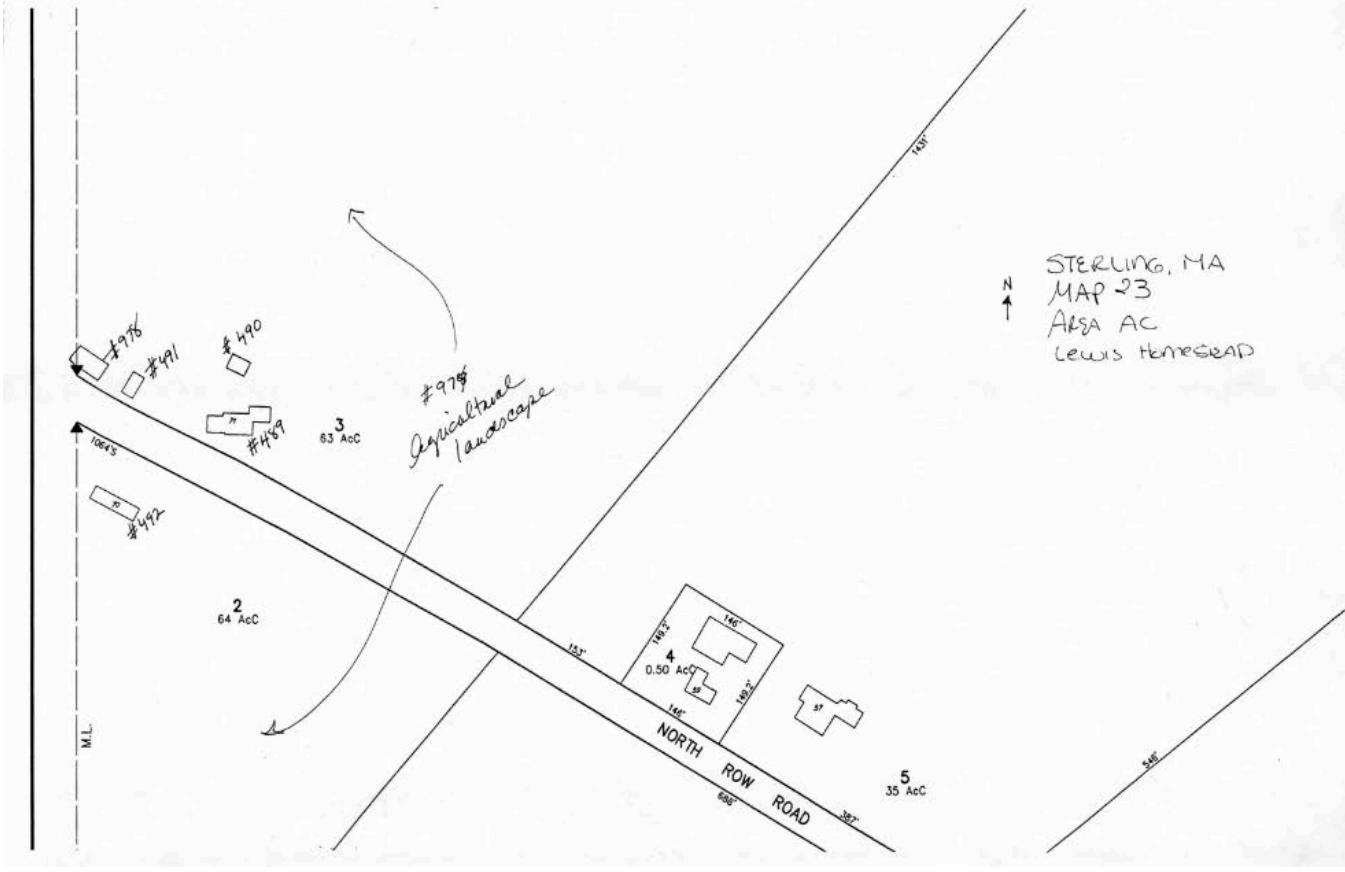
Sterling

Lewis Homestead

Area(s)
ACForm No.
489-492, 978-979**AREA DATA SHEET**

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
489	23-3	71 North Row Road	Lewis House	late-18th C.	Federal
490	" "		barn	early or mid- 20th C.	utilitarian
978	" "		barn ruins	early-20th C.	utilitarian
491	" "		equipment shed	mid- 20th C.	utilitarian
492	23-2		sawmill	mid-20th C.	utilitarian
979	23-2, 23-3		agricultural landscape	19th-20th C.	hay meadows, woods

STE.AC





2001.



Orr Sawmill (STE. 492). 2001.



Equipment shed (STE. 491). 2001.



View southeast. 2001.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission

20, 21

STERLING

AD

493-505, 980, 981

220 Morrissey Boulevard

Boston, Massachusetts 02125



roll negative numbers

- XVIII 6
- XXV 9-11, 13, 14, 20-23
- XXVI 19
- XXXIV 1

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

Upper North Row Road

Name of Area 205-230 Upper North Row Rd.

Present Use residential, agricultural

Construction Dates or Period ca. 1800-1950

Overall Condition _____

good

Major Intrusions and Alterations Late 20th C.:
 6 mid- and late-20th C. new or altered houses (218,
 220, 223, 227, 229, 231 Upper North Row Road)

Acreage approximately 150 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) May, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General area description

The agricultural/residential area along both sides of the center section of Upper North Row Road retains much of the appearance it had taken on by the middle of the twentieth century, in spite of the addition of several later houses and the radical alteration of another. Three modest mid-nineteenth-century houses, two of them with twentieth-century outbuildings remaining from their small farmsteads, are located on the north side of the road. On the south side at the west end of the area is a large dairy farm with a federal-era farmhouse and a farmstead of several twentieth-century outbuildings and nearly a hundred acres of hay fields, wetlands, and woods. To its east are a mid-twentieth-century house, a highly altered nineteenth-century residence, and a rare surviving granite-sided blacksmith shop at the edge of the road.

N. Heywood House, 205 North Row Road ca. 1830s (#493)

Once associated with a small farm of about twenty acres, this property beside the brook is now less than an acre in size. The house is a side-gabled Greek Revival Cape Cod cottage with a one-story, one-room-deep ell on the east end which has recently been altered and lengthened by several feet. The building is clapboarded, with an asphalt roof; the foundation is granite-block on the front, and fieldstone on the back. The high-walled facade is five bays wide, with a center entry topped by a typical vernacular Greek Revival shallow-peaked frieze and crown molding. A broad panel in the frieze framed with applied moldings echoes the peaked shape. Although the door has been replaced, the full-length, five-pane sidelights remain. The windows, which have replacement 6-over-1-sash, have flat, unadorned casings flush with the siding. The lack of a roof overhang and returns on the gable ends harks back to the pre-Greek Revival era. A clearly Greek Revival feature, however, is the echinus molding which trims not only the front eaves, but the raking ends of the roof, as well. A shed-roofed porch across the ell facade is of recent vintage.

213 Upper North Row Road, "Robindale Farm"

While this property has been reduced to five acres around the former Rial and Moses Heywood farmhouse, most of the old farm that straddles the Sterling/Leominster border has been preserved as conservation land by the Town of Clinton as part of the watershed around the reservoir it established at Heywood's Pond (north of the area) in the late 1920s. The small two-part early-twentieth-century barn which stands to the east of the house replaces a larger one which stood to the north between it and the house. The foundation stones for the older barn and a silo base are still in place in the back yard. This property once sat at the apex of a sharp angle in the road. Late in the twentieth century, however, the curve was straightened somewhat, adding more land in front of the house and present barn. The old stone wall-lined cart path to the pond and Heywood chair factory site to the north still exists just west of this property as the right-of-way to the reservoir.

Rial and Moses B. Heywood House, ca. 1828/ca. 1850 (#495)

The house as seen today, though altered in the mid-twentieth century, has the general form of the enlargement that took place in about 1850, when a 2-story sidehall-entry, gable-front cottage with small east-side ell was added to an existing 14 by 22-foot house which became the bulk of the east section still there today. The main gable-front part of the building is three by two bays, with late-twentieth-century 1-over-1-sash windows and a pedimented neo-colonial doorway. (A photo from the 1960s shows the former 2-over-2-sash windows [only two at the upper story on the facade], and a wide entry of Greek Revival proportions, with filled-in sidelights, pilasters, and a broad frieze). The east ell was altered in the 1960s by the removal of a front porch and the addition of a pair of gabled front roof dormers, as well as a reconfiguring of the facade which includes a late-twentieth-century bay window. An existing rear ell was enlarged at about the same time, and asphalt siding was replaced with the present wood shingles.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling 205-230 Upper N. Row Rd.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AD

Form Nos.
493-505, 980, 981

ARCHITECTURAL DESCRIPTION, cont.

Heywood blacksmith shop, 218 Upper North Row Road ca. 1835-1850 (#496)

While the Heywood family house at 220 Upper North Row was radically altered in the mid-twentieth century, the old Heywood blacksmith shop is still recognizable at the edge of the south side of the road. The shop is a small square building with its west side built into the slope of the hill; the north side along the road is composed of massive split-granite blocks. The east and south sides are wood-frame, now covered with tarpaper. A nearly flat corrugated metal roof covers the low structure, and the wide doorway in the east side is covered with corrugated aluminum. Two tall 12-pane windows are located in the wall to the south of the doorway, and four storm windows cover the openings on the south side. A plywood door is located at the west end of the south wall.

221 Upper North Row Road**J. P. Heywood House ca. 1830s (#498)**

The Greek Revival house which occupies a four-acre property at 221 North Row Road, like its neighbors to the east, backs up to open land to the north remaining from the large Heywood farm. This broad, gable-front building, one room deep, with an enclosed front gable, is a characteristic Sterling house-type of which several examples are found at "Pottery Village" in West Sterling center. A small northeast rear ell was greatly enlarged in the latter part of the twentieth century. The house is clapboarded, with an asphalt shingle roof and a granite-block foundation. The enclosed-gable facade, possibly originally five bays wide at the first story, has 6-over-6-sash windows, with the exception of a polygonal bay window with 4/4 sash on a brick base which projects from the east part of the facade. Three windows occupy the second story. The main center entry has four-light, two-thirds-length sidelights and a five-bay transom, with an outer surround of creased molded boards and plain cornerblocks. The door has eight panels with applied moldings, in an unusual arrangement of a horizontal panel at the top and in the center, and two pairs of vertical panels. The boxed eaves and roof overhangs are trimmed with an echinus molding; the cornice continues across the facade above the first story, with a wide frieze board below it. Other trim includes narrow corner boards and water tables above the foundation. A late-twentieth-century porch wraps around from the east side of the main house to the south side of the northeast ell.

Notable interior features of the house include Norfolk latches on the doors, and a somewhat anachronistic center lobby entrance with a three-run stair and a lingering federal-style balustrade--with three-inch-square newel posts with cushion caps, and square-dowel balusters. The mantelpieces, however, have Greek Revival surrounds of creased moldings and cornerblocks, and appear to have always been fitted for stoves, rather than fireplaces.

Livestock barn ca. 1940s (#499)

Just west of the house, facing gable-end to the street, is a small one-story barn with a shallow-pitched gabled roof, occupying the site of a former nineteenth-century barn. The building is clapboarded, has an asphalt-shingle roof, and stands on a concrete slab. The roof has a deep overhang at each side, supported on exposed rafter-ends. A pair of overhead-mounted sliding tongue-and-groove doors with diagonal braces is located in the center of the south facade; a walk-in door of the same type occupies the southeast end. A pair of tongue-and-groove swinging doors is located in the center of the north end.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

205-230 Upper North Row Rd.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AD

Form Nos.
493-505, 980, 981

ARCHITECTURAL DESCRIPTION, cont.

A brief interior inspection supports an early nineteenth-century construction date for the main part of the east ell and a mid-century date for the main house. The frame of the ell as visible in the basement is pegged, post-and-beam construction, with hewn sills on a fieldstone foundation. The gable-front portion of the house rests on granite block at the top of the foundation, and has joists approximately 2 x 7 inches.

Barn (#494) ca. 1900

In the late 1960s, the small 18 by 24-foot existing barn and attached east cow shed was converted to a horse barn and enlarged by adding five feet to the south side of the main barn under an extension of the main roof, and nearly doubling the width of the cow shed. An open-bay equipment shed added to the north side in the 1960s was replaced in the 1990s by the present two-car, gable-roofed garage. The building is clad largely in wood shingle over horizontal-board sheathing, and stands on a fieldstone foundation. A small square, louvered cupola is positioned in the center of the main roof ridge. The main wagon doorway, which has a late-twentieth-century vertical-board interior sliding door, occupies the approximate center of the west gable end, facing the house. A 6-pane window is positioned in the wall to either side of the doorway, and a 6/6 sash window is located under the gable peak.

The frame and interior layout of the barn present no clear evidence of the original floor plan, which was converted for box stalls in the 1960s. The west end of the building is built against the hillside, suggesting that the main wagon entry was always in that elevation. The nailed, unbraced stud frame, however, is reinforced by a single north-south 7-inch-square tie beam which would have cut across any east-west drive aisle. Most of the frame is vertical sawn. Joists supporting the circular-sawn loft floor that fills the roof space about three feet below the eaves are about 2 x 7." Plates and end girts are doubled 2 x 7's. Corner posts are 4 by 6-inches. The roof structure is a common rafter system of vertical-sawn 2 by 6" rafters, spaced 24 inches on center, and birdmouthed over the plates. The rafters meet at a narrow 6-inch ridge board, and support horizontal roof boards. The center part of the structure is reinforced in the loft with a metal tie rod running from plate to plate, and two vertical tie rods fixed to a trapezoidal wood frame. Collar ties of one-inch-thick boards remain in place fastened to four of the rafters with cut nails. Nails still in place on the other rafters indicate that each rafter pair formerly had a collar.

The basement under the main barn has a fieldstone foundation on three sides; the east end has a vertical-board wall and a door in the northeast corner. The west end of the south foundation wall of the original barn is open; a fieldstone retaining wall against the hillside south of the barn apparently formed one side of a path or livestock ramp into the cellar. Areas of whitewash remain on the basement ceiling boards and 5 x 7" joists.

The expanded rear cow shed, which formerly had stanchions for several cows, is now filled with horse stalls at the ground level. The roof space, several feet below that of the main barn, is a continuation of the hayloft.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling 205-230 Upper North Row Rd.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AD

Form Nos.
493-505, 980, 981

ARCHITECTURAL DESCRIPTION, cont.

Murray dairy barn ca. 1915 (#502)

The large one-story dairy barn is sited with its long side to the street. A low monitor roof with six two-pane windows along each side extends the length of the ridge. A large cross-gabled wall dormer centered on the north side of the barn has a vertical-board loft door and two four-pane windows in the upper section, and a wide overhead-mounted vertical-board door with a three-pane window in it below at the first story. Six-pane stanchion windows line the walls at the first story. Most of the barn is covered with painted tarpaper siding above a high concrete-block base; the roof is asphalt shingle. Vertical-board siding is uncovered in a large portion of the west end of the building.

Abutting the northwest corner of the barn is a small one-story clapboarded early-twentieth-century milk room (#503), its gabled roof set parallel to the ridge of the main barn. Three 6-pane windows are located on the north wall. A vertical-board door is centered in the west end.

Wagonhouse/equipment shed/shop ca. 1915 (#504)

A three-bay asphalt-sided equipment shed/shop, formerly a wagonhouse, set end to the road, faces the farmyard northwest of the barn. Its gabled roof is of uneven pitch, with the long rear west slope descending lower than the east. The two southernmost bays of the shed have overhead-mounted sliding, vertical board doors; the northernmost bay is open. The doors each have a 6-pane window in the upper section; two 6-pane windows are located in the north end wall.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Upper North Row Road, along with North Row Road to the east, is part of the second oldest route in Sterling, the county road laid out in 1732 that became an important through-route leading west through the north part of town. In the early nineteenth century, several prosperous farms were located along it, and a school was built on the western part, just east of what is now the junction of Upper North Row and Justice Hill Roads. The origins of this longtime agricultural area are in two farms--the property of Rial Heywood (today's 213 Upper North Row Road) which stretched north along the north-south section of Wekepecke Brook near where it flows south under the road, and the farm of "J. Whitcomb" (230 Upper North Row) a quarter-mile to the west. The owner of the Whitcomb farm referred to on the map of 1830 was probably Jonathan P. Whitcomb, Jr. (b. 1762), who owned the property jointly with James W. Whitney.

Rial (also referred to as Urial, or Royal) Heywood (1790-1856) married Betsey Palmer, the daughter of Joseph Palmer of 35 North Row Road (see Area Form AB) in 1814. He may have been associated with his father-in-law in the latter's sawmill business on the east part of Wekepecke Brook near the chair-making center at Pratt's Junction, and Mr. Palmer appears to have owned most of the Heywoods' 76-acre farm shortly after the Heywoods came to Sterling. Rial Heywood was certainly involved with the chairmaking industry, as there are records of him supplying seat blanks to some of the early-nineteenth-century Sterling chairmakers. Prior to their moving to Sterling in about 1828, Rial and Betsey had lived in Winchendon, and until 1827 in Fitzwilliam, New Hampshire, another New England chair-making center. The older post-and-beam section of the house at 213 North Row (see above) was apparently their first home in Sterling.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling 205-230 Upper North Row Rd.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AD

Form Nos.
493-505, 980, 981

ARCHITECTURAL DESCRIPTION, cont.

The interior of the building is laid out in three symmetrical bays, with a line of 4-inch-square posts at either side of a center aisle carrying 4 x 6-inch north-to-south beams. 2 x 6" joists span the spaces between the beams. The building may have been built as a heifer barn, as the names of several heifers born in the early 1980s are still evident on the frame. The interior is presently divided into horse stalls, with an enclosed, horizontal-boarded room in each side bay at the front of the building.

Henhouse ca. 1940s (#497)

Northeast of the house is a shed-roofed, drop-sided henhouse with four window openings and a vertical-board door in the long south side. Most of the west end has no wall.

230 Upper North Row Road early 19th century

General site layout. While the Town of Clinton now owns a considerable amount of the land north of the road, the Murray farm at 230 Upper North Row remains as the largest property, and the only true working farm, left in this area. It occupies a hundred acres on the south side of the road, and thirteen more on the higher north side that is owned by other family members. The farmstead is located south of the road, with one of Sterling's most picturesque agricultural landscapes (#981) covering the rolling hills descending behind it. Fieldstone walls line portions of the extensive hay meadows, which are interspersed and backed with deciduous woods. Old sugar maples and stone walls line portions of the roadside, as well. One modern feature of the landscape is a mid-twentieth-century gable-roofed, open-sided hay barn (#505) located against the trees just west of the farmstead.

The ca. 1800 farmhouse stands close to the road, the west end of its long side wing abutting the fieldstone remains of what appears to be the foundation of the former barn shown in that position on the map of 1898. Directly behind the house is a late-twentieth century fiberglass-roofed barn (#501) of the pole-barn type. Just west of that is one of three monitor-roofed dairy barns in the north part of Sterling (see Area Form #AB: 43 North Row Road, and Form #41: 22 Legate Road), with a one-story milkroom attached to its northwest corner. Behind the southwest corner of the barn is a tall late-twentieth-century concrete stave silo (#980) with an aluminum domed roof. West of an unpaved drive that descends to the rear of the barn is a wagon house/equipment shed/shop of about 1915.

Whitcomb-Whitney House ca. 1800 (#500)

The farmhouse is a federal style 2 1/2-story, side-gabled, double-pile house with a long 1 1/2-story side wing. Both sections have fieldstone foundations, vinyl siding, and an asphalt-shingled roof. The main facade is asymmetrical, with two sets of 2-over-2-sash windows aligned at each story on the outer portions of the facade, but with the door positioned slightly to the west of the center, and a second-story window just east of center. Both the main entry and another centered on the east end have two-light, glass-and-panel doors of the mid-nineteenth-century type. Windows are largely 2/2s, but a 6/6 remains in the east gable, and a 6/9 in the west. Among the alterations are the addition of a wood fire escape and a second-story door on the east end, and the loss of much trim detail to the re-siding. The lines of a federal-period roof, however, are evident in the molded, boxed cornice at the eaves, and the lack of returns or a roof overhang at the gable ends. Other alterations include the asymmetrical fenestration on the wing, and the installation of a cinderblock chimney in the east part of the front roof slope. A brick chimney is positioned behind the ridge toward the southwest corner of the main house.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling 205-230 Upper North Row Rd.

Massachusetts Historical Commission
20 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AD

Form Nos.
493-505, 980, 981

HISTORICAL NARRATIVE, cont.

By the middle of the nineteenth century, there was a cluster of six houses on this section of the road west of Heywood Road, and the district school had been relocated to a site opposite the farmstead that by then was owned entirely by James W. Whitney (1818-1892) at 230 Upper North Row. A dam across Wekepeke Brook a half-mile to the north was now providing water power for a chair shop, one of many in Sterling, which was operating there. Its original proprietor was apparently Rial Heywood, followed by some combination of his sons, and eventually by one son, Moses B. Heywood.

Most of the residents of the area, in fact, were members of the Heywood family. The house remembered as the main Heywood homestead had been built on the south side of the road at 220 Upper North Row, with a blacksmith shop to its east. While the house was radically altered in the mid-twentieth century, the granite-sided blacksmith shop (#496) remains close to the road on the property of #218. In the 1830s, two other modest Greek Revival houses were built for other Heywood family members: 205 Upper North Row is shown under the name "N. Heywood" in 1855, and 221 Upper North Row as the residence of Rial Heywood's eldest son, Joseph Palmer Heywood (b. 1816). According to 1855 tax records, under the name of J. P. Heywood & Bros., in addition to the house and a barn, he owned 119 acres and the "mills," implying that the Heywoods were operating more than the chair factory at that time. Moses B. Heywood (1827-1908), married Maria Nichols in 1848, a likely date for the enlargement of the house at 213 North Row, where they lived for the next several decades. Moses Heywood was a carpenter and builder as well as a chairmaker, and probably did the construction himself. He is known to have built many houses in the Sterling vicinity.

In 1860, under Moses Heywood, the chair factory had the second highest output of any in town, when it produced 30,000 planked and turned chairs. The water power available from the brook may have been inconsistent, however, and in 1860 Moses was using mechanical power for his operations. The chair factory was apparently discontinued shortly afterward, as on the map of 1870 it is shown as a sawmill, and lists Moses Heywood as a farmer and lumber dealer. By that time Moses Heywood had become one of the town's most distinguished citizens. He was a Selectman during the Civil War from 1864 through 1866, and again in 1875, Assessor in 1868 and 1869, and State Representative in 1874. Moses's nephew, H. Marcellus Heywood (1847-1933), apparently Joseph's son, owned both the Heywood house on the south side of the road and 221 Upper North Row for many years. James Whitney was still farming at 230 Upper North Row through at least the early 1880s, and a member of the Kendall family (possibly Ezra Kendall of 77 Heywood Road), owned #205 for a time in the 1870s.

The Heywood sawmill burned down in 1895, and although the family blacksmith shop may have still been operating, the area had otherwise returned exclusively to farming. Charles Hathaway owned 205 in 1898, and two Heywood widows resided at #s 213 and 221. Of the two big farms with farmsteads on the south side of the road, at the turn of the century H. Marcellus Heywood still occupied the easternmost, and Ephraim H. Murray had acquired 230 Upper North Row, then measuring a hundred acres, where he was running a dairy farm and raising cattle.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling 205-230 Upper North Row Rd.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AD

Form Nos.
493-505, 980, 981

HISTORICAL NARRATIVE, cont.

Twentieth-century history

While the Heywood farms were apparently sold out of the family in the early twentieth century, Ephraim Murray owned 230 Upper North Row for the rest of his life, and it is still owned and farmed by his descendants. By 1914 he had over two dozen cows, and in 1930 he was running one of Sterling's larger Depression-era dairy farms, with over thirty cows, a bull, and a flock of chickens. The monitor-roofed dairy barn appears to have been built in the late 1910s, as well as the equipment shed/wagon house. The North Row schoolhouse closed in 1899, and Mr. Murray purchased it some years afterward. The building was eventually moved to Ashby in 1946. 230 Upper North Row was a working dairy farm until 1987, when the cows were sold. Haying is still done on the property today.

By 1900 Charles Hathaway had died, and 205 Upper North Row, with its house, barn, and 17 acres, was owned by his estate. Marcellus Heywood owned two of the houses and their associated farms, and Moses B. Heywood had apparently moved to Sterling center.

By 1930 the former Moses Heywood farm at 213 Upper North Row had been acquired by Merton Biathrow and his wife, Lizzie, who had five cows and a horse in that year. They also owned 205 Upper North Row for a time. Their farm had been reduced to 18 acres from the former 88, however, as in 1925-26 the Town of Clinton bought most of it for a reservoir, including the millpond, chair factory site, and considerable acreage over the town line in Leominster. Plans for the reservoir refer to the pond as "Heywood Reservoir," and the dam that was built or enlarged as "Heywood Dam." According to longtime neighbors, when the reservoir was built, some of the workhorses for the project were housed in the barn at #213. The Biathrows were succeeded by James Cunningham, who owned the farm into the 1950s, and sold off #205 separately.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1830: 213--R. Heywood, 230--J. Whitcomb;

1855: 205--N. Heywood; 213--MB Heywood; shop; 221--JP Heywood, 230--JW Whitney;

1870: 205--Kendall, 213--MB Heywood; shop; 221--HM Heywood, 230--JM Whitney;

1898: 205, 213--C. Hathaway, 221--Mrs. Heywood, 230--EH Murray.

The Clinton Courant, 1878, 1895.

Interviews with owners, 5/31/01.

Osgood, Samuel. "Sterling," in Hurd, D. H. ed. History of Worcester County, Mass. Vol II.

Philadelphia: J.W. Lewis & Co., 1889.

Plan of Heywood Reservoir, 1926.

Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records, various years from 1821 to 1973.

U.S. Census: agricultural schedules for 1850, 1870, 1880. Industrial schedule, 1860.

Vital Records of Sterling.

White, Frank G. "Sterling, Massachusetts: an early nineteenth-century seat of chairmaking," Dublin Seminar. In *Rural New England Furniture: People, Place, and Production*, Benes, Peter, ed.

Dublin Seminar for New England Folklife annual proceedings. Boston: Boston University, 1998.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling 205-230 Upper North Row Rd.

Massachusetts Historical Commission
 20 Morrissey Boulevard
 Boston, Massachusetts 02125

Arca(s)
 AD

Form Nos.
 493-505, 980, 981

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
493	21-19	205 Upper North Row Rd.	N. Heywood House	ca. 1830s	Greek Revival
495	21-18	213 Upper North Row Rd.	R. & M.B. Heywood House	ca. 1828/1850	Grk. Rev. vernac.
494	" "		barn	early 20th C.	utilitarian
496	21-17	218 Upper North Row Rd.	Heywood blacksmith shop	ca. 1835-1850	utilitarian
498	20-15	221 Upper North Row Rd.	J. P. Heywood House	ca. 1830s	Greek Revival
499	" "		livestock barn	ca. 1940s	utilitarian
497	" "		henhouse	ca. 1940s	utilitarian
500	20-2	230 Upper North Row Rd.	Whitcomb/Whitney House	ca. 1800	Federal
502	" "		Murray dairy barn	ca. 1915	utilitarian
503	" "		milk room	early 20th C.	utilitarian
980	" "		silo	mid-20th C.	utilitarian
504	" "		wagonhouse/shed/shop	ca. 1915	utilitarian
501	" "		barn	late-20th C.	utilitarian
505	" "		hay barn	mid-20th C.	utilitarian
981	20-2, 20-11		agricultural landscape	19th-20th C.	landscape



205 Upper North Row Rd. 2001.



213 Upper North Row Rd. 2001.



218 Upper North Row Rd - Heywood
Blacksmith Shop. 2001.



221 Upper North Row Rd. 2001.



221 Upper North Row Rd. 2001.



221 Upper North Row Rd. 2001.



230 Upper North Row Rd. 2001.



230 Upper North Row Rd - barn. 2001.



230 Upper North Row Rd - hay barn. 2001.



230 Upper North Row Rd - equipment shed. 2001.



230 Upper North Row Rd - outbuildings. 2001.



230 Upper North Row Rd - hay fields, south side. 2001.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

13, 18

STERLING

AE

506-511, 982



roll negative numbers

XIII 23
XIV 1-3

Town Sterling

Place (neighborhood or village) _____

Justice Hill

Name of Area Gould/Blanchard Farmstead
 175 Justice Hill Road

Present Use _____

residential, agricultural

Construction Dates or Period 1898-99;
 20th century

Overall Condition _____

good

Major Intrusions and Alterations Late 20th C.:

ranch house; aluminum storage barn (#511)

Acreage approximately 80 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) March, 2001

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

Although the agricultural specialties of this farm changed over the course of the twentieth century, at 83 acres this Justice Hill orchard and farmstead are more intact than most of the other historic agricultural properties in the northwest part of Sterling. Perched high on the slope of one of Sterling's highest hills, the property commands a magnificent view over Hycrest Pond to the wooded hills to the north and northeast.

A rolling agricultural landscape (#982) of apple orchards occupies nearly fifty acres of high ground on the south side of the road, and about twenty-five more on the north side from Roper Road on the west to the intersection of Upper North Row Road on the east. The farmstead is located midway along the north side of a section of road partially lined with fieldstone walls and venerable sugar maple trees. The older buildings of the farmstead, barely visible from the road, are spread out down the slope northeast of the farmhouse, which is a stylish 1899 gable-front Italianate/Queen Anne sidehall-entry house with an attached barn or carriagehouse. The freestanding outbuildings include a small two-part early-twentieth-century gable-roofed, shingled barn, a low, flat-roofed apple storage barn built into the hill like a root cellar, and a 1950 gable-roofed storage barn (#507). There are two intrusions--a simply-detailed late-twentieth-century ranch house on an area of asphalt-topped fill between the house and apple barn, and a huge, windowless corrugated aluminum apple storage barn (#511) just northwest of the house. A line of tall spruce trees partially screens the storehouse from the farmhouse. A small pre-fabricated gambrel-roofed, vertical-board shed on the south side of the road was added within the past few years.

Elijah Gould House, 1899 (#510) D. Herbert Hosmer, builder

This recently restored house is one of the few large late Victorian farmhouses in the outlying sections of Sterling. Displaying a combination of lingering Italianate and early Queen Anne influences, it is a tall 2 1/2-story, side-hall-entry, gable-front building with a number of appendages. A long 2 1/2-story cross-gabled wing extends to the east, with a lower rear ell behind it, linked at the northeast corner to a large gable-front carriagehouse or barn. Typical of the sculptural quality of 1890s houses, there are three types of full-height, projecting bays--a flat-roofed two-story polygonal bay on the west part of the main facade, a rectangular gable-roofed bay projecting from the rear west side of the building, and a small, square, two-story flat-roofed bay in the angle of the house and wing. An open veranda on turned posts, with sawcut brackets and a spindle balustrade, wraps around from the main front of the house to span the full width of the east wing. The house is sided with wood clapboard, stands on a granite-block foundation, and has an asphalt shingle roof. Three brick chimneys rise from the roof slopes--two on the west side of the main roof, and one toward the inner end of the front slope of the wing. In addition to the turned and bracketed veranda, other architectural trim includes a molded, boxed, overhanging cornice with gable-end returns and a wide, molded frieze, embellished at the corners and on the front bay with paired scroll brackets.

All the windows in the house are 1-over-1-sash, most set into flat surrounds with a narrow molding across the top. The main facade is two bays wide, with a paired 1/1 in the gable peak, and a single window in the east half of the second story over the main entry. The door, which appears to be a recent replacement, has a large glass light over two raised panels. A similar door occupies the third of the four bays across the facade of the wing. The second story of the wing is three bays long, with windows which are not aligned over those at the first story. The east side of the main house in front of the wing and corner bay has one 1/1 at the first story only. The square corner bay has a single 1/1 on each side at both stories. At the two-bay east end of the wing, the gable window is paired. Due to the slope of the hill, the basement story there is full-height, with a modern double-leaf paneled door at the south, and two 1/1s in the north portion. The west side of the main house has one window at each story toward the front. The south side of the northwest rectangular bay has a paired 1/1 at each story, and a single window at the second and in the gable on the west side.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Elijah Gould Farmstead
175 Justice Hill Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AEForm Nos.
506-511, 982

ARCHITECTURAL DESCRIPTION, cont.

The low rear ell abuts the corner of a broad, gable-front carriagehouse or barn (#509), also on a granite-block foundation. Its pedimented, or enclosed-gable facade has been altered by the insertion of a large overhead paneled garage door which fills the east section at the first story. A walk-in door is located west of the garage opening, near the house. Above the doors in the gable are four windows--two 6-over-6-sash in the peak, and two six-pane windows below them at second-story, or loft level. There are no windows or door on the east side. A small square cupola at the center of the roof ridge with a rectangular louvered vent in each side appears to be of recent vintage.

Barn (#508) Early 20th century

The oldest free-standing outbuilding appears to be a small 1 1/2-story, gable-roofed, wood-shingled barn--possibly Louis Blanchard's slaughterhouse--set well back from the road down the hill to the northeast. Attached to its southwest gable end is a lower wing, also wood-shingled.

Apple storage building (#506) Early 20th century

Close to the road east of the farmhouse and later ranch house is a low, square one-story building with a shallow corrugated metal shed roof, its south and west walls built into the hill. Its granite-block south wall suggests that this building may incorporate the foundation of one of the two barns shown in this position on the 1898 map. Along the full-height east side, which is clad in vertical-board, are a double-leaf door in the center, and another recessed at the northwest corner, which is supported by a brick pier. A small 6-pane window is located between the doors; another is in the south part of the wall. The low upper portions of the south and west walls which extend above grade are clad in corrugated metal. A cinderblock chimney rises from the southeast corner of the roof.

Storage barn 1950 (#507)

A broad, low building with only its gabled, corrugated metal roof visible from the road is set back from the road behind the ranch house.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Elijah Gould owned a small farm in Sterling as early as 1880. By the end of the nineteenth century, however, he was one of the major landowners and dairy farmers in town, with over 464 acres of land, and a dairy herd of five dozen head. Much of the land he owned was made up of several previously established farms. In 1898 he owned not only this 145-acre farm on Justice Hill, but one of the former Roper family farms with its house, outbuildings, and 95 acres, and a former Mace farm of 90 acres, as well as several other parcels of agricultural land ranging from 27 to 77 acres. Much of it had grown up to woods, from which he cut and sold a considerable amount of timber.

A farm belonging to the Gerry family and later to William Reed had existed at this location for several generations. In 1898-99 Mr. Gould had the old Gerry house moved a short distance to the east to become a freestanding carriage house, and hired local carpenter D. Herbert Hosmer to erect this stylish

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Elijah Gould Farmstead
175 Justice Hill RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

AE

Form Nos.

506-511, 982

HISTORICAL NARRATIVE

late Victorian farmhouse. Another farmhouse on the part of the property directly across the road, which had belonged to nineteenth-century farmer and chairmaker Benjamin Sawyer Stuart, burned down in 1903. In 1976 the converted Gerry house burned down, as well.

Elijah Gould was a dairy farmer, with a herd of cows which increased from about two dozen in 1892 to over sixty at the end of the decade. In 1898 he owned a variety of livestock, was raising chickens in a 12 x 60-foot henhouse, and had established a sizable orchard of both apples and other fruit. By the time of his death in 1904 his home farm had been reduced to 97 acres. Mr. Gould's widow, Allie Gould, owned the property for several years after her husband's death.

It was next acquired by **Louis C. Blanchard**, who further developed large orchards on the old farm. He set out his first 2000 trees in 1919. In the 1930s he owned 194 acres, and had a slaughterhouse as well as the orchard business. By the late 1940s the property was under the ownership of his son, **John Blanchard**, who continued to run the orchards still located on the property today.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1898: Elijah Gould.

Osgood, Samuel. "Sterling," in Hurd, D. H. ed. History of Worcester County, Mass. Vol II.

Philadelphia: J.W. Lewis & Co., 1889.

A Brief History of Sterling, Massachusetts. 1931.

Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records.

Various years from 1821 to 1973.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Elijah Gould Farmstead
175 Justice Hill Road

Massachusetts Historical Commission
20 Morrissey Boulevard
Boston, Massachusetts 02125

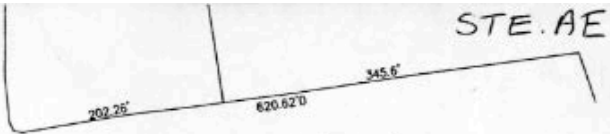
Area(s)
AE

Form Nos.
506-511, 982

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
510	13-1	175 Justice Hill Rd.	Elijah Gould House	1898-99	Italianate/Q. Anne
509	" "		attached barn/carriagehouse	ca. 1900	utilitarian
508	18-17		barn	early 20th C.	utilitarian
507	" "		barn/storage building	1950	utilitarian
506	" "		apple storage building	early 20th C.	utilitarian
511	" "		metal apple storage barn	late 20th C.	utilitarian
982	18-16, 18-17		agricultural landscape	late-19th- 20th C.	orchards

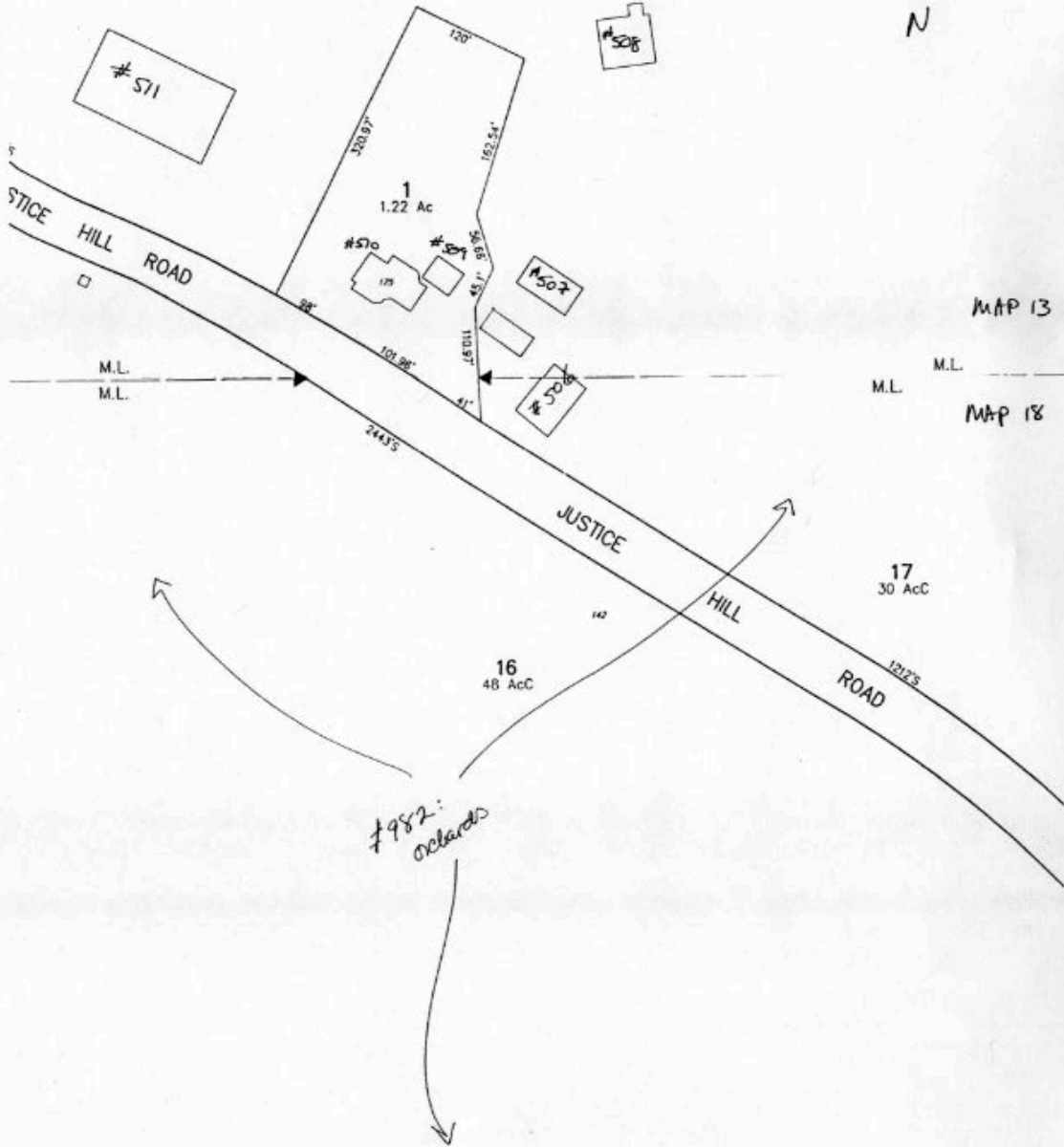
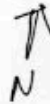
STE. AE



STORLING, MA

AREA AE:

GOULD-BLANCHARD FARMSTEAD
175 JUSTICE HILL ROAD





2001.



Apple/root cellar. 2001.



View east. 2001.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

4-5; 4-6

STERLING

AG

526-530, 991-992



roll negative numbers

XXV 24-31

XXXIII 32

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

Justice Hill

Name of Area Stuart-Nelson Farm

34 Lucas Road

Present Use residential, agricultural

Construction Dates or Period early 19th- to mid-20th C.

Overall Condition _____

good

Major Intrusions and Alterations late-20th C.:

aluminum garage; A-frame lumber shed

Acreage 22.3 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) June, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

General site layout

Although it appears to have lost its pre-1900 outbuildings, this farm today maintains the common arrangement of the house on one side of the road and the working farmstead opposite it on the other. While most farmsteads of this type in Sterling are oriented with the farmhouse on the higher side of the street, here the opposite relationship prevails. The house stands on a long narrow strip of land on the lower, west side of the road, with its back to Stuart Pond. Directly across the road on a rocky, shallow-rising landscape (#992) of rocky pasture and meadow, lined with fieldstone walls and backed by trees, is a cluster of largely late-twentieth-century farm buildings, including a henhouse, a hay storage shed, a late-twentieth-century vertical-board pole barn (#527) next to an open-sided A-frame lumber storage shed, and, on the site of a former nineteenth-century barn, a two-level stucco- and vertical-board barn of two cross-gabled sections. The latter building may incorporate some of the structure of the former barn.

Ralph R. Stuart House, early 19th C. (#526)

From the exterior, it is not clear which of the two parts of this house predated the other. It is a large L-plan 2 1/2-story building with a long north-south, side-gabled section facing the street, joined at the north end to a slightly shorter east/west wing. The two roofs come together at a hipped corner, rather than as intersecting gables. The building is clapboarded, and has an asphalt shingle roof. A stuccoed chimney rises from the center part of the ridge of the northwest section. A long one-story garage ell extending north from the its west end appears to have been formerly a shed ell. The ell is clad in vertical board on the north end, and has a recent overhead vinyl-and-glass garage door in its mid-section. An entry in the south corner, against the house, is sheltered by a shallow shed roof on square posts. A low brick chimney rises from a point southwest of the roof ridge.

The main east facade of the building is a symmetrical arrangement, five bays wide, but has no door. The windows are 6-over 9-sash at the upper story, and 2/2 at the first, set into flat casings flush with the siding. The north elevation of the house is four bays, with two windows aligned above each other at each story toward the east, and two at the upper story in the west portion, over the end of the ell. Here, too, the upper-story windows are 6/9, while windows at the first story are 2/2. The architectural trim of the house includes a molded, boxed cornice, with neither a roof overhang nor cornice returns on the gable ends.

The south end of the house has a 6-over-6-sash window in the gable peak, and a single 6/6 in the east part of the wall at the second story. Spanning the first story of the south gable end is a one-story hip-roofed enclosed porch or sunroom of early-twentieth-century vintage, glazed with a line of paired 2/2 windows. This section contains the present main entry—a multi-light glass door in a one-story vestibule.

Barn, early 20th C. (#528)

The barn is composed of many sections, spread out along the hillside. Except as noted, they stand on concrete or concrete-block foundations. The main part of the building is a small side-gabled two-story barn, about 25 feet long, with a corrugated aluminum roof, late-20th-century vertical-board siding on the upper part of the wall, and asphalt siding on the lower part. A tall window occupies the upper north gable peak; the rest of the windows—three in the lower west side and three on the south end—are 4-pane sash. A loft opening without a door is located in the east portion of the upper level of the south gable end, and a vertical-board walk-in door at the lower, concrete-block level. A leanto cowshed, which has three stanchion windows on its south end, spans the east, uphill side of this barn, and a recent cylindrical, corrugated metal Brock silo (#991) abuts its north end.

[x] Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart/Nelson Farm
34 Lucas Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AG

Form Nos.
526-530, 991, 992

ARCHITECTURAL DESCRIPTION, cont.

Bisecting the southwest corner of the main barn is a smaller, lower two-level, cross-gabled wing--possibly an older outbuilding. A portion of its north foundation is fieldstone. This section has an asphalt shingle roof, and is clad in late-twentieth-century vertical-board siding. It has two widely-spaced 1/1 windows at the main level on the south side and the west end, and another window opening in the west gable peak. The southwest part of the basement level is open on the west.

Two one-story appendages extend diagonally to the south, one behind the other, off the southeast corner of the leanto--a gable-roofed, vertical-board shed with one small 6/6 window on the southwest side, and a concrete-block uneven-pitched gable-roof shed with two small single-pane windows in the southwest gable end.

Henhouse early or mid-20th C. (#529)

A small shed-roofed henhouse, about eight feet square, stands on the upper part of the pasture behind the barn. This is also sided with vertical board, and has a centered door and two widely spaced 1/1 windows on the higher, southeast side.

Hay shed mid-20th C. (#530)

Closer to the road, southwest of the barn, is a vertical-board hay storage shed with an asphalt shingle roof. About 14 feet long and 10 feet deep, it has a gabled "saltbox" roof, higher and shorter on the southeast side, with a long, low rear slope. The building is windowless, but has two broad rectangular openings in the upper part of the southeast side, one of which is presently covered with a board door.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Further research will be necessary to clarify the construction date of the farmhouse here. Judging by its appearance, it may have been built around the time of the marriage of its first known owner, **Ralph Rice Stuart** (1795-1872) to Nancy Mirick of Princeton in 1816. She died in 1829, and Mr. Stuart was married again, to Pamela Osgood, also of Princeton, in 1831--a possible date for the building's enlargement. As Lucas Road did not exist until the mid-nineteenth-century, the house originally would have been oriented north toward Justice Hill Road, part of the east-west county road laid out through the north part of town in the 1730s.

Ralph Stuart, like several of the residents of the northwest corner of Sterling, was a chairmaker as well as a farmer. Although he is not listed as such on the manufacturing census of 1820, he is mentioned as a chairmaker in the day book of journeyman Elbridge Gerry Reed as early as 1829. He was the younger brother of farmer and chair manufacturer Benjamin Stuart, Jr., whose large farm was located a short distance to the east on the road that today is called Justice Hill Road Cut-Off, and whose wife was the sister of Nancy Mirick Stuart. Ralph Stuart was also a sawyer, and while his brother concentrated on chairmaking, Ralph was apparently involved for a time in operating the sawmill to the south at "Stuart's Dam" on Justice Brook. (See Arca Form AH, "Williams Farm.") The upper part of the mill pond created by the dam for the sawmill, called Stuart(s) Pond, is a significant part of the setting of this property, and probably inundated a substantial amount of Ralph Stuart's farmland when it was enlarged by the rebuilding of the dam in about 1856.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart/Nelson Farm
34 Lucas Road

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AG

Form Nos.
526-530, 991, 992

HISTORICAL NARRATIVE, cont.

The farm that Ralph Stuart was operating just prior to the enlargement of the pond was 100 acres, having grown from 66 in 1830. With a total of eight cows and cattle reported for 1850, it was one of the many dairy farms of that time with a herd of less than a dozen head. In 1855 it measured only 65 acres, but by 1870, toward the end of his life, Ralph Stuart's acreage had increased to 125 acres, and he had added a small orchard to his operations.

By 1900 the farm was under the ownership of the Lucas family, with K. E. Lucas, (apparently Edward Lucas), shown as the owner on the map of 1898. His wife is listed as the owner in 1900.

By 1930, the farm had apparently been acquired by the Nelson family, who still own it today. The owner at that time was Bernard H. Nelson. In the 1950s and 1960s the property was owned by Herman R. Nelson; it was acquired in the mid-1990s by Herbert and Priscilla Nelson, who still have a small herd of cows.

BIBLIOGRAPHY and/or REFERENCES [] see continuation sheet

Maps and Atlases: 1830: RR Stuart; 1855: R. Stuart; 1870: RR Stuart; 1898: KE Lucas.
Osgood, Samuel. "Sterling," in Hurd, D. H. ed. History of Worcester County, Mass. Vol II.
Philadelphia: J.W. Lewis & Co., 1889.

Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records, various years from 1821 to 1973.

U.S. Census: manufacturing schedules for 1820, 1860; agricultural schedules for 1850, 1870, 1880.
Vital Records of Sterling and Princeton.

White, Frank G. Ledger-Domain: Sterling, Massachusetts, an early 19th century seat of chairmaking.
Chronicle of the Early American Industrial Association. XLIV, No. 4, Dec. 1991.

AREA DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
526	4-6	34 Lucas Road	Ralph R. Stuart House	early 19th C.	Federal
528	4-5		Barn	early-mid 20th C.	utilitarian
530	4-5		hay shed	mid-20th C.	utilitarian
991	4-5		silo	late-20th C.	utilitarian
529	4-5		henhouse	early or mid-20th C.	utilitarian
527	4-5		pole barn	late-20th C.	utilitarian
992	4-5; 4-6		agricultural landscape	19th-20th C.	landscape

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Form No(s).
526-630, 991, 992

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

The Stuart-Nelson Farm, which still covers 22 acres and retains a cluster of farm buildings and structures dating from the early nineteenth- through mid-twentieth centuries, is eligible for the National Register under Criteria A and C.

While more information needs to be obtained about its later history, the farm meets Criterion A for its long association with Ralph Stuart (1795-1872) of the chair-making Stuart family, who was also involved with the family sawmill south of the farm on Justice Brook.

The farm meets Criterion C for the survival of well-preserved architectural and agricultural resources from several eras. They include the two-part Federal farmhouse, and several outbuildings and structures of the early- and mid-twentieth century, as well as a working landscape of cow pastures and hay fields which has changed little over the course of generations.

The property retains integrity of setting, location, design, materials, workmanship, feeling, and association.

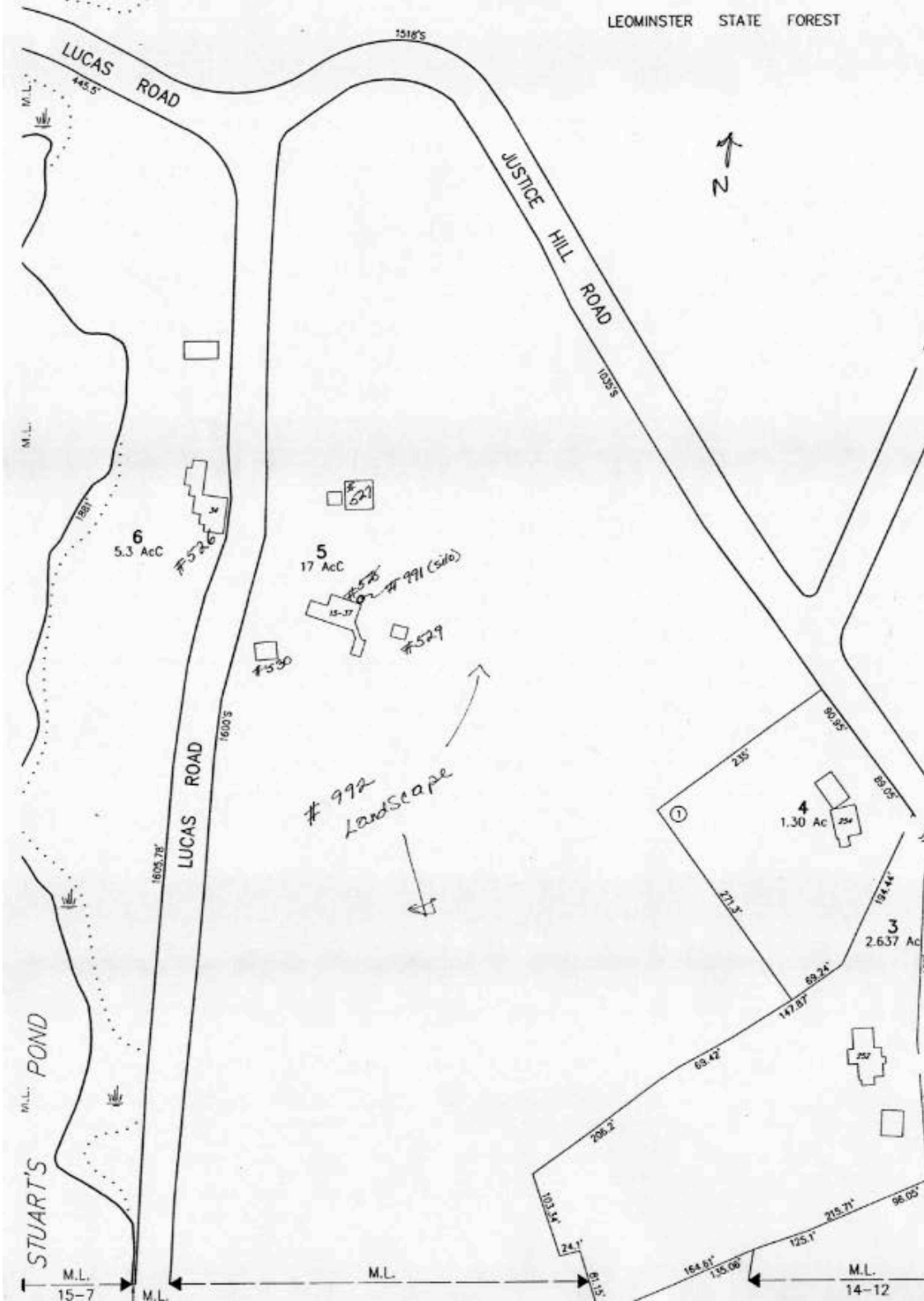
STE. AG

STORLING, MA

ARCA AG: STUART-NELSON FARM
34 LUCAS ROAD

7
63 AC
COMMONWEALTH OF MASSACHUSETTS

LEOMINSTER STATE FOREST





2001.



Barn. 2001.



Outbuildings. 2001.



View SW. 2001.



2001.



2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

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

4, 5, 12-14, 18, 19	STERLING	AF	512-525, 983-990
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roll negative number

- XXIII 1, 2, 4, 9, 10, 20, 24-28, 29-32, 35
- XXIV 1, 2, 5, 6
- XXIX 20-23

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

Justice Hill

Name of Area Hy Crest Farm; Sylvester Roper Farm (5 Roper Road)

Present Use _____
 residential, agricultural (horse farm)

Construction Dates or Period ca. 1804-mid-20th C.

Overall Condition _____
 good

Major Intrusions and Alterations _____
 late-20th C. cottage, swimming pool, pool house

Acreage approximately 250 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) May, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

One of Sterling's oldest continuously operating farms, Hy Crest Farm is still one of the largest in town. It covers over 500 acres on the crest of Justice Hill, commanding vistas north into Leominster and south over Sterling. Its rolling agricultural landscape (#990) includes numerous pastures, pens, and paddocks lined with board fences. Much of the property consists of hay meadows and some lingering orchards laced with fieldstone walls and connected by tree-lined cart paths and farm lanes. On the farmstead itself, a longtime manure-pit/disposal area lies just west of the main barn, and small barnyard/livestock enclosures fenced with wire or wood are located adjacent to the lower stories of two of the barns. A three-level grassed terrace with rubble retaining walls forms a transition between the utilitarian part of the farmstead and the more formal sphere of the house. One of the most picturesque features of the farm is Hy Crest Pond (#989), an irregularly shaped 90-acre pond created by the farm's owner in 1949, which fills a hollow east-northeast of the farmstead. Its 1949 concrete dam (#988), which is located close to the north side of Justice Hill Road, has concrete abutments and a rubble spillway with a culvert in its west portion. "Hycrest, 1949" is incised on a concrete panel which covers the gate mechanism. The pond is the source for a state-of-the-art post-war water/fire-fighting system (#987) which brought water via underground piping to a number of fire hydrants located among the buildings of the farmstead.

Thirteen buildings and structures, some of them linked by enclosed passageways and ells, make up the large farmstead situated at the end of Roper Road, a short lane leading north from Justice Hill Road. While most of their functions are not precisely known today, tax records of the 1950s and 1960s mention a milking barn, maternity barn, bottling plant, breeding section, and a bull pen. The assemblage stretches to the north and a short distance to the east and west of the farmhouse, the Sylvester Roper House (#512) of ca. 1804. The farmstead includes two houses, four barns, an ice-cream plant/lodge, several minor outbuildings, a silo, Sterling's only surviving windmill, and one of the town's few remaining raised water tanks. Except where noted below, all the outbuildings and structures are clapboarded, and have asbestos shingle roofs. The only significant intrusions, well screened by landscape plantings, are a swimming pool and pool house of about 1990 and a one-story board-and-batten cottage just to their west of about 1970. In spite of the farmstead's vulnerability to weather in its exposed hilltop location, building losses over the years have been less than might have been expected. What appear in a ca. 1950 photo to have been two long one-story cattle barns on the northwest and southwest portions of the farmstead are gone, a small outbuilding on the site of the swimming pool was removed, and three silos have been taken down. Town records also report three pighouses and at least two henhouses which are no longer extant.

Sylvester Roper House, ca. 1804 (#512)

This turn-of-the-nineteenth-century, south-facing house is one of several 2 1/2-story, double-pile, center-chimney dwellings built in Sterling around that time. Clad in clapboard, it stands on a fieldstone foundation and has an asphalt shingle, side-gabled roof. A two-story cross-gabled wing extends to the rear from the northwest part of the main block, and an altered, formerly 1 1/2-story shed ell projects east from the house to connect with a late-nineteenth-century cross-gabled carriagehouse. A glassed-in porch spans the length of the west side of the house. Alterations to the building since 1950 include the raising of the east wing to two stories, the enclosure of the west porch, and possibly the extension of the rear wing to the north.

The main facade is five bays wide, with 8-over-12-sash windows set into frames flush with the siding. The main center entry has an early-twentieth-century panel and glass door in a sidelighted surround; its broad pedimented entry porch supported on a pair of Tuscan columns appears to date to about 1920. An entry with a mid-twentieth-century panel- and multi-pane glass door in the east wing facade is also sheltered by a pedimented entry hood. Other fenestration on the wing facade is a varied collection of late-twentieth-century windows, with the exception of a 2/2 and one 3/3 eyebrow window toward the north end. The 3/3 window remains from what appear in old photos as at least three tucked high under the original eaves of the wing.

Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

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Hy Crest Farm
5 Roper RoadArea(s)
AFForm No.
512-525, 983-990**ARCHITECTURAL DESCRIPTION, cont.**

Each gable end of the house has 8/12 windows--a widely-spaced pair at each story on the south end, and on the north, in front of the ell, a double 8/12 at each story. A 6/6 window occupies each gable peak. The house trim includes a molded, boxed cornice, with returns on the gable ends, and narrow cornerboards.

The attached carriage house (#513), which appears to date to the end of the nineteenth century, has a gable-front facade, facing south. A paved ramp supported by a rubble retaining wall on the east side rises to the main carriage entry, which is fitted with two modern overhead panel-and-glass garage doors under a wide, slightly projecting pediment. Two 2-over-2-sash windows occupy the gable above the doors. On the east side, the full-height basement story displays a stuccoed wall toward the rear, and toward the front, a recently replaced vertical-board sliding door and two 2/2 windows. At the main story above it are two 2/2's, in a wall that flares outward slightly at sill level. An octagonal cupola with a louvered opening in each side graces the center of the roof ridge.

Interior and structure

The main house is arranged around the familiar center-chimney plan, with two front rooms at each story on either side of the chimney, a front lobby entrance with three-run stair, and in the rear pile, a large former kitchen with small bedroom and partially enclosed stair at the west end. Corner posts retain their simple casings; crown moldings remain at the tops of the walls and posts. Plaster ceilings and the casings of plates, girts, and summer beams have been removed, exposing sawn 3 1/2 x 4" joists in the front rooms and 4 x 6" joists in the rear former kitchen. The summer beams of the front first-story rooms run front-to-back, a curious anomaly which is more characteristic of Essex County building practices than of Worcester County. The fireplaces have characteristic Federal molded surrounds and simple mantel shelves. Both the lobby entrance staircase and the back kitchen staircase have square-dowel balustrades with newel posts approximately 4" square.

Roper cow barn, ca. 1885 (#516)

The major outbuilding on the farmstead is actually a building of three distinct parts. The largest section is a long three-level New England dairy barn on a fieldstone foundation, dating to about 1885, positioned with its main gable-end entry facing west in a wall built into the slope of the hill. The long side of the building is parallel to the house. This may be the barn mentioned in 1898 as being 36 by 45 feet; if so, it would have been extended, as it appears to be at least 75 feet long. A shallow leanto spans the length of the south side; two circular metal mid-twentieth-century roof ventilators are mounted on the ridge. The main west wagon door is an interior sliding vertical-board door. 9-pane stanchion windows line the center sections of the long side walls at the main level. Large double window openings line the lower, basement level along both sides.

At ground level against the northwest part of the building are the large circular concrete bases of the pair of tall round silos which still stood here in the third quarter of the twentieth century. A small gable-roofed vestibule projects onto a high rubble and concrete platform and ramp on the north side. Behind it to the east, straddling the space between the old barn and a lower-roofed, mid-twentieth-century barn is a single-bay, gable-roofed garage structure.

Barn interior. The interior of the barn is altered at the basement story by mid-twentieth-century stuccoing, the removal of the cow stanchions, and the 1980s installation of box stalls for horses. The stalls, however, line the long sides of a broad center aisle in a configuration similar to the cow stable that formerly occupied the space. While the east portion of the middle level has stucco- and wall-board interior finish remaining from the mid-twentieth century, the west end of the barn appears to retain much of its early or original arrangement. An overhead-mounted, vertical-board sliding door separates the two sections. Reading from

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ARCHITECTURAL DESCRIPTION, cont.

the west, in the spaces from the first through the fourth bent, the bays on either side of the wood-floored center drive aisle are divided into seven enclosed storage- and functional spaces which served the operations of a large dairy and cattle farm. The enclosed stairs descending to the basement are located in the southeast corner. They turn south and west around a broad rectangular hay chute which extends from the loft above to the basement below. An open space just west of the chute has several mid-twentieth-century wooden bins for grain or bedding aligned against its rear wall, behind which is one of three large, square storage rooms lined entirely with twentieth-century stucco. The other two of these storage rooms are located on the opposite, north side of the center aisle. In a space between them, descending from the ceiling, is the tapered bottom section of a large feed hopper. The stud-framed, horizontal-boarded interior walls continue into the loft level, where some of the enclosures have loft doors facing the drive aisle. Access to the upper level is provided by fixed board ladders with arched-shaped cut outs, rather than rungs.

The symmetrical three-bay, center-aisle, post-and-beam structure of this barn is visible at the loft level. The building is seven bents long, with sawn posts and tie-beams approximately 9" square. The roof system consists of common rafters approximately 5" square, with upper ends tapered into a five-sided ridge beam. In each bent, a single tie beam, supported at each outer edge of the center aisle by a post, spans from plate to plate. As in several of Sterling's late-nineteenth-century barns, a brace rises at an angle from the beam just above the post to connect with a heavy purlin which runs the length of the roof along the inside faces of the rafters. A shorter strut rises at an opposite angle from the outer part of the tie beam to support the main brace. Open joist pockets on all the tie beams indicate that they once supported a floored upper loft over the center aisle. The interior upper portions of the side walls are partially visible, revealing stud framing with diagonal braces, and horizontal sheathing. No pegs are visible at the junctures of the main timbers, which are secured instead by what appear to be short pieces of wood acting as shims.

Small cow barn, late 19th C. (#517)

The county atlas of 1898 refers to a second, smaller barn standing on the property, measuring 25 x 36 feet. This is apparently the building, now attached. Mounted slightly higher against the hillside, it stands perpendicular and a few feet to the southwest of the main barn. Since the mid-twentieth century it has been linked to the main barn by a narrow full-height, gable-roofed west extension and a short passage abutting the west portion of the south wall of the main barn. In the center of the north wall of the extension are a pair of double-leaf vertical-board doors, and a pair of double-leaf loft doors above them.

This building, which may have been the "bull pen" assessed to Lester Sawyer in the 1950s, has been converted to a horse barn with large box stalls on the main level, and its foundation largely replaced with concrete block. (It may in fact have been moved from another location onto a new foundation in the twentieth century). Ten metal stanchions, however, remain in the basement. While later stucco, board finishes, and casings obscure the frame, gaps in some of the casings reveal that diagonal braces are pegged into the posts, indicating a likely construction date before 1900.

Sawyer dairy barn. 1940s (#518)

In the 1940s Lester Sawyer built a three-level rear addition to the late-nineteenth-century Roper cow barn. This later section is approximately sixty feet long, with a roof ridge parallel to, and several feet lower than that of the older barn. Its roof is pierced by two mid-twentieth-century aluminum ventilators. The west end wall abutting a short one-story passage to the older barn is constructed of brick. Like its companion, the former cow stable at the basement level here has been replaced with two rows of box stalls flanking a center aisle. The middle level has been finished with mid-twentieth-century wall board, but the building's structure

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ARCHITECTURAL DESCRIPTION, cont.

is exposed at the loft level under the roof. Portions have been replaced and reinforced, but all the roof structure appears to be of twentieth-century dimensioned lumber, including approximately 3 x 8" rafters, with a pair of short vertical 2 x 4's rising from the main tie beam at plate level to a purlin consisting of four 2 x 10's, which in turn supports a second, narrower tie beam midway up the rafters. The truss is completed by a central composite 2 x 4" king post rising from the upper tie to the ridge, and another slightly offset below it, descending to the lower tie beam. Three broad gabled dormers rise from each roof slope on this part of the barn. The middle one on the north side, a wall dormer, has a double-leaf panel-and-glass loft door. Abutting the building's east end wall is a deteriorating leanto which houses a cleanout area, fitted at the main level with a trap door assembly for shoveling manure down to a holding area below.

Ice cream plant/lodge ca. 1945 (#515)

Northeast of the farmhouse, linked to the west end of the main cow barn by a gable-roofed, enclosed passage, is a handsome, 1 1/2-story gambrel-roofed Colonial Revival building, about 25 by 45 feet, which housed Lester Sawyer's ice cream plant in the basement, a reception room at the main level, and possibly lodging at the attic level. Most of the interior was altered by wall board and paneling in the third quarter of the twentieth century. The large walk-in freezer for the ice cream plant, however, is still in place in the basement, and the main story retains sections of what appear to be original brick and flagstone flooring, and a large rubble fireplace in the east portion of the rear north wall.

This building is constructed of rubble stone at the first story. The roof and the west gable are covered with asbestos shingle, the east gable with vinyl siding. Six gabled dormers, three of them connected, break the lower south roof slope. Since the early 1960s the east gable end has been altered by the installation of large sliding glass doors, and by the removal of an open porch with second-story, balustraded balcony. The west end, however, retains its frontage onto a small sunken courtyard faced with a low, curving rubble retaining wall against the west hill. This elevation has a louvered lunette in the gable peak, four 6/6 windows at the upper story, and two 8/8's occupying reduced openings at the first story flanking a center entry with a pair of mid-century panel- and multi-light glass doors. A shed roof on square posts projects over the entry. Windows along the south wall of the building include another 8/8 in a reduced opening, two narrow multi-light casements, and another panel-and-glass door--this one sheltered by a gabled hood supported on diagonal, chamfered braces. At the southeast corner of the building, a shed-roofed, rubble vestibule contains the entry to the basement. A large window opening in its south wall is filled with glass blocks of 1940s vintage.

Sawyer cow barn, ca. 1940s (#522)

The northernmost building of the farmstead is a large two-level L-plan cow barn, which faces west toward a broad cart path leading to the north part of the farm. The path, which is partially lined with fieldstone walls, and flanked with lines of maple trees beyond the barn, may in fact remain from the former line of Roper Road. This barn stands on a concrete foundation, which houses a basement story that still contains remnants of metal stanchions. The roof ridges of both sections, running north/south on the west part, and east/west on the northeast wing, are pierced by circular metal ventilators. A tall cylindrical silo stood adjacent to the northwest corner of the building into the 1960s. The west facade of the barn has several screened window openings, some fitted with 6- and 9-pane sash, positioned low in the wall. Toward the north end, a broad gabled wall dormer has a double loft door, each half having a pair of long panels with an 8-pane window above them. A walk-in panel-and-glass door with horizontal panels is located at the extreme north end of this facade. The south gable end of this section has a modern overhead garage door at the lower level, and a two-part loft door with horizontal panels and 8 glass panes in the gable. Other windows here and in the northeast wing have 9 panes.

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ARCHITECTURAL DESCRIPTION, cont.

The angle formed by the two sections of this building encloses two sides of a sloping cow yard, and the eaves of the east and south slopes of the adjoining roofs project to form a three-foot deep overhang. A banked fieldstone ramp supported on the east by a rubble retaining wall rises to a broad door opening in the main level of the south side of the east wing.

On the interior, the visible parts of this building's structure include round metal posts down the center of the basement of the east section, supporting a beam of quadrupled 2 x 10"s. The interior horizontal-board walls at the main level are faced with stucco.

Cattle and show barn ca. 1950s (#523)

The latest barn of the farmstead is a broad, gable-roofed, two-level building of mid-twentieth-century vintage, apparently built to house a gathering place or show barn on the main level, and stalls or stanchions at the basement level, where there are enclosed stalls today. The main entry, with two high, wide sliding doors, is centered in a cross-gabled wall dormer on the west side. Steel I-beams support the main floor, while the upper part of the building has a timber-frame structure of nine bents creating a broad center space divided from open side aisles or spaces by 8" square posts. The posts rise to a major purlin on each side of the roof. The purlins in turn support diagonally-braced king-post collar trusses of dimensioned stock lumber. At the north end of the interior is a finished inner wall with a high vertical board booth in its center that appears to have been an announcer's or auctioneer's booth. Over the booth a large painted sign reads "Welcome to Chianina East."

This building has two appendages--a rubble-walled four-bay **equipment shed (#524)** with a roof of uneven pitch extending south from the south gable end, and a small clapboarded, gable-roofed shed extending east from the southeast corner. The latter section, possible used as a calf pen or birthing pen, now contains one large stall. Standing against the far north end of this barn is a tall mid-twentieth century cylindrical metal **Harvestore silo (#986)**, in the characteristic dark blue.

Shed early 20th C. (#521)

A clapboarded shed standing uphill to the west of the main cow barn, approximately twelve by fourteen feet, with an asphalt-shingle gabled roof and a rubble foundation, may be one of the buildings constructed by Marcellus Roper in the early twentieth century--possibly the wagon house mentioned on the tax records of 1930. It has a vertical-board, diagonally-braced door centered in the west gable end. Three 9-pane windows are aligned along the south side.

Farm cottage, ca. 1948 (#520)

On the west side of the drive opposite the shed is a one-story, side-gabled clapboarded cottage with a one-bay ell on each end. Referred to as a "pre-fab" house in mid-twentieth-century tax records, its facade faces west, away from the farmstead. It has an asbestos shingle roof and stands on a concrete foundation, with a rubble and flagstone terrace across the front. The building has an off-center ridge chimney aligned with the main entry in the second of the four bays of its main facade. The door has been replaced, and the windows now have small 1/1 sash, but a door rear southeast door is a glass-and-horizontal panel 1940s type.

Garage ca. 1940s (#525)

The easternmost building on the farmstead is a one-story, gable-end clapboard garage located downhill east of the barns. The building is nearly windowless, and stands on a rubble foundation. The west gable end has a recent vinyl-clad overhead paneled garage door, and a vertical-board hay door above it.

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ARCHITECTURAL DESCRIPTION, cont.

Fire engine garage ca. 1948 (#519)

Just northwest of the farm house is a small L-plan garage on a concrete-block foundation, built by Lester Sawyer to house the farm's fire engine. In the north gable end a garage opening is filled with three four-panel doors with four lights across the top. The east gable end has an overhead panel-and-glass garage door. Two 6/9 windows are located in the north end, and on the east wall.

Equipment shed ca. 1948 (#514)

Across the paved driveway east of the farmhouse is a large 6-bay, gable-roofed equipment shed, now fitted with overhead panel-and-glass sectional doors. The building has a concrete floor on a rubble base which extends into a loading platform along the east rear wall. The slope of the roof extends out from the wall to create a five-foot, boxed overhang on both the front and on the outer portions of the rear of the building to either side of a later shed dormer. Windows in the gable ends are 6/6 sash; a narrow exterior brick chimney rises up the north end. Steel I-beams resting on cylindrical metal posts support a longitudinal beam running the length of the center of the building, above the garage bays. The garret area above the equipment/garage bays contains a workshop and lounge area. Abutting the northwest corner of the building is a **gas pump** (#983) of 1940s vintage, with a placard for Atlantic Fuel.

Windmill, ca. 1925 (#984)

Two utilitarian structures on the farmstead represent rare survivals of a once common, yet nearly extinct type of agricultural historic resource. A tall four-sided deteriorating wood-frame, clapboarded windmill with the typical battered walls on the lower section stands a short distance west of the farmhouse. A vertical-board, walk-in door reinforced with diagonal braces is located in the lower north side; a single tall, narrow window with diagonal muntins is positioned in the upper part of each face of the structure. Three deteriorating platforms and balustrades around the upper sections are still in place. Part of the metal pump shaft and wind vane remain.

Water tank, late 1920s (#985)

Listed as a "new" tower in 1930, the cylindrical raised wooden stave water tank which stands across the drive just west of the L-plan cow stable is also mounted on a wood-frame, clapboarded structure with battered walls. It, too, is in deteriorated condition, and its two upper platforms and their balustrades are broken and largely missing. The lower balustrade retains most of its square posts with ball finials. A glass-and-panel door is located under a hipped hood on the south side, and the upper part of each wall has the same type of single, diamond-paned window as the windmill.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

This farm, at various times in its history the largest in Sterling, was one of the five in the northwest part of town established around 1800 by a son of Ephraim and Michal Roper (see Form #110, 1 South Nelson Road) on land near the Roper homestead farm. Like some other large agricultural properties in the vicinity, it passed in orderly fashion, or nearly so, through several generations of the same family into the middle of the twentieth century. Its first owner was Sylvester Roper (1762-1849), the ninth of ten sons, who married Catherine Pierce (1771-1841) in 1804, the assumed construction date for the house. Like at least eight of his brothers, as a youth Sylvester Roper served in the Revolution--with the Rutland Guards in 1779-80, and again in 1781. According to the family genealogy, he was "remarkable for his extensive and accurate knowledge of the Bible, as well as for his conversational powers," and was known as "the life of every gathering, and the delight of old and young alike." (Roper, *The Roper Book*, 103).

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
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Sterling

Hy Crest Farm
 5 Roper Road

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 512-525, 983-990

HISTORICAL NARRATIVE, cont.

The younger of Sylvester and Catherine's two sons, Merrick Roper (b. 1808), who later moved to Sterling Center (see Form #134, 12 Meetinghouse Road), established his own highly successful farm on land either near or adjacent to his parents' large acreage. It was the older of the sons, Martin Roper (1805-1889), who stayed on the home farm, and eventually came into its ownership. Known as Capt. Roper (a rank probably received in the local military company), he married Persis Stanley in 1838, and probably worked the farm in conjunction with his father for many years. The farm Martin Roper owned in the 1850s covered over 200 acres, and had the highest value of any agricultural property in Sterling save for Samuel Sawyer's, which was valued the same. Martin Roper's livestock included ten cows and other cattle, and three pairs of oxen. While he grew a variety of crops, he also maintained an active slaughterhouse; in 1850, he and his brother, Merrick, tied for the third highest slaughtering income in town. (Further research will be required to explain the names of "J. Vose and W. Sawin" shown in relation to this property on the map of 1855, as Martin Roper is listed as the owner in both 1850 and 1857).

As had probably been the case in the previous generation, Martin and Persis's eldest son, George Stanley Roper (1839-1899), apparently grew up to work the farm in conjunction with his father. While it is known that he accumulated a very large acreage by the end of the 1890s, an understanding of the farm's evolution is somewhat clouded by a great discrepancy between the property ownership as shown in Sterling tax records and in the federal agricultural census. The 1870 census shows that then George Roper was the owner of the farm--at 311 acres the second largest in Sterling. He also owned the largest cattle dairy herd (30 head), with the highest livestock value in town, and was still carrying on a significant slaughtering operation. By contrast, tax records for 1880 show a common arrangement in which he owned the livestock--four horses and oxen, and 22 cows and cattle--while his seventy-five-year-old father still owned the farm (listed as only 143 acres) and buildings, including three barns and a workshop. The 1880 census, however, shows George as the owner of a huge acreage (by far the largest in town)--nearly 600 acres, including 70 acres of tillage, 400 of pastureland, meadow, and orchard, and 100 acres of woodland--as well as the second largest cattle herd in Sterling, with about 50 head. The census also reveals that George Roper was one of the few Sterling farmers who raised sheep. In the 1890s Mr. Roper was known throughout the region as both a breeder and dealer in livestock. At the end of his life, while also continuing the dairy and orchard operations, he capitalized on the picturesque views over the countryside from Justice Hill and opened the farm as one of the many small summer resorts in the area.

George Roper died in 1899. While the immediate fate of his property is somewhat unclear (the central part of the farm may have been held for a few years by neighbor Elijah Gould [see 175 Justice Hill Road]), by 1919 it had come into the possession of his son, Marcellus Roper (1869-1943). Marcellus, however, who married Rosa Willard in 1901, was for many years a prominent music dealer in Worcester rather than a full-time farmer. In 1898 he founded Marcellus Roper Co., which became the largest music store in Worcester. He and his wife made their home there, and operated the Sterling farm primarily as a country retreat, placing the property under a farm manager. In 1930, they had a herd of sixteen cows and cattle, a bull, kept swine in three pig houses, and raised chickens as well.

In 1944, after Marcellus Roper's death, the farm was finally sold out of the family, to Lester T. Sawyer of Leominster. Mr. Sawyer, originally of Athol, was the inventor of a type of decorative hair comb, and owned the Diadem Plastics Company in Leominster. In the tradition of George Roper he refurbished the property as another type of stock farm. Ever concerned about fire, in 1948-49 he had the 90-acre Hy Crest Pond dammed, and connected it to a state-of-the-art fire-fighting system on the farmstead which included underground pipes, fire hydrants, and a private fire engine.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
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Sterling

Hy Crest Farm
 5 Roper Road

Area(s)
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Form No.
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HISTORICAL NARRATIVE, cont.

Mr. Sawyer renamed the property **Hy Crest Farm**, where he raised purebred Brown Swiss cattle, said to be the oldest breed in the world, and maintained the largest herd of the type in Worcester County (or worldwide, according to some sources). At one time he owned fourteen Brown Swiss bulls, nine of which were housed on the farm. He leased out the rest, and established an innovative program of leasing out cows, as well. Among the lessees of Brown Swiss herds in the 1950s were several Sterling dairy farmers, including Walter Welch and Oscar Bodwell of 35 North Row Road, Joseph Listowich of 70 Taft Road, and Wilfred Favreau of 95 Chace Hill Road. Mr. Sawyer operated a large dairy here for over fifteen years, delivering milk to customers in the Fitchburg, Lcominster, and Clinton area. The dairy also had its own ice cream plant on the premises. In 1951, the Brown Swiss herd numbered 310 cows, and the dairy was making daily deliveries of 2100 quarts of milk. That year, one of the cows, "Antonick," established a record for milk production, putting out 102.3 pounds of milk daily. At one time, Mr. Sawyer had a Hy Crest branch operation with 175 cows in Cuba, which was confiscated by the Castro government.

After a period of conflict with the Internal Revenue Service, however, the 585-acre farm and its livestock were sold off in 1961. The purchasers were partners **Benjamin White** of Grafton and **Dino DiCarlo** of Newton, who established what became New England's largest beef-cattle breeding operation under the name of "White's Black Angus." By 1970 their company merged with or was purchased by Hy-Crest Ranches, Inc., a corporation which had been formed in 1968 by **Benjamin Munroe, Jr.** of Taunton. Mr. Munroe had begun with a farm in Rochester, and in 1970 expanded further by purchasing the Elmer Irving Farm in Bolton. the corporation subsequently added hundreds of acres more extending into Lancaster and Hudson. In addition to raising up to 600 head of Black Angus cattle, the Whites/Hy-Crest operations also supplied other farms with hay and corn silage, and had a sub-specialty in raising chinchillas. In 1969 the company's cattle breeding program received a prize for the best bull calf in the country, "Hy-Crest Pearlstone," at the Chicago International Livestock Exposition.

In 1984 Hy Crest Farm, still with about 585 acres, was purchased by the **CampoBasso** family, who have raised thoroughbred race horses on the property since that time.

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U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
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Sterling

Hycrest Farm
 5 Roper Road

Area(s)
 AF

Form No.
 512-525, 983-990

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
512	14-30	5 Roper Road	Sylvester Roper House	ca. 1804	center-chimney Federal
513	" "		attached carriage house	late 19th C.	utilitarian
514	" "		equipment shed	ca. 1948	utilitarian
515	" "		ice cream plant/lodge	ca. 1945	Colonial Revival
516	" "		Roper cow barn	ca. 1885	utilitarian
517	" "		small cow barn	late-19th C.	utilitarian
518	" "		Sawyer dairy barn	1940s	utilitarian
522	" "		Sawyer cow barn	ca. 1940s	utilitarian
523	" "		cattle & show barn	ca. 1950s	utilitarian
986	" "		silo	late-20th C.	utilitarian
524	" "		equipment shed	mid-20th C.	utilitarian
521	" "		shed	early 20th C.	utilitarian
520	" "		farm cottage	ca. 1948	Craftsman
525	" "		garage	ca. 1940s	utilitarian
519	" "		fire-engine garage	ca. 1948	utilitarian
983	" "		gasoline pump	ca. 1940s	utilitarian
984	" "		windmill	ca. 1925	utilitarian
985	" "		water tank	late 1920s	utilitarian
987	" "		fire-fighting water system	ca. 1948	utilitarian
989	Maps 5, 12, 13, 18, 19		Hy Crest Pond	1948-49	farm pond
988	Map 18		Hy Crest Dam	1949	concrete and rubble dam
990	Maps 4, 5, 13, 14		agricultural landscape	ca. 1804-1950	landscape

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

Hy Crest Farm
5 Roper Road

Area(s)
AF

Form No(s).
512-525, 983-990

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

This prominent farm, with twenty built resources, a late-1940s pond, and one of the largest and most picturesque pasture- and meadow landscapes in Sterling, is eligible as a district for the National Register under Criteria A and C.

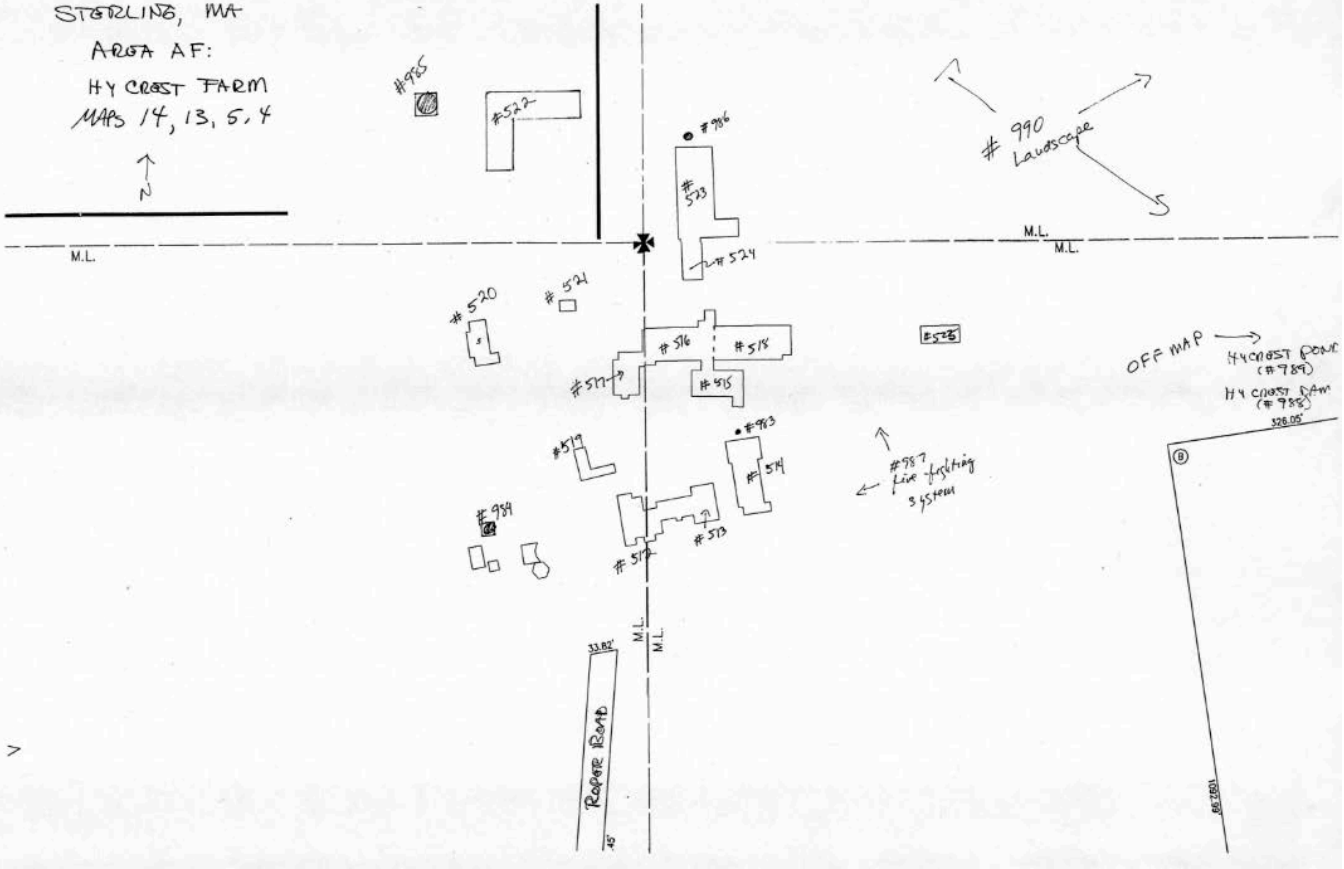
The property meets Criterion A for its important role in the agricultural development of Sterling at several periods. It was a model farm belonging to four generations of the Roper family through the course of the nineteenth and early twentieth centuries, during which time it was first a prosperous general farm, attaining the highest value of any agricultural property in town in the 1850s, a dairy farm with the largest herd in Sterling, a stock farm with slaughterhouse, and a "gentleman's farm" operated by a farm manager. After 1944, under Lester T. Sawyer, who named it Hy Crest Farm, it was the dairy and breeding farm for the largest herd of Brown Swiss cattle in central Massachusetts and beyond.

The farm meets Criterion C for the survival of a wealth of well-preserved architectural and agricultural resources from several eras. They include the ca. 1804 center-chimney Sylvester Roper farmhouse, two nineteenth-century cattle barns, three large early twentieth-century barns, a rare 1920s raised water tank and the only surviving early twentieth-century windmill in Sterling, a 1940s ice-cream plant, and a complete late-1940s water system with dam, pond, and fire hydrants.

In spite of the loss of some outbuildings, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STE.AF

STERLING, MA
AREA AF:
HY COAST FARM
MAPS 14, 13, 5.4





House (STE. 512). 2001.



View NW to barns and ice cream plant.
2001.



(STE. 513 and 514). 2001.



(STE. 515). 2001.



(STE. 516 and 515). 2001.



Cow barn - interior (STE.516). 2001.



Cow barn - roof. (STE. 516). 2001.



View north (STE. 516 and 517). 2001.



View SE (STE. 516 and 517). 2001.



Dairy barn (STE. 518) and cow barn (STE. 516) 2001.



Dairy barn (STE. 518) and cow barn (STE. 516). 2001.



Dairy barn, view SE. (STE. 518). 2001.



(STE. 519, 984). 2001.



(STE. 520). 2001.



Shed (STE. 521). 2001.



Cow barn (STE. 552). 2001.



Cow barn (STE. 522). 2001.



(STE. 522 and 986). 2001.



Cow barn (STE. 522). 2001.



(STE. 523). 2001.



Cattle and show barn (STE. 523). 2001.



View NW (STE. 523 and 524). 2001.



Garage (STE. 525). 2001.



Pond and dam. 2001.



Windmill (STE. 984).
2001.



Water tank (STE. 985).
2001.



Dam. 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets

15, 16

USGS Quad

STERLING

Area Letter

AH

Form Numbers in Area

531-539, 993-995



roll negative numbers

XXVI 24, 27, 30

XXXI 11, 15, 19, 20, 22, 24, 27

XXXII 3, 4, 6, 10, 12-14, 16, 19-24

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

northwest Sterling

Name of Area Stuart-Williams Farm

105, 108 Justice Hill Rd. Cut-Off

Present Use _____

residential, agricultural

Construction Dates or Period 19th- through

20th centuries

Overall Condition _____

fair

Major Intrusions and Alterations late-20th C.

A-frame structure; 2001: gambrel-roofed house
 incorporating siding of former silo

Acreage approximately 100 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) June, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

The present day **Williams Farm**, covering over a hundred acres in five parcels, straddles Justice Hill Road Cut-Off near the Princeton town line, between **Stuart (Washington) Pond** (#994) on the east and a small feeder brook on the west, and descends south to Justice Hill Brook where the remaining foundations and dam of the nineteenth-century Stuart family sawmill are located. The farm also includes the large wooded island in the north part of Stuart Pond. The sprawling main farmstead is located on the high ground on the north side of the road, where the late-nineteenth-century **Stuart-Williams farmhouse** (105 Justice Hill Road Cut-Off) faces south, with numerous outbuildings behind it to the northwest. The cluster of standing buildings and structures includes an attached ca. 1880 New England barn with abutting twentieth-century cow- and livestock shed, early twentieth-century wood-frame henhouses and sheds, and an open-sided mid-twentieth-century equipment shed. Close to the northwest corner of the barn is a large concrete circle that formed the base of the twentieth-century wooden stave silo. Surrounding the farmstead is a working **agricultural landscape** (#995): west of the outbuildings a hilly well-worn cow pasture is still grazed by a handful of sheep and a small herd of cows; east of the house, descending the long hill to the pond, is a long hay field.

Opposite the main farmhouse on the south side of the road at 108 (110) Justice Hill Road Cut-Off, is the **bungalow** built about 1920 by the Williams family, that was raised to two stories later in the century. It stands on the site of an older house which was moved over the town line into East Princeton. Behind it to the southwest is a deteriorating early-twentieth-century vertical-board **shed** (#539). Another large hay meadow lies between the bungalow and the lower pond. At the south outlet to Washington Pond, a long earthen causeway, reinforced by fieldstone and split-granite retaining walls, incorporates two twentieth-century concrete dams. The earlier, westernmost dam, built in 1932, replaced the nineteenth-century fieldstone dam of the Stuart sawmill. The fieldstone abutments, foundations, and part of the raceway of the mill, however, remain.

105 Justice Hill Road Cut-Off, Stuart-Williams House, late 19th C. (#531)

This two-story, side-gabled, one room-deep farmhouse with long one-story northwest ell was altered in the twentieth century, but retains the general appearance of a vernacular late-nineteenth-century house with a few Queen Anne-inspired details. Most of the trim is typically simple--with narrow cornerboards, and a molded, boxed cornice with narrow frieze. The house may, however, represent an update of a mid-nineteenth-century house. The building is clad in clapboard, with patterned wood shingles in the gables, has an asphalt shingle roof, and stands on a granite foundation. The three-bay, symmetrical facade has a wide center wall dormer with two 2/2-sash windows. At the first story, a central glass-and-panel late-Victorian door is flanked on either side by a single 2-over-2-sash window. A rectangular one-story bay window on the west end also has 2/2 windows; the bay sits over a shed-roofed section built into the side of the hill. The east end of the house has a single 2/2 in the second story over a pair of 2/2's at the first. An early twentieth-century shed-roofed porch glassed-in with 12-pane storm windows spans the facade. Its 2/3-length square posts are embellished with simple saw-cut brackets. A mid twentieth-century shed-roofed glassed- and board-and-batten porch spans the east side of the rear ell. Other mid-twentieth-century alterations include a shed-roofed extension on the west side of the ell with a set of concrete steps rising to an entry on the upper floor, a cinder-block chimney rising from the ell roof, and a one-story, cross-gabled garage/equipment shed with two panel-and-glass overhead garage doors that extends west from the rear ell to the east side of the barn.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart-Williams Farm

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AH

Form Nos.
531-539, 993-995

ARCHITECTURAL DESCRIPTION, cont.

108 (110) Justice Hill Road Cut-Off, Williams Bungalow, ca. 1920s (#538)

The Williams bungalow, raised to include a full second story in the mid-twentieth century, is a tall gable-front house with a shallow-pitched, front-gabled roof. It retains its hip-roofed facade porch supported on half-length square posts, with a solid, clapboarded balustrade. Extending southeast to the rear is a low one-story shed-roofed addition clad in 1930s drop siding, with a small, higher shed-roofed addition on its west side. The rest of the building is clapboarded; the foundation is rubble, the roof is asphalt shingle.

The facade is three bays at the first story, and two at the added second story. The windows in the house are a combination of new 1-over-1-sash and earlier 2/1's. The long east side of the house is three bays long at each story. The west side has a shallow entry bay toward the rear, and a shallow pent roof extending forward from it to the front of the house.

Stuart-Williams Barn ca. 1880 (#532)

Although the barn at 105 Justice Hill Road Cut-Off was enlarged in the twentieth century, and its appearance has been updated by modern board-and-battensiding and corrugated-metal roofing, its main front section is one of the more intact of Sterling's many gable-front New England barns of the 1870s and '80s. The original part of the building is a four-bent structure on a fieldstone foundation, thirty feet wide, with a symmetrical facade consisting of a large centered wagon opening, a window to either side of it, and a single window in the gable peak. All the facade windows have lost their sash. The original building, measuring 30 by approximately 36 feet, was extended to the rear by three bents in the early twentieth century, and a new roof put over the whole building at that time. By mid-century, a one-story shed-roofed vertical-boarded cow shed (#533) had been added, extending northwest at an angle from the middle of the barn's west side. A shallower shed-roofed livestock pen was added along the front of the cow stable sometime after that.

This is a bank(ed) barn, with a wagon drive rising from the road to the main door, supported on the west side by a fieldstone retaining wall. The building stands over two cellars--the one under the older front part of the building is about seven feet high, with a dirt floor, and its log-joisted ceiling structure is supported on log posts. It is entered through a wide opening in the south part of the west foundation wall. The rear, later section of the barn has a line of four stanchion windows along the lower part of each side, a few of which retain their 6-pane sash.

Barn structure and interior. The original four-bent, three-bay barn is of pegged, braced, post-and-beam construction, consisting of a combination of hewn main timbers and sawn smaller ones. Constructed for vertical-board siding, the walls are reinforced by two sets of horizontal nailers, approximately 4 x 4 inches, one above and one below a heavier, hewn girt at the lower loft level. This is a typical three-aisle barn, with each bent consisting of four posts, about 7 inches square. In contrast to some other contemporary Sterling barns, the tie beam over the center aisle consists of a pole, rather than a continuation of the hewn tie-beam sections over the side aisles. The structure is stabilized by hewn 7-inch-square longitudinal beams along the drive aisle at the height of the eaves, paralleling the plates, and by a second set of beams spanning between the inner posts of the first and second-bent posts at a height of about 9 feet, and spanning between the 2nd and 3rd, and the 3rd and 4th bents at a height of about 6 1/2 feet. Floored lower lofts remain in the original barn only over the north end of the west aisle and the south end of the east aisle, however. Although joist pockets on the upper lengthwise beams

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart-Williams Farm

Massachusetts Historical Commission
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Form Nos.
531-539, 993-995

ARCHITECTURAL DESCRIPTION, cont.

exist the length of the barn over the drive aisle, the only loft remaining at the level of the eaves is a narrow scaffold loft over the rear part of the first bay. There are no enclosed spaces in this part of the barn, although a twentieth-century board wall is located at the second bent in the east aisle, behind which is a sawdust-storage area which is open from roof to cellar.

While the early-twentieth-century roof consists of horizontal boards on narrow, dimensioned 2 x 6" rafters, without a ridge beam, the major purlin supported on a pair of short, angled posts rising outward from a point directly over the aisle posts, remains.

The newer rear section of the barn, partially closed off from the front part by siding remaining on the back wall of the original barn, continues the braced, post-and-beam structure, but its three bents are constructed of nailed and sawn timbers, with the plates and tie-beams consisting of what appear to be triple 2 x 8's. Its roof support structure also continues the major-purlin system, but with a sawn purlin placed higher on the roof slope. The upper level of the rear addition is a large hayloft, floored over at a height about four feet above the main floor of the original barn. An upper level loft over the center aisle between the first and third bents rests on 2 x 6's placed over the tie beams.

Since the early twentieth century, the livestock area of the barn has consisted of the concrete-floored lower level (cellar) of the rear barn addition, and the west cow shed, also built with a concrete floor with manure gutters, and metal stanchions. While the cow shed has one row of five stanchions and one cow door in the northwest rear corner, the rear barn livestock area continues the three-aisle system of the main barn, with an open center aisle, and eight stanchions along each side. At the north end of the east aisle there are two pens--a maternity pen and one for young animals. The latest addition to the barn is apparently the narrow livestock shed along the front of the west cow shed, which currently shelters four sheep.

Tractor shed ca. 1930 (#534)

Across a drive just west of the cow- and sheepsheds is a one-bay clapboarded gable-front garage/tractor shed with an asphalt-shingle roof and a rubble foundation. The building has a double-leaf, vertical-board door on the front, a 6-pane window on the east side, and an exterior brick chimney at the rear. The roof has the overhanging eaves on exposed rafter ends typical of the early twentieth century.

Henhouse/shed ca. 1930s (#535)

Following the barnyard drive past the barn, the next building north of the tractor shed is a two-part henhouse and shed which apparently remains from the thirteen henhouses that Gilbert Williams built in the early twentieth century. The larger section is a drop-sided gable-front shed with a standing-seam metal roof, and a vertical-board door and a 6/6 window in the front wall. Attached to its southwest corner is a small shed-roofed building which forms the east part of a long vertical-board collapsed henhouse on a concrete base which stretches west to the edge of the cow pasture.

INVENTORY FORM CONTINUATION SHEET

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Property

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Stuart-Williams Farm

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Form Nos.
 531-539; 993-995

ARCHITECTURAL DESCRIPTION, cont.

Workshop/storage building early 20th C. (#536)

North of the henhouse is the most unusual building on the farmstead--a long eight-bay, 2-story clapboarded, wood-shingled, and tarpapered building with a two-story northwest wing with a side-gabled roof of uneven pitch. Although it is built of early-twentieth-century dimensioned lumber, its resemblance to a manufacturing shop raises the question of whether it might have been associated with the later years of the West Sterling and East Princeton chair industry. Alternatively, it may have been the large storage building listed on mid-century tax records. The main part of the building is six bays at the first story of the south wall, including a double-leaf vertical-board door at either end, and has a row of eight 6/6's at the second story. An exterior stairway rises up the east end to a door in the second story. The northwest wing has a walk-in vertical-board door, a window, and an open equipment bay at the first story, and four window openings at the second, one of which still retains its 6/6 sash. Like the tractor shed, the roof of the building has exposed rafter ends at the eaves.

Equipment shed mid-20th C. (#537)

Northeast of the workshop building is a three-bay, gable-roofed equipment shed. The building is open to the south, and clad in vertical board on the other three sides. The front slope of the corrugated metal roof projects a few feet in front of the open south side of the building.

Sawmill site early & mid-19th C. (#993)

While the fieldstone foundations of some buildings and structures associated with the Stuart sawmill on the west bank of Justice Brook are now largely covered with earth, a considerable portion of the fieldstone dam, raceway, and apparently of the main sawmill foundations remains at the south outlet to Washington Pond. A long earthen causeway, reinforced on the south side by fieldstone and split-granite retaining walls, forms the south edge of the pond. At its east end, the waters of the pond flow into Justice Brook over a broken-down section of fieldstones. In the causeway a short distance to the west is a mid-twentieth-century concrete dam. Several yards west of that is the concrete-block dam built in 1932 by Ernest Williams, complete with gates to regulate the water flow, which replaced the main working part of the nineteenth-century fieldstone sawmill dam. The old fieldstone abutments and part of the raceway of the old dam are still in place, however, and the high stone southeast corner of what appears to be the sawmill foundation remains just to the southwest.

Stuart (Washington) Pond early to mid-19th C. (#994)

While a small millpond existed on Justice Hill Brook just north of the original sawmill dam and mill in the early nineteenth century, according to map evidence, the pond took on its present two-part shape, with a circular section south of the road, and a longer pond with an island north of the road, between 1855 and 1857. In the twentieth century, the pond took on the additional name of Washington Pond.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart-Williams Farm

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
AH

Form Nos.
531-539; 993-995

HISTORICAL NARRATIVE *see continuation sheet*

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

While this farm has been a purely agricultural and residential property since the beginning of the twentieth century, at least part of its origin is in the small industrial site which grew up on both sides of Justice Brook south/southeast of the present farmstead. Two members of the Stuart family, Ralph (1795-1872--see Area Form #AG, Stuart-Nelson Farm) and his brother Benjamin Stuart, Jr. (1793-1868) (possibly both) were running a sawmill at what was known as "Stuart's dam" in the early nineteenth century. Benjamin is listed as the owner of the mill in 1830, (when the map of that year shows the mill on the east bank of the brook), and apparently continued to own it through the 1850s. By 1855 the sawmill is shown straddling the brook at the end of a path leading south through what is today the Williams Farm's lower hay field. The map of 1870 shows the mill on the west side of the brook.

The Stuart sawmill was associated at least partly with the thriving early-nineteenth-century chairmaking industry in Sterling and Princeton, as it probably turned out planks and other materials which were finished into chairs by local farmers and others. Benjamin Stuart had his own sizable chairmaking shop nearby on his farm east of the brook, and is known to have employed neighbors on Justice Hill and in East Princeton. One of them, Elbridge Gerry Reed, kept a Day Book between 1829 to 1868 listing the considerable work he did for Benjamin Stuart. Through much of the nineteenth century, in fact, many farmers in the northwest corner of Sterling, including several other Stuart family members, were involved with chair-making as well as farming. Ralph Stuart, for instance, is mentioned as a chairmaker in entries in Elbridge Reed's day book as early as 1829. Toward the middle of the century, Ralph Stuart appears to have turned primarily to running the sawmill and to lumbering, (although by then his brother owned the mill), while Benjamin built up his chairmaking business. In 1841, with his two eldest sons, Benjamin Stuart moved his chair operations a short distance over the town line to East Princeton, where the water power was more reliable than that on Justice Brook.

Still, the mill continued under Stuart family members until the end of the nineteenth century. Map evidence indicates that between 1855 and 1857 a bridge on Justice Hill Road Cut-Off was replaced with causeway or a second dam, creating or enlarging the pond north of the road, called Stuart's Pond, to the shape and size it has today. In 1860 the sawmill was owned jointly by Benjamin and his youngest son, John H. Stuart (1823-1893), and included a mechanical-powered turning mill, as well. Although he resided in east Princeton, where he succeeded his father as the owner of the chair factory, John H. Stuart continued to own at least 95 acres at this location through at least 1880, with two houses, a barn, and the mill.

The 1870 map shows Ervin(g) W. Stuart, (possibly John's son), as the owner of a house and the property on the north side of the road. He lived on the premises, and appears to have been primarily a farmer. He owned ninety acres in 1870, on which he kept a variety of livestock, and gained a portion of his income from market gardening. According to Sterling tax records, by 1880 his farm had been reduced to 55 acres.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart-Williams Farm

Massachusetts Historical Commission
220 Morrissey Boulevard
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HISTORICAL NARRATIVE, cont.

John H. Stuart died in 1893, and by 1898, Ervin Stuart had come into the ownership of the property on the south side of the road, rather than the north, which included the mill, a house, and another building. By that year, the mill had been converted to a grist mill. In 1898 Albert W. Perkins owned the 55-acre farm on the north side, where he had some livestock and some chickens. He also apparently owned a parcel of land on the south side, as well as the island in the north part of the mill pond.

Early in the twentieth century, both parts of the farm were acquired by Gilbert C. Williams, who came to Sterling from Connecticut. In 1930 he was the third largest poultry farmer in Sterling, with 450 birds in 13 henhouses. He also kept cows, and grew a considerable amount of hay. He was succeeded here by his son, Ernest G. Williams, and his wife Grace (Wade). The Williams family, continuing in the tradition of the Stuarts, operated a sawmill and logging business on the property for much of the twentieth century.

The farm passed to Grace and Ernest's son, Walter Williams, who continued to operate it as a small dairy operation on about 43 acres. Late in the twentieth century he sold about 32 acres--23 on the north side of the road and 9 on the south--to the commonwealth for the protection of the Wachusett Reservoir watershed. He was still raising six cows, three bulls, four sheep, and a flock of chickens when he died in June, 2001. The property on the south side of the road is still occupied by his brother, E. Roger Williams, and his family.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

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INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Stuart-Williams Farm

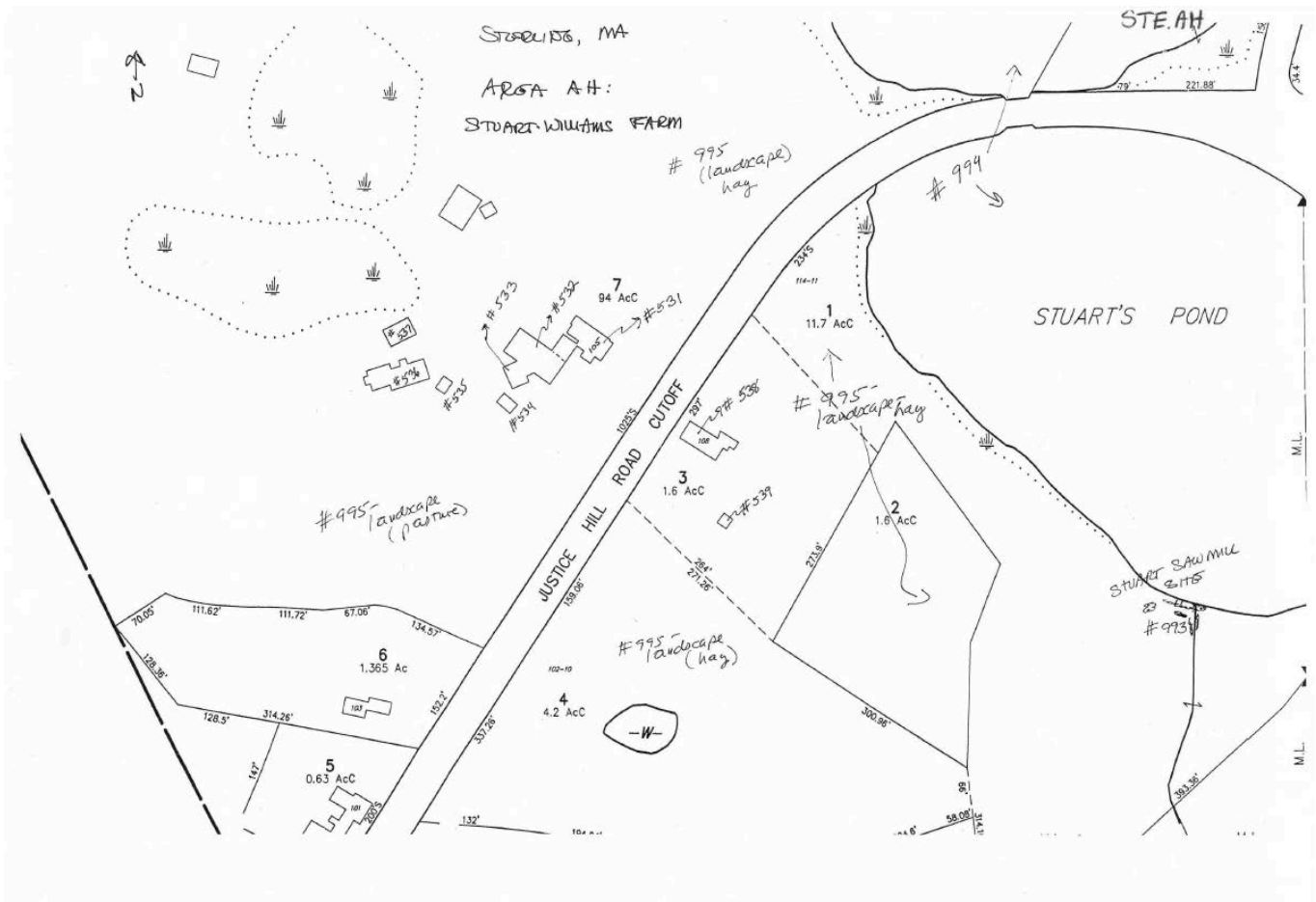
Massachusetts Historical Commission
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Area(s)
 AH

Form Nos.
 531-539; 993-995

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
531	15-7	105 Justice Hill Road Cut-Off	Stuart/Williams House	late 19th C.	Q. Anne vernacular
532	" "		Stuart/Williams Barn	ca. 1880/early 20th C.	utilitarian
533	" "		att. cow & livestock shed	early 20th C.	utilitarian
534	" "		tractor shed	ca. 1930	utilitarian
535	" "		henhouse/shed	ca. 1930s	utilitarian
536	" "		workshop	early 20th C.	utilitarian
537	" "		equipment shed	mid-20th C.	utilitarian
538	15-3	108 (110) Justice Hill Rd. Cut-Off	Williams Bungalow	ca. 1920s	Craftsman
539	" "		shed	early 20th C.	utilitarian
993	" "		sawmill site and dams	early/mid-19th C.	ruins
995	15-1, -2, -3, -4, -7		agricultural landscape	19th-20th C.	landscape
994			Stuart and Washington Ponds	early- to mid-19th C.	2-part millpond



STOUGHTON, MA
AREA A#:
STUART WILLIAMS FARM

STE. AH

STUART'S POND

JUSTICE HILL ROAD CUTOFF

STUART SAWMILL
993

995 (landscape pasture)

995 (landscape hay)

995 (landscape hay)

-W-

← 2

M.L.

M.L.



105 Justice Hill Rd Cut off (STE. 531). 2001.



View NW - barn (STE. 532). 2001.



Barn - view north to rear addition - upper level (STE. 532). 2001.



Barn extension - ground floor. 2001.



Barn, cow shed, silo base (STE. 532, 533).
2001.



Cow shed (STE. 533), view west.



Tractor shed (STE. 534). 2001.



Hen House (STE. 535). 2001.



Workshop (STE. 536). 2001.



View NW of farmstead (STE. 535-537).
2001.



Equipment shed (STE. 537). 2001.



Stuart Sawmill Site - Fieldstone dam
(STE. 993). 2001.



Stuart Sawmill Site (STE.993)
Causeway retaining wall.
2001.



Stuart Sawmill Site (STE.993)
Dam abutment.
2001.



108 (110) Justice Hill Rd cut off, view SW.
2001.



Stuarts Pond, view north (STE.994).



Cow pasture, SW of barns. 2001.



View north of landscape SE of road.
2001.



108 (110) Justice Hill Rd cut off. 2001.

FORM A - AREA

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

110, 131	Clinton	E	45, 46, 356-365, 928
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MASSACHUSETTS HISTORICAL COMMISSION
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Town STERLING

Place (neighborhood or village) Chace Hill

Name of Area Chace-Chandler Farm aka:
Meadowbrook Orchards
191, 195, 204, 206, 209 Chace Hill Rd.

Present Use residential/commercial/agricultural

Construction Dates of Period 1700s – late 20th c.

Overall Condition good

Major Intrusions and Alterations vinyl siding, infill,

Acreage approximately 150 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) June 2001

See Attached Maps

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

The scenic entrance to Sterling via Chace Hill Road places the Chace-Chandler Farm at the gateway. Today known as Meadowbrook Orchards, the Farm lines both sides of Chace Hill Road with two historic farmhouses, a variety of orchard related outbuildings, a modern farm store (also a year-around lunch stop), and **apple orchards** (MHC # 928) abound. The road rises out of the valley in Lancaster where the late-nineteenth century owner, Charles Chace, also owned a farm and continues to rise past this Chace-Chandler farm. On the north side is the **main farmhouse**, 206 Chace Hill Road, perched on a slight rise above the road, partially screened by large rhododendrons and some deciduous trees at the road edge, with tennis court on the east side and pool in a fenced garden area behind the house. A cart path on the west side of the farmhouse leads to the altered dwelling at 204 Chace Hill Road, known as the **Garden House**. Orchards line the road side and wrap behind these two dwellings. On the south side of the road are the Meadowbrook Orchards **farm store / restaurant** (MHC # 361), the outbuildings in two major clusters of modern **apple packing and storage buildings** (MHC #s 362-365) and older **dairy farm related outbuildings** (MHC # 356-359), and the **earliest house** at 191 Chace Hill Road. Vistas towards the south overlook the gentle sloping terrain dotted with orchards that spill into parts of Clinton and Lancaster.

Samuel Churchill House, 191 Chace Hill Road, late 18th c., MHC #46

Although the first known name associated with this property is Samuel Churchill from the 1830 map, it is clear from the physical evidence that the house pre-dates the nineteenth century. Built on a stone foundation the house is clad with wood clapboards and has an asphalt shingled roof. Three building phases are represented in the long side-gable, one and one-half story dwelling; a center chimney two-bay late eighteenth century house on the right side, a two-bay ca. 1920s addition on the left, and a late-twentieth century rear kitchen and porch addition. The width of the original house as viewed on the west gable end, the shallow pitched wide roof and chimney set behind the ridge are indications of the late 18th century date. The roof shows evidence of the division between the first part and the eastern ca. 1920s addition where the rafter dividing the two phases is a more prominent rafter than others, thus visible as an outline under the roofing material. The west gable end, part of the original house has two window bays and a single window in the peak, all with six-over-nine sash. Records state that the early house was a three-room salt box, which probably refers to the three rooms around the centered chimney; however, the wall dividing the front and back rooms on the west side of the chimney appears to have been added and clearly is not a structural wall. The 1920s addition displays a pair of six-over-nine windows on the main facade and three nine-over-six on the eastern gable end with one window in the gable peak. The rear shed roof addition provides a porch and kitchen space spanning the rear of the 1920s addition.

The Garden House, 204 Chace Hill Road, ca. 1920s, MHC # 360

Once a chicken house that was moved about the farm several times, this dwelling, constructed in ca. 1920 for John Chandler's mother, rests on a concrete foundation and has wood clapboard siding. The

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STERLING

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CHACE-CHANDLER FARM

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365, 928

191,195, 204,206, 209 CHACE HILL RD.

Architectural Description (continued)

house, which has been altered substantially since its early twentieth century Colonial Revival construction, has a three-bay main entrance section and a five bay wing all under one side-gable roof. The main wall of the three-bay left section is recessed so that the roof, presently carried by two-story narrow posts, incorporates a full width porch. The three posts replace columns and divide this part of the façade into the three bays with two full length windows of six-over-nine sash and an entrance with three-quarter sidelights. Each of the bays is crowned by a segmental arched panel. Second story windows include two six-over-six over the full length first story windows and a six-light double leaf casement window off center from the entrance below. The chimney straddles the roof between the second and third bay. The five-bay section of this house projects beyond the section just described to be in the same plane with the roof eave. Half of the first story wall consists of two double panel sliding doors over which there are two windows – a narrow one-over-one and a regular sized two-over one. The other half of this part of the façade has a projecting one-story room with a string of single light casement windows. Only two second-story windows remain both replaced with one-over-one sash.

Wilder-Chandler House, 206 Chace Hill Road, ca. 1795, MHC #45

The late eighteenth century Wilder House today is reflective of the substantial 1912 remodeling during the Colonial Revival period. The basic form of the early house remains with the five-bay, center entrance façade; however the chimney evidence is peculiar and may represent an early house in the rear that was subsequently added to in the nineteenth century. Pre-1912 renovation photographs display the present fenestration and chimney configuration without the Colonial Revival entrance porch. The house rests on a granite foundation, has been sided with vinyl and has an asphalt roof.

The present house consists of a double pile main block with a wide rear ell that is four bays long and has wide cross gable additions at the end, an enclosed single-story conservatory or sun porch projecting from the right rear corner and a connecting one-story ca. 1923 library addition with a gabled roof perpendicular to the road. One interior chimney located behind the ridge on the right side is consistent with the present plan of a double pile Georgian or Federal house, however the second chimney is just inside the left (west) gable end wall about one-third of the way down the front slope. A chimney straddles the ridge of the rear ell near the intersection of the cross gables, and there is a chimney just inside the rear gable end wall of the ca. 1923 Lord Library addition. Windows have twelve-over-twelve sash set in frames with slightly projecting window hoods or molded cornice lintels and vinyl shutters. The three first and second-story gable end windows are evenly spaced and have twelve-over-twelve sash except for the center second-story window which has eight-over-twelve. The two six-over-nine windows in the gable peak are centered over the middle bays below. An additional small nearly square six-over-six window with the only wood louvered shutters remaining is tucked up under the front roof slope in both gable ends.

Cellar construction evidence has been altered substantially with the exception of the large stone foundation walls. The stacks appear to have been rebuilt and structural members are covered or

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Architectural Description (continued)

replaced. The interior plan of the first floor consists of a center hall that leads directly back to the large old kitchen, which has been the dining room since the 1912 rehabilitation. The large cooking fireplace with exterior bake oven is on the inside wall which displays heavy raised field panels. In front of this room is a front parlor with entrance from the hall. On the left side of the hall is one long room that once was two rooms. The fire place is on the exterior gable end wall in the front part of this room.

The ca. 1923 library, built to house Ned Lord's extensive library, has a large stone fireplace in the rear wall and dark wood bookcases lining three walls. Two twelve-over-twelve windows in the gable end match those of the house and a small half round window is at the base of the gable peak. The east side has a plain door and three windows.

Granary, 195 Chace Hill Rd., early 1900s, MHC # 356

The former granary was converted to a residence by adding a second floor to one-half of the building so that today its form consists of a two-story pitched roof element with a shed roof ell incorporated into one roof slope to resemble an exaggerated saltbox form. The one-story part that is under the extended roof has stucco siding, exposed rafter ends on the one-story section and six-over-six sash (one on north elevation and two on west). Tucked up under the eave on both the east and west sides is a small square opening just before the joining of this one-story shed roof with the two-story pitched roof. The two-story element has an enclosed entrance porch, two second-story windows and a single horizontal window opening in the peak. On the west side is an exterior concrete block chimney.

Bunk House, ca. 1936, MHC # 358

Known as the bunk house for its function as housing for orchard workers is the long low eight-bay stucco building that is only one-half story with exposed rafters on the north side, facing the road and two stories on the south side facing a barn yard formed by a five bay shed on the west and a single-story office on the south. The most distinctive view of this building is from Chace Hill Road. Windows are horizontal with eight lights. The fourth bay from the east side has a two-story gabled wall dormer which in fact is a cross gable so that the wall dormer appears on both north and south sides. On this north side the tall gable element in the fourth bay once had a pair of doors which now have been filled with vertical flush boards under a pair of six-over-six sash. Adjacent to this gable element is a concrete block chimney nearly covering the fifth bay. The rear roof slope is nearly horizontal to accommodate the second story. In the west gable end is a raised entrance reached by a modern steps and raised landing. The siding is stucco in front of the stairs and clapboard behind. The south side of this building has two garages with overhead doors in the banked openings and entrance door to living space adjacent to the garages. This building was reconstructed from the bottom part of the large nineteenth century animal barn that burned in 1936.

A small wood frame dwelling (MHC # 359) with additional garage space was constructed behind the bunk house for additional living space in the 1980s.

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Architectural Description (continued)**Equipment Shed, ca. 1940s, MHC # 357**

The five-bay equipment shed has a pitched roof that extends more on the east side than the west. The bays are open. Two six-over-six windows are in each gable end. Siding is vertical board and the shed rests on a stone foundation.

Apple Storage Barns, ca. 1930s-2000 MHC# 362-365

The orchard business office, storage, and packing house are in a series of barns and sheds which are connected and have been added to over the course of the second half of the twentieth century. The oldest section, built as cold storage (MHC # 362) in 1943 has a concrete-block gabled roof building with roof ridge perpendicular to and nearest the road. The stucco gable end has ice-box doors in the exterior wall. Extending from the west side is a shed- roof, board-and-batten addition with overhead doors in the west side, all used for apple storage. A metal corrugated roof spans this 1943 storage barn. Behind this building is a metal corrugated barn (MHC # 363) on a poured concrete foundation built in 1955. Also built in the 1950s is the "box shed" (MHC # 364) now connected to the later packing warehouse. This box shed is on a stone foundation and has just been reconstructed with new vertical board siding replacing older horizontal sheathing. Additional packing and cold storage areas (MHC # 365) are attached to the rear of the first storage barn and have modern refrigerator units. It is this 1968-69 area that now connects the old box shed (now used to store tractors) to the rest of the complex.

HISTORICAL NARRATIVE *see continuation sheet*

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

The Chace-Chandler Farm is named for the two owners who shaped the working farm that remains today. Charles H. Chace assembled surrounding farms to have one of the largest collection of properties in Sterling, Clinton and Lancaster and the Chandlers owned and operated a dairy farm and the apple orchards that today make up Meadowbrook Orchards. Even today the various parcels are referred to by the old farm names: the Fitch Farm of 23 acres, 108 rods; the Wilder Farm of 41 acres, 28 rods; the Thurston Farm of 22.5 acres. In addition to these, Meadowbrook Orchards owns several parcels of over 60 acres and family members own the houses on small house lots with the exception of one, the Garden House which was sold several years ago.

The early history of the properties is interesting to note with the recognition that this area of Sterling was more remote than other areas and far from the village center. Tradition states that the two first houses out on this town border were 191 and 206 Chace Hill Road, both thought to have been built in the 1790s. **Jonas Wilder** is reported to have built the two and one-story Federal house at 206 Chace Hill Road and may have operated a tavern at this location. At about the same time **Samuel Churchill**

INVENTORY FORM CONTINUATION SHEET

Town

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Historical Narrative (continued)

(ca. 1746-1830) probably built a Cape at 191 Chace Hill Road. He had married Rebecca Wilder (ca.1746-1828) in 1781 and had son, Samuel Churchill, Jr. (1788-1827) in 1788. It is not known if Rebecca Wilder was a daughter or other wise related to Jonas Wilder.

The mid- to late-nineteenth century main farmhouse owner, **Milton Buss** (1808-1889), had married Betsy Osgood in 1835 and their first child was **Francis F. Buss** (b. 1836). In 1850 Buss had a 90-acre farm with enough cows to produce 1000 lbs. of butter. By the 1870s the Buss farm produce had converted to milk as was the trend in Sterling as told by Samuel Osgood in his 1886 address to the Farmer's Club. The 1870 Agricultural Census had reported Milton and Frank Buss as having a larger farm with 72 acres in cultivation and an additional 8 acres of woodland. At that time they operated a dairy selling 1620 gallons of milk in that year. Milton and Frank Buss, father and son, still owned this property in 1874 when Francis Buss was assessed for horses, a dozen cows, some pigs and a house, two barns, a granary and the 51-acre farm. By 1880 **Charles Chace** of Clinton and Lancaster had purchased the 51-acre Buss farm, house, two barns and other related properties. Chace who owned the farm just over the town line on Chace Hill Road in Lancaster, known as the Wilder Place (MHC Lancaster # 97) continued to be listed in the non-resident section of Sterling's Valuations as a resident of Clinton.

In 1904 Chace had a plan of his farms in Clinton, Lancaster and Sterling drawn by J. Thissell & Son. It showed the large barn with multiple additions just across the street from the main house at 206 Chace Hill Road. Chace's farms included the 24-acre Fitch Farm just west of this farm, the 42 acre Wilder-Farm, the 70-acre Thurston Farm, the 85-acre Buss Farm which was the core of today's Meadowbrook Orchards, and the 120 acre Cole Farm. The farms were all contiguous spilling over town lines. On the same side of the road as the main house was a long "hot-house" probably a green house structure.

In 1912 the farm was purchased for the mother of **John Chandler** (1890-1965) by Harvard friends of her deceased husband, who are said to have felt badly for her following her husband's death. Her son, John, graduated from Yale in the same year and went on to take a course in horticulture at Cornell. In the same year that **Lucy Benham Chandler** (1865-1955) arrived at the Farm, her son, John graduated from Yale and went on to take a course in horticulture at Cornell. Almost immediately Lucy Chandler had the modest two and one-half story Georgian house remodeled and updated with Colonial Revival detail. Photographs of the house with the siding stripped off in the process of the remodeling and without the Colonial Revival entrance porch show the chimneys in the same locations as today and show twelve-over-twelve sash set in plain flat frames, thus part of the updating including the slightly more elaborate projecting cornice moldings. John began the orchard business in 1913 when he planted the first 1000 trees of his orchard.

In ca. 1920 the Garden House was built back behind the main house in what was a vegetable garden for John's mother and he and his wife, **Katherine Fassett Chandler** moved into the main farmhouse (206

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Historical Narrative (continued)

Chace Hill Road). Soon after John and Katherine Chandler took over the main house, John's Westminster Preparatory School and Yale University roommate, Edward Lord, came to live with the Chandlers and remained at the farm with members of the family until his death in 1981.

Lord, known to the family as "Uncle Ned", was from a wealthy Long Island family who was unable to care for him due to attention needed for a medical condition, thus the Chandlers went to the Long Island home of Lord's parents for an extended stay to learn how to care for him and then invited him to live in Sterling. Upon the deaths of his parents, the Library wing was built in ca. 1923 to house Lord's fine collection of books, much of went to Yale University upon his death.

Over the course of fifty years on this farm, John Chandler became a prominent orchardist and State Commissioner of Agriculture. He also served as president of the Massachusetts Farm Bureau, Massachusetts Fruit Growers Association, and the Boston Regional Produce Market. Chandler's public service included serving on the Sterling School Committee, president of the Wauchusett Council of Boy Scouts of America, director of the New England Council of Boy Scouts and a trustee of University of Massachusetts and of Clinton Savings Bank. In 1930 when he was Commissioner of Agriculture, Chandler wrote an article for the Thirtieth Anniversary of the Massachusetts Farm Bureau in which he told some history of the Farm Bureau, established in 1915, that took up the fight against Daylight Savings Time on behalf of the farmers. This legislative battle was done with well known agriculture author, Howard Russell, in 1919-20.

By 1930 Chandler had 6000 trees most of which were McIntosh apples with about 700 Northern Spy, Delicious and Cortland apple trees mixed in. Chandler like his colleagues, MacCollom at 96 Kendall Hill Road, Norman Sawyer at 4 Kendall Hill Road was among the five Sterling members of the 90% Clean Apple Club in Massachusetts the membership of which included fruit growers who produced 300 + bushels of blemish-free apples from one block of trees. In 1930 Chandler reported that Sterling produced 75,000 bushels of apples valued at \$100,000. The 1930 Valuation list attributed an \$11,000 house, a \$7000 library, and a one-acre house lot to Lucy B. Chandler (John's mother), 1700 chickens to Edward C. Lord (Uncle Ned) and the rest of the property to Meadowbrook Farm, Inc. This included a house valued at \$3000, two barns and a silo, another house valued at \$300 (probably 191 Chace Hill Road), a garage, seven henhouses worth \$7000 and another fifteen worth only \$500, a granary and a 161 ½ acre farm. In the same year dairyman, John A. Davis was assessed for a 148-acre Chandler pasture, so he may have been renting pasture land from his colleague John Chandler. Only New England Power with the substation at Pratt's Junction, Rhode Island Ice Company and the Sterling Camp Ground Association paid higher taxes than the Chandlers.

Not only was Chandler an orchardist but also a dairyman and poultry man. The large New England barn that housed the cows and that sat near the road opposite the main farmhouse burned in 1936. Capons were raised in what remained of the old barn, the bunk house, after the large barn burned.

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
CHACE-CHANDLER FARMMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

E

45,46, 356-
365, 928

191,195, 204,206, 209 CHACE HILL RD.

Historical Narrative (continued)

Chandler had three sons, Charles F., Nathan, and John. **Nathan and Phyllis Chandler** took up farming assisting his father and finally carrying on the business for him. He and his wife moved into the Garden House where they raised their family. Nathan Chandler was responsible for much of the enlargement of the orchard business adding the metal barn, the box shed and the enlargement of the packing and storage facility. He followed in his father's footsteps and also served as Commissioner of Agriculture until 1970 when he turned the operations of Meadowbrook Orchard over to his son and daughter-in-law, **David and Catherine Chandler**, who continue to operate the farm which today is one of five or six on-going orchards in Sterling.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 191 Chace Hill Rd.: 1830 (S. Churchill); 1855; 1870 (J. Burgess); 1898 (C. Chase).

206 Chace Hill Rd.: 1830 (J. Wilder); 1855; 1870 (M.& F. Buss); 1898 (C. Chase).

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.

Hurd. History of Worcester County. Sterling by Samuel Osgood, Vol. II, 1889.

Interview: Cathy Chandler, owner.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

Osgood, Samuel. Address to Farmer's Club, 1886.

Sterling Historical Society: House file, house card file

Thissel, J. & Son. "Plan of Farms belonging to Estate of C.H. Chace situated in Sterling, Lancaster & Clinton", 1904. Property owner and Worcester Registry of Deeds, Plan Book 15, Plan 17.

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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BOSTON, MASSACHUSETTS 02125

Community **Property Address**
STERLING CHACE-CHANDLER FARM
 MEADOWBROOK FARM
 191, 195, 204, 206, 209 CHACE HILL RD.
Area(s) **Form No.**

E	45, 46, 356- 365, 928
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants _____
The criteria that are checked in the above sections must be justified here.

The Chace-Chandler Farm, today known as Meadowbrook Orchards, retains eighteenth century dwellings and twentieth century outbuildings within a widespread orchard landscape demonstrating the amalgamation of farms by late nineteenth century owner and the conversion from dairy farming to a major orchard business in the twentieth century. The dwellings retain evidence of eighteenth century construction and early twentieth century adaptations. Minor farm buildings from the animal husbandry days remain to remind one of that aspect of this large farm's history and the collection of fruit storage and packing buildings over sixty years shows the growth of the business at this orchard farm.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
CHACE-CHANDLER FARM

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

Area(s) Form No.

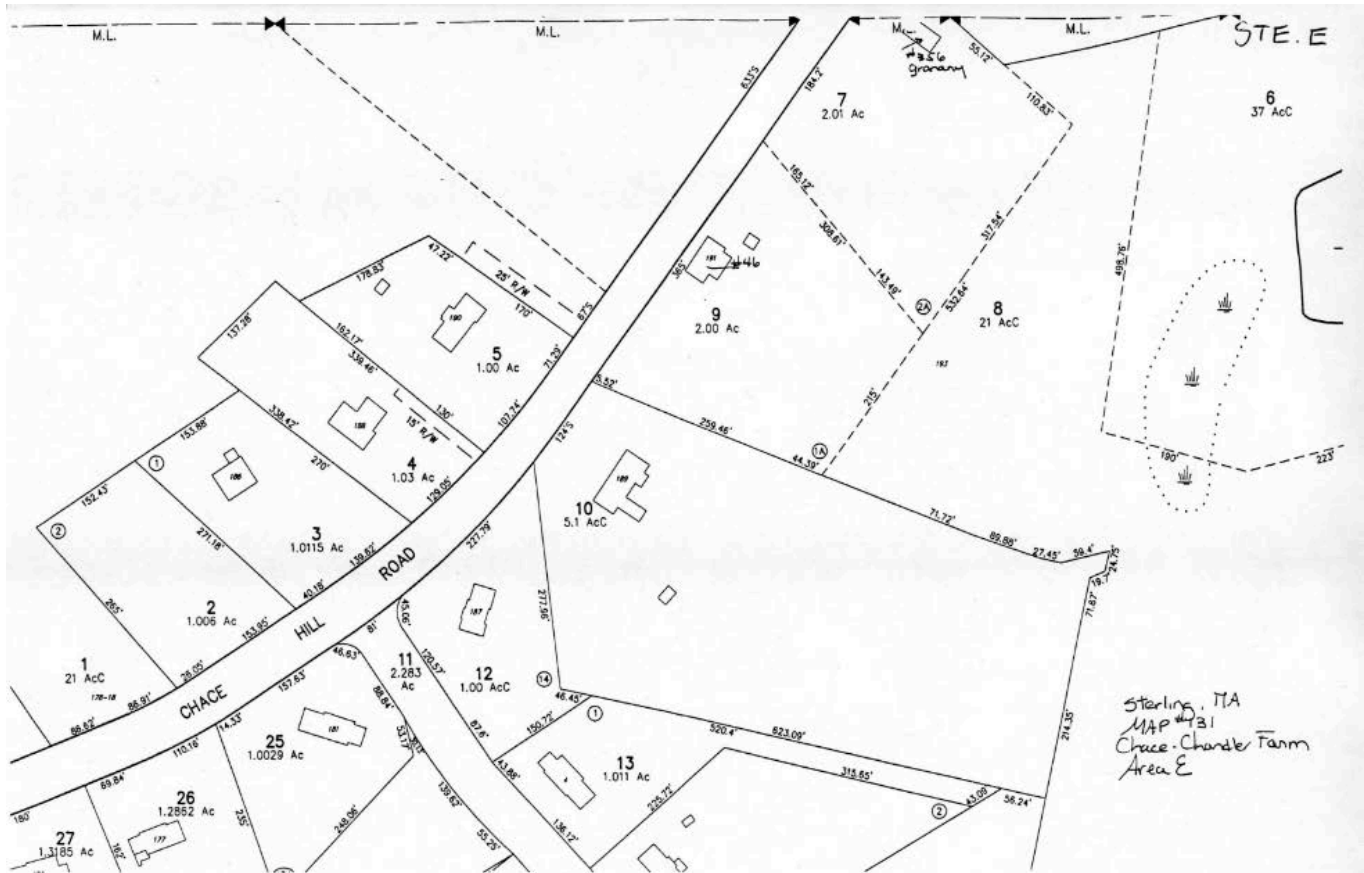
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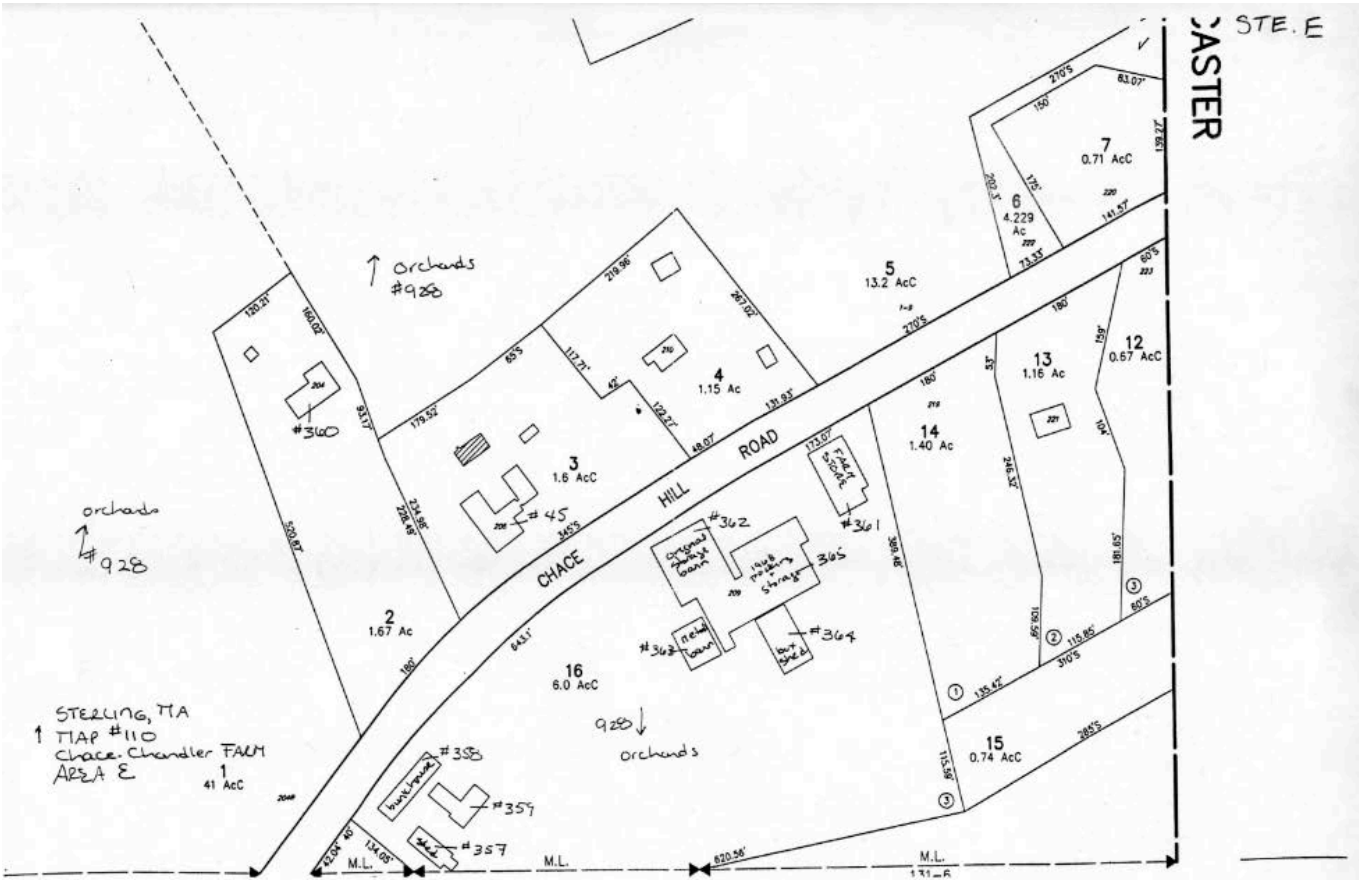
45,46, 356-
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191,195, 204,206, 209 CHACE HILL RD.

DATA SHEET FOR THE CHACE-CHANDLER FARM / MEADOWBROOK ORCHARDS

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
46	191 Chace Hill Rd.	131-07	Samuel Churchill House	Late 18 th c.
356	195 Chace Hill Rd.	131-07	Granary	early 20 th c.
357			5-bay shed	Ca. 1940s
358			Bunk House / lower part of old barn that burned	Ca. 1936
359			Small house	1980s
360	204 Chace Hill Rd.	110-02	The Garden House	Ca. 1920s
45	206 Chace Hill Rd.	110-03	Wilder-Chandler House	Ca. 1795
361	209 Chace Hill Rd.	110-16	Meadowbrook Orchards Farm Store	1995
362			Cold Storage Barn	1943
363			Metal Barn	1955
364			Box Shed / now equipment shed	1950s
365			Packing house and cold storage	1968-69
928		1110, 131	Agricultural Landscape - Orchards	From 1913







191 Chace Hill Rd. (STE. 46). 4/01.



195 Chace Hill Rd. (STE. 356). Granary. 4/01.



195 Chace Hill Rd - shed (STE. 357). 4/01.



204 Chace Hill Rd - garden house (STE. 360). 4/01.



206 Chace Hill Rd - Main house with attached library (STE. 45). 3/01.



209 Chace Hill Rd - Metal barn - rear (STE. 363). 3/2001.



209 Chace Hill Rd - bunk house (STE. 358). 4/01.



209 Chace Hill Rd. - storage barn + metal barn. 4/01.



209 Chace Hill Rd -Meadowbrook Orchards -
1968 packing + shipping additions (STE. 365). 6/01.



209 Chace Hill Rd - box barn (STE. 364).
3/01.



209 Chace Hill Rd -Meadowbrook Farm Store
(STE. 361). 6/01.

FORM A - AREA

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

106, 111,
112

Clinton

F

51, 192-196
~~366-370, 929~~

MASSACHUSETTS HISTORICAL COMMISSION

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Town STERLING

Place (neighborhood or village)

Name of Area Kendall Hill

Present Use residential / agricultural

Construction Dates of Period late 18th c. to 1950s

Overall Condition fair to good

Major Intrusions and Alterations siding, modern dwellings, high tension wires

Acreage approximately 88 acres

Recorded by: Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) May 2001

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

See Attached Map

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

Kendall Hill Road is a north- south route that traverses Kendall Hill and the area that is named after the first family to settle here. The road climbs the hill from Chace Hill Road to the south and just over the crest turns left to head west past one of the early Kendall properties. That part of the rural route that is the subject of this discussion is near the crest on the south passing several Kendall family houses and accompanying outbuildings, orchards, stone walls and a number of new dwellings. The high tension wires cut diagonally across the road and the hill near the crest and just south of 60 Kendall Hill Road. All of the historic structures - **dwellings and barns** - are close to the road. Some have been relocated from other parts of the two early Kendall farms that are subject of this Area Form and which once encompassed all the historic structures and land between the buildings from 31 Kendall Hill Road on the south/west side of the road to 60 Kendall Hill Road on the east side. Many mature maple and oak trees are scattered on the historic properties as well as shrubbery. Orchards cover the land surrounding 60 Kendall Hill Road, being the only significant **agricultural landscape** (MHC # 929) remaining of the Kendall Farms. Other former farmland, particularly behind and adjacent to 31, 51, 53 and 55 Kendall Hill Road, once part of the Mine Farm, is part of two new subdivisions, and not included in this description.

Ethan Kendall Jr. House, 31 Kendall Hill Road, ca. 1786, MHC # 366

The present house is a result of many changes from its beginning in the late eighteenth century including the mansard roof added probably in the mid- to late-nineteenth century and most significantly the projecting front block with mansard roof, vinyl siding, and modern windows all of the mid- to late-twentieth century. The house rests on a granite foundation with the rear ell on fieldstone. The building consists of two mansard blocks, a small shed roof addition within the L formed by the mansard blocks and a rear ell extending from the southeast corner. Early twentieth century photographs of the house show a seven-bay main façade with the door in the third bay from the left and six windows at the second-story level. In all likelihood the three-bay mansard block that projects closer to the road is an addition that was bumped out sometime in the early- to mid-twentieth century. Vinyl replacement windows have six-over-six sash and vinyl shutters. The entrance door in the added block is modern as well. The northwest side that faces the driveway is four bays deep. A door in the second bay leads to the kitchen of the dwelling with a small parlor or study in the front room. A modern deck has been added at the rear of the house along with a one-story rear addition with sliding doors.

Ethan Kendall Jr. Barn, 31 Kendall Hill Road, late 1700s/early 1800s, MHC # 367

The modest barn measures 25' x 30' with a side ell extending from the southwest corner of the gable front block. On the northeast side is a two-bay, shed roof wagon shed / garage with openings facing the road. The foundation varies from granite block for most of the barn to fieldstone for the wagon shed, and reinforced concrete for the rear wing. The one and one-half story barn is banked so that entrance to the cellar is at the raised basement wall on the south side. The gable front elevation facing west has a paired vertical tongue and groove board hinged door in the corner, a pedestrian door with four lights

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BOSTON, MASSACHUSETTS 02125

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31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Architectural Description (continued)

and two six-over-six sash. The side ell that is flush with this gable front elevation is a lower one-story block and has two vertical six-light windows. In the peak of the gable front is a single six-over-six sash set in a plain frame. Wood clapboards cover all sides and the trim is plain with flat window surrounds, plain wide corner boards carrying a wide boxed cornice and returns.

The north side facing the road has three simple windows, same modest trim, and a large exposed granite block foundation. On the south side is the projecting side ell which is approximately one bay wide and at grade with the main barn floor. To the left of the ell on this south side is a low door cut into the foundation providing access to the cellar of the main barn.

Interior. The cellar displays massive stone foundation walls and two perpendicular beams that essentially divide the ceiling into quarters. These large beams that cross in the middle are 10" x 10". All beams and plates are hewn and have pegged mortise and tenon joints and all joists also display mortise and tenon construction. The two cells nearest the road have joists running front to back or west to east and those behind have joists running from the side plate to the center beam. The posts carrying the beams have failed and now are supported by concrete blocks. The main level of the barn displays hewn post and beam construction with heavy braces running from the posts to the cross ties. The center post at the crossing of the two main beams is braced from post to beam and has brick nogging infill in one of the triangles formed by the post, beam and brace. The interior part of the barn has been finished off with plaster walls between posts and wall studs as well as ceiling joists. Thus some of the construction has been covered over. The actual joint of posts with side plates is not visible but the posts do not appear to be flared which would be expected in a late eighteenth century barn. Access to the loft over this main part of the barn was not available to view roof construction. The south wing is open to the main floor of the barn and has a hayloft over this space again hiding the roof construction.

Kendall Cooper Shop, 44 Kendall Hill Road, ca. late eighteenth century, MHC #192

Now a residence, the former Cooper Shop is a modest building set close to the road that is reported to have been moved to this location in the late 1800s. It is a wood frame building covered with vinyl siding in the 1990s that rests on a stone foundation and has an asphalt roof that is pierced by one narrow brick chimney centered on the ridge. The building is built into a slight bank that runs perpendicular to the road so that the gable end at the road edge is stepped with an exposed retaining wall in front of the upper half of this gable end elevation. On the north side the building has a raised foundation with one-third of the stone foundation exposed, the other half covered with the siding. In this same elevation is a large picture window, a small sliding window, both at the first story level, and an older wood door at the basement level. Interior investigation would be necessary to substantiate the cooper shop period of construction.

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31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Architectural Description (continued)**Charles Kendall House, 46 Kendall Hill Road, ca. 1870s, MHC #193**

The large five-bay, two and one-half story farmhouse consists of the double pile main block (four bays deep); a full width porch across the main façade, a two-story rear ell and a one-story enclosed porch within the L formed by the main block and rear ell. The dwelling rests on a granite block foundation, has been covered with vinyl siding and has an asphalt shingle roof. The twin interior chimneys pierce the roof just behind the ridge. Windows have two-over-two sash and set in plain wood frames. Former survey form refers to ornamental corner blocks of frame, which now are covered by the siding. The hipped roof full width porch across the main façade has supporting square chamfered posts, a delicate spindle screening cornice, a wood deck with two low stairs around the entire porch, and no balustrade. The enclosed porch on the rear ell has an oversized wall dormer with projecting modern oriel and ocular window in the peak. The overall size and massing of the building points to the mid 1800s date, however, interior investigation may yield information about parts of an earlier house within this existing dwelling.

Charles Kendall Barn, 46 Kendall Hill Rd., late 1800s, MHC # 368

The New England barn is situated south of the dwelling with its gable front façade facing the side of the house and the ridge of the roof at a slight angle to the road. Built on a dry laid stone foundation the barn is in significant disrepair with the large drive-through doors gone, many clapboards missing, and all windows and transoms boarded over or missing. However since intensive field survey work was completed, work on the barn has commenced and new tongue and groove wood door in herringbone pattern has been hung in the south gable end of this barn. Some of the missing clapboards expose vertical sheathing boards, probably an earlier exterior wall. The land drops off on the east side of the barn with access to the cellar from that elevation. Access to the cellar was not gained. A slight ramp up is the approach to the centered opening in the north gable end facing the house. This entrance had an interior track sliding door topped by a transom light now removed. A single window opening is in the gable peak. The barn has remnants of narrow corner boards, a narrow overhang and returns. On the west side that faces the road are four cow stanchion windows that now are boarded over.

Interior. The post and beam construction and the exterior shell are about all that remains of the barn. Stored items and lumber make the main drive-through floor inaccessible and difficult to view details of construction except from the door way. Main structural members of the bent framing system such as the cross-tie beams and posts as well as the plates and longitudinal beams appear to be hewn or vertical sawn and many have empty pockets, indicating former uses. The three-bay main floor likely was arranged in the traditional way with a drive-through center aisle, a hay mow or open bays on the left (east) side and cow stanchions on the right (west) side. The six bents (including the two end walls)

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31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Architectural Description (continued)

which is used to reinforce the roof with vertical braces that extend from the cross beam to the purlin and are offset from each of the two center posts.

Oliver Kendall House, 51 Kendall Hill Road, ca. 1870, MHC #194

Tucked back away from the road amongst mature maple and pine trees is this L-plan cottage with Gothic ornamentation. The house rests on a stone foundation, has wide wood shingled wall surface and an asphalt roof. The one and one-half story house consists of a two gabled roof elements perpendicular to each other with the entrance from a modern deck/porch into the side elevation of the most prominent gable front section. Defining features include the decorative cut verge board and the pointed caps over the two windows in the gable front elevation. The first story window consists of a pair of long narrow one-over-one sash set in the decorative frame that has recessed panels under each window, and the single pointed arched lintel or hood mimicking the verge board over the pair of windows and a decorative diamond shaped panel (variation of a spandrel) between the small pointed arched lights over each of the two windows. The second-story window has two-over-one sash with a narrow pointed arched lintel. The cross gable on the north or right side is one bay deep with a single two-over-one sash set in a frame with a wide lintel with projecting molding. On the left side is a slight jog that is topped with a shed roof wall dormer. A single chimney penetrates the roof at the ridge.

Josiah Kendall's Potash Shop, 53 Kendall Hill Road, late eighteenth century, MHC #195

The house yard is enclosed by a low picket fence separating the dwelling from the gravel drive on the south side. Mature trees surround the property with some tall pines on the north property line. Converted to a residence in the twentieth century, this modest one and one-half story gable front building served as a potash shop and possibly the rear ell as a cider mill in other locations on the Kendall Farm. Presently the building rests on a stone foundation, has wood clapboard siding, and a new asphalt roof. The three bay façade in the gable end has a side hall entrance with flat wood frame and segmental arched lintel, two six-over-nine windows and a single six-over-nine in the peak. There are three similar windows along the two sides of the main body. The side hall entrance door is a replacement vertical board wood storm door hung on strap hinges. Twentieth century additions include a side wing projecting from the southwest/rear corner with a shed roof porch, and two steeply sloped shed roof dormers on the south roof slope of the house. The side gabled wing addition has the dimensions of a wagon shed and may have been attached to the building prior to being converted to a residence. The shed roof porch is supported by square posts on a low stone wall enclosing the porch from the house yard. Each of the shed roof dormers has a pair of six-light casement windows and exposed rafter ends. The house has a single chimney centered on the ridge and one just behind the ridge of the side wing.

James Francis Kendall House, 55 Kendall Hill Road, ca. 1873, MHC #196

Recently rehabilitated is the late nineteenth-century farmhouse that is next to the former potash shop (53 Kendall Hill Road) and now surrounded by huge late twentieth century residential subdivision. The two and one-half story, five-bay dwelling rests on a granite block foundation, has wood clapboard

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31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Architectural Description (continued)

siding, and a modern asphalt roof which is pierced by only one interior chimney near the left side and behind the ridge. The overall massing is indicative of the later date for the typical side gabled dwelling which also has a single story side wing with an enclosed porch within the L formed by the house and wing. An open hipped roof entrance porch projects from the centered entrance of the dwelling. The paneled door has flanking full side lights and a full width transom extending over the door and side lights all framed by the squared chamfered pilasters of the porch. Windows, all replaced, have six-over-nine sash down and six-over-six up set in slightly projecting molded frames. Architectural trim is minimal and includes the narrow corner posts, slight boxed cornice overhang in the gable ends with modest returns.

Josiah Kendall, Jr. House, 60 Kendall Hill Road, late eighteenth century, MHC #51

Oriented to the south and at an angle to the street is this five-bay, two and one-half story, center chimney, side gabled dwelling with long one and one-half story side wing. The house was substantially renovated in the mid- 1980s, however it retains its clear eighteenth century massing and rests on a stone foundation. The walls are covered in wood clapboards and the house has an asphalt roof with the centered chimney straddling the ridge. The centered entrance has a four-light transom over a wood door with two etched glass panels, a remnant of late nineteenth century renovations. Most windows have been altered with vinyl windows having twelve-over-twelve sash, and six-over-one, set in plain frames. The first-story windows on the southwest side of the main façade remain with interior sliding paneled shutters. The side wing is new construction following the demolition of the original single-story wing seen in photographs and paintings. A modern greenhouse has been added within the L formed by the main house and side wing. The interior plan of the main house is consistent with other center chimney dwellings with an entrance hall with three-turn stairs to the second floor, a room on each side of the center hall each with a small fireplace and a long room across the rear with a large kitchen fireplace.

Smiley Barn, 60 Kendall Hill Road, ca. 1938, MHC # 369

The modest one-story barn on stone with feather edged clapboard siding was constructed from remnants of the nineteenth-century barn that was destroyed in the 1938 hurricane. The owner constructed the small barn with paired barn doors in the southeast end leading into equipment storage and stalls for the two horses and single cow owned by the family at that time. Small four light windows are randomly located on three sides. The small barn is within the remaining stone foundation of the former large ninety foot barn.

Smiley Farm Stand, 60 Kendall Hill Road, 1958, MHC # 370

The modest gabled roof building with horizontal and vertical board siding serves as a farmstand from which apples are sold. It is three bays wide with half-walls on the two end bays and front elevation. Plastic sheeting fills in the top part of the wall to the eaves and is removed during the time that the farmstand is open for business. A four-bay open storage shed is directly adjacent to the farm stand.

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31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

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

The Kendalls first came to Sterling in ca. 1736 and from 1744 were admitted to the Lancaster's Second Parish which had been established at the present day Sterling Center in 1742. Three brothers, the sons of Samuel and Elizabeth Kendall, settled in the area that became known as Kendall Hill. **James Kendall** (1710-1796), later referred to as Deacon, married Sarah Richardson (1705-1736) of Woburn in 1735 and Lydia Richardson (b. 1711) in 1740 and settled on the land near 15 Chamberlain Road (historic house demolished in late 1990s). **Josiah Kendall** (1712-1785) married Tabitha Wyman in 1736 and farmed the land at the core of this Area Form, with a dwelling (no longer extant) at 55 Kendall Hill Road. **Ezekiel Kendall** (1715-1802) developed his farm at 96 Kendall Hill Road upon coming to Sterling probably following his marriage to Hannah Pierpont (d. 1751) in 1742. The fourth Kendall to arrive in this area was the three brothers' sister, **Elizabeth Kendall** (b. 1719) who married **John Brooks**, was admitted to the First Church in 1748 and is believed to have begun the development of the farm at 60 Kendall Hill Road.

The dates of construction and occupancy of the various houses on the Kendall farms articulate the story of Josiah Kendall's family. The core of the **Josiah Kendall Farm** included the land along the southwest side of the road and behind the dwellings from 31 through 55 Kendall Hill Road, down to what was referred to as the Mine Farm south of the above mentioned farms, as well as the land on the east side of the road between James Kendall's farm on Chamberlain Road and the sister's and brother's-in-law farm at 60 Kendall Hill Road. Ezekiel Kendall settled down the hill slightly at 96 Kendall Hill Road (See MHC # 50). As late as the 1890s, photographs show the houses and farm buildings lined up along both sides of Kendall Hill Road. Buildings were relocated and replaced throughout the two centuries as the Kendalls pursued their farming and orcharding on the Kendall Hill farms.

The two mid-eighteenth century farms passed to sons of Josiah Kendall. Elizabeth and John Brooks farm at 60 Kendall Hill Road passed to their nephew, eldest son of Josiah Kendall, **Josiah Kendall, Jr.** (1738-1816) in the late 1770s. He was an active member of the community, serving in the Revolutionary War as a first lieutenant who marched to Cambridge on April 19, 1775, one of Sterling's first selectmen, and for a short time, proprietor of a hotel in Sterling Center. Although the ca. 1740s house may have been included in the earlier ell or part of the main block, the present house probably is a result of a major late eighteenth century expansion or new construction by Josiah Kendall, Jr. Josiah Kendall Sr.'s homestead, which was at 55 Kendall Hill Road, passed to his next son, **Ethan Kendall** (1748-1834) and was described in the Kendall Memorial Volume as a farmstead with a cider mill across the street (probably moved to be part of 53 Kendall Hill Road), a malt shop alongside and a potash mill (also moved, now the main part of 53 Kendall Hill Road) in back near a small pond and also a cooper shop (moved, now 44 Kendall Hill Road). In 1790 Ethan Kendall had the largest Kendall household according to the Federal census with 5 males and 5 females and 4 males under the age of 16 years.

INVENTORY FORM CONTINUATION SHEET

Town

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KENDALL HILL RD.

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31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Historical Narrative (continued)

(Note: Spelling in 1790 Census – Kindoll). Ethan also is reported to have built a four-room cape that faced south at 31 Kendall Hill Road and may have done this near the time of his marriage to Thankful Moore in 1771. The land was part of Ethan's father's farm. The remaining barn at 31 Kendall Hill Road appears to be of eighteenth century construction and no doubt was part of the early farm, probably built by Ethan Kendall near the house that he built in the 1770s or 1780s. A large New England barn (no longer extant) was situated behind the house by the last quarter of the nineteenth century according to photographs and was demolished in the late 1900s.

In the early 1800s Ethan and Thankful Kendall's sons became proprietors of two Kendall farms and Josiah Jr.'s son, **Ezra Kendall** (1778-1828) inherited the farm at 60 Kendall Hill Road. **Joel Kendall** (1780-1844), a farmer, owned 31 Kendall Hill Road. In 1811 he married **Frances Newhall** (1784-1867). He had commanded the local militia so was referred to by many as Captain Joel Kendall. And **Luther Kendall** (1785-1859) inherited his father's ancestral farm at 55 Kendall Hill Road. Ezra Kendall, son of Josiah, Jr., was known for his iron work as well as being a blacksmith and is said to have left his mark by making much of the hardware found in his house at 60 Kendall Hill Road. Ezra and Betsy Jewett Kendall's son, **George Kendall** (1811-1875) inherited this farm at an early age and remained as the farmer until his death. In 1834 he married **Esther Fairbanks** (1813-1886), daughter of Benjamin and Lois Fairbanks who lived at 117 Chace Hill Road (house of a later period than Fairbanks). George and Esther Kendall were followed by their son, **George Ezra Kendall** (1850-1929) who was known to have prize horses and cattle, collected antiques and was a trustee of the Worcester Eastern Agricultural Society as well as a library trustee.

By the mid 1800s the Kendall farms each included over 100 acres with agricultural production indicative of dairying and orcharding, in keeping with the trends of Sterling. The farm at 31 Kendall Hill Road had passed to **Charles Kendall** (1814-1903), son of Joel and Frances Kendall, and grandson of Ethan Kendall. In 1840 he had married Susan Jewett (1819-1882) and remained on the family farm until his death in 1903. By 1870 Charles Kendall also owned the farm at 46 Kendall Hill Road and probably built the New England barn that remains on that property. Although map evidence indicates that there was a farmstead here by 1830, the present house appears to be a later, and is reported to have been built by Charles Kendall. No information about the fate of an earlier house is known. Among these three farms at 31, 46, and 55 Kendall Hill Road, nearly 2000 lbs of butter and 85 tons of hay were produced, as well as 100 lbs. of cheese on Luther Kendall's farm in 1850.

Several changes occurred to the old farms in the last quarter of the nineteenth century. In the early 1870s **Oliver Kendall III**, who lived in Providence, built his summer cottage at 51 Kendall Hill Road on family-owned land. The original farmhouse of Josiah Kendall was demolished in ca. 1873 by his great-grandson, **Daniel Kendall** (1813-1892), and his great-great-grandson, **James Francis Kendall** (1840-1927); the present house at 55 Kendall Hill Road is attributed to James Francis Kendall, who was

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
KENDALL HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F

51, 192-196,
366-~~370~~, 929

31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Historical Narrative (continued)

active in the community serving as an Assessor and on the Board of Overseers of the Poor. His father, Daniel Kendall, was known as a master mechanic and as an Abolitionist.

The farm at 31 Kendall Hill Road was taken over by **Frederick Whitman Kendall** (1850-1938) in ca. 1903 following his father's, Charles, death. Known as Frank Kendall, the new farmer remodeled the house to a 12-room dwelling and continued farming. He planted orchards and harvested 100 bushels of apples per year and is reported to have moved back and forth between his two farmhouses that were within a few hundred feet of each other. An undated report noted that Frank Kendall lived on the "French roof place" with his son and daughter and had 400 chickens, cows, sheep and horses. Frederick Kendall was followed by his son Norman Kendall, the last of the family to live here, according to SHS records. According to the 1898 map it appears that Frederick W. Kendall, until his father's death in 1903, lived at 46 Kendall Hill Road and had the old cooper shop (now 44 Kendall Hill Road) that was moved down onto that property in the late 1800s; however, even in 1900 his father Charles Kendall was assessed for both properties. Frank Kendall continued dairy farming with two large barns at each of his two properties. He and his father were regularly assessed for the home place of 84 acres (31 Kendall Hill Road), the 28 acre Goodale Farm (presumed to be 46 Kendall Hill Road) and the 130 acre Mine farm which was located down behind his house, now housing development and some open inaccessible land. One curious note is that the vital records show that Frederick Whitman Kendall and wife, **Nellie Estelle Fitch Kendall** (married in 1886) had a son, **Frederick Whitman Kendall** born on January 5, 1891. Also the vitals show that Norman Fitch Kendall died on September 7, 1968 at the age of 77 years, 8 months and 2 days. Yet there is no record of twins born to the Kendalls in 1891. Is it possible that they changed their son's name after it was recorded in the vital records?

Twentieth-century farming in Sterling shifted slightly with some of the large thriving dairy farms concentrating on orcharding. George Ezra Kendall, the last Kendall to farm 60 Kendall Hill Road had never married and was no longer able to maintain the farm, hence the property was sold out of the family, in 1926 to **Ray Smiley** (1903-1981), who was born in Nova Scotia and had attended Massachusetts State College to learn farming. Almost immediately Smiley had planted a significant orchard. John Chandler reported in the 1931 publication commemorating the 150th Anniversary of Sterling that in 1928 Smiley had set out 1500 trees, which was second to the largest planting of Jonathan Davis on Redstone Hill Road. Soon after coming to the Sterling farm Smiley married **Katherine T. Fox** who had attended college and was working on the minister's farm in Sterling. By 1936 the Smileys had several market crops including vegetables such as cucumbers and squash, some corn and melons. Raspberries and strawberries were planted in rows in the apple orchards. In that same year it is reported that they painted the old house yellow and large barn that is no longer extant, white. Ray Smiley also raised chickens and was reported to be one of the top local commercial poultry men adding to Sterling's statistics of hatching 50,000 chicks for sale in 1931. George Kendall's long dairy barn that was on this property was demolished by the 1938 Hurricane and is reported to have been

INVENTORY FORM CONTINUATION SHEET Town

STERLING

Property Address

KENDALL HILL RD.

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

F

51, 192-196,
366-370, 929

31, 44, 46, 51, 53, 55, and 60 Kendall Hill Road

Historical Narrative (continued)

corn and melons. Raspberries and strawberries were planted in rows in the apple orchards. In that same year it is reported that they painted the old house yellow and large barn that is no longer extant, white. Ray Smiley also raised chickens and was reported to be one of the top local commercial poultry men adding to Sterling's statistics of hatching 50,000 chicks for sale in 1931. George Kendall's long dairy barn that was on this property was demolished by the 1938 Hurricane and is reported to have been ninety feet long. Because the Smileys had converted to the orchard business they rebuilt the existing small barn to house two horses, a couple of cows and equipment.

Smiley's son, Robert, now owner of the farm, reports that in his father's day the rule of thumb was to plant 30 apple trees per acre of land. Today with the dwarf varieties the orchard man plants 300 per acre.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830, 1855, 1870, 1898.

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.

Kendall, Oliver. Memorial of Josiah Kendall. Providence, 1884.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

A Brief History of Sterling, Massachusetts, 1931.

Sterling Historical Society: House file, house card file, Kendall files.

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

DATA SHEET FOR THE KENDALL HILL AREA

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
366	31 Kendall Hill Rd.	106-27	Ethan Kendall House	Ca. 1786
367	" " "		Josiah or Ethan Kendall Barn	Late 18 th c. / Early 19 th c.
192	44 Kendall Hill Rd.	106-24	Josiah Kendall Cooper Shop	Late 18 th c.
193	46 Kendall Hill Rd.	111-01	Charles Kendall House	Ca. 1870s
368	" " " "		Charles Kendall Barn	Late 19 th c.
194	51 Kendall Hill Rd.	111-51	Oliver Kendall House	Ca. 1870s
195	53 Kendall Hill Rd.	111-50	Josiah Kendall Potash Shop and Cider Mill	Late 18 th c.
196	55 Kendall Hill Rd.	111-49	James Francis Kendall House	Ca. 1873
51	60 Kendall Hill Rd.	112-02	Josiah Kendall Jr. House	Ca. 1770s
369	" " " "		Smiley Barn	Ca. 1938
370	" " " "		Smiley Fruit Stand	1958
929	" " " "	111-04, 112-02x	Agricultural Landscape - Orchards	1920s- present day

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

Community Property Address
STERLING KENDALL FARMS
31, 44, 46, 51, 53, 55, 60 KENDALL HILL RD.

Area(s) Form No.

F	51, 192-196, 366-370, 929
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National Register of Historic Places Criteria Statement Form

Check all that apply:

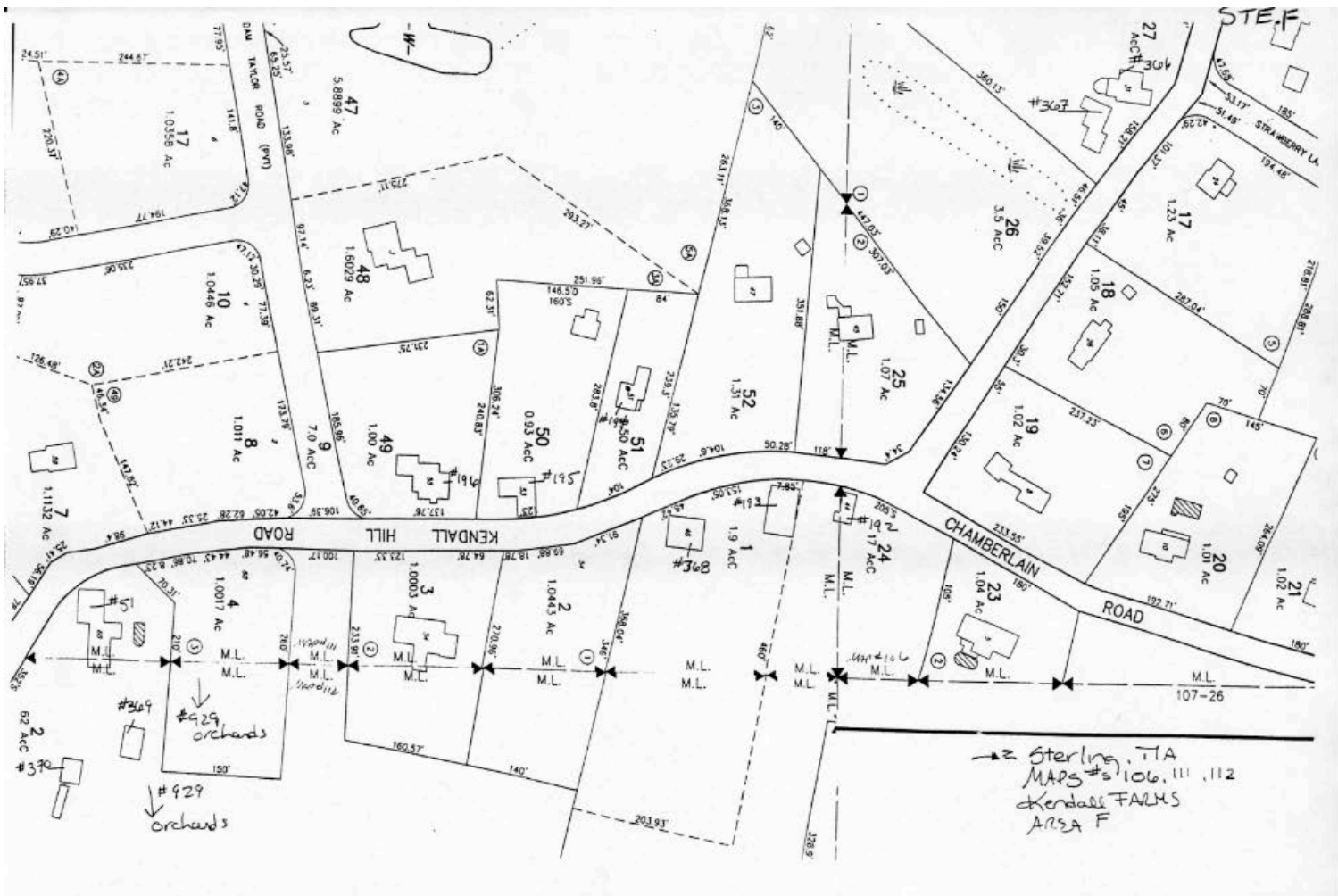
- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants _____
The criteria that are checked in the above sections must be justified here.

The Kendall Farms district has many resources all associated with one of the earliest families in Sterling demonstrating changing tastes in architecture and in farming from animal husbandry and haying to fruit growing. The district is anchored on each end by examples of late eighteenth century dwellings with a number of nineteenth century resources in between. A couple of outbuildings are reminiscent of the local agricultural history. Also there is some rearrangement and reuse of buildings on the farms that contributes to knowledge of the development patterns.





31 Kendall Hill Rd (STE.366). 2/01.



31 Kendall Hill Rd. 2/01. Barn.



31 Kendall Hill Rd -rear of barn, looking NNW.
(STE.367). 2/01.



31 Kendall Hill Rd -barn interior -cellar.
3/01.



31 Kendall Hill Rd. Barn interior. 3/01.



31 Kendall Hill Rd -barn (STE.367). 3/01.



46 Kendall Hill Rd (STE.193). 1/01.



46 Kendall Hill Rd -barn. (STE.368). 1/01.



51 Kendall Hill Rd (STE.194). 3/01.



53 Kendall Hill Rd (STE.195). 3/01.



55 Kendall Hill Rd. (STE.196). 2/01.



60 Kendall Hill Rd - orchards south of house.
(STE. 929). 1/01.



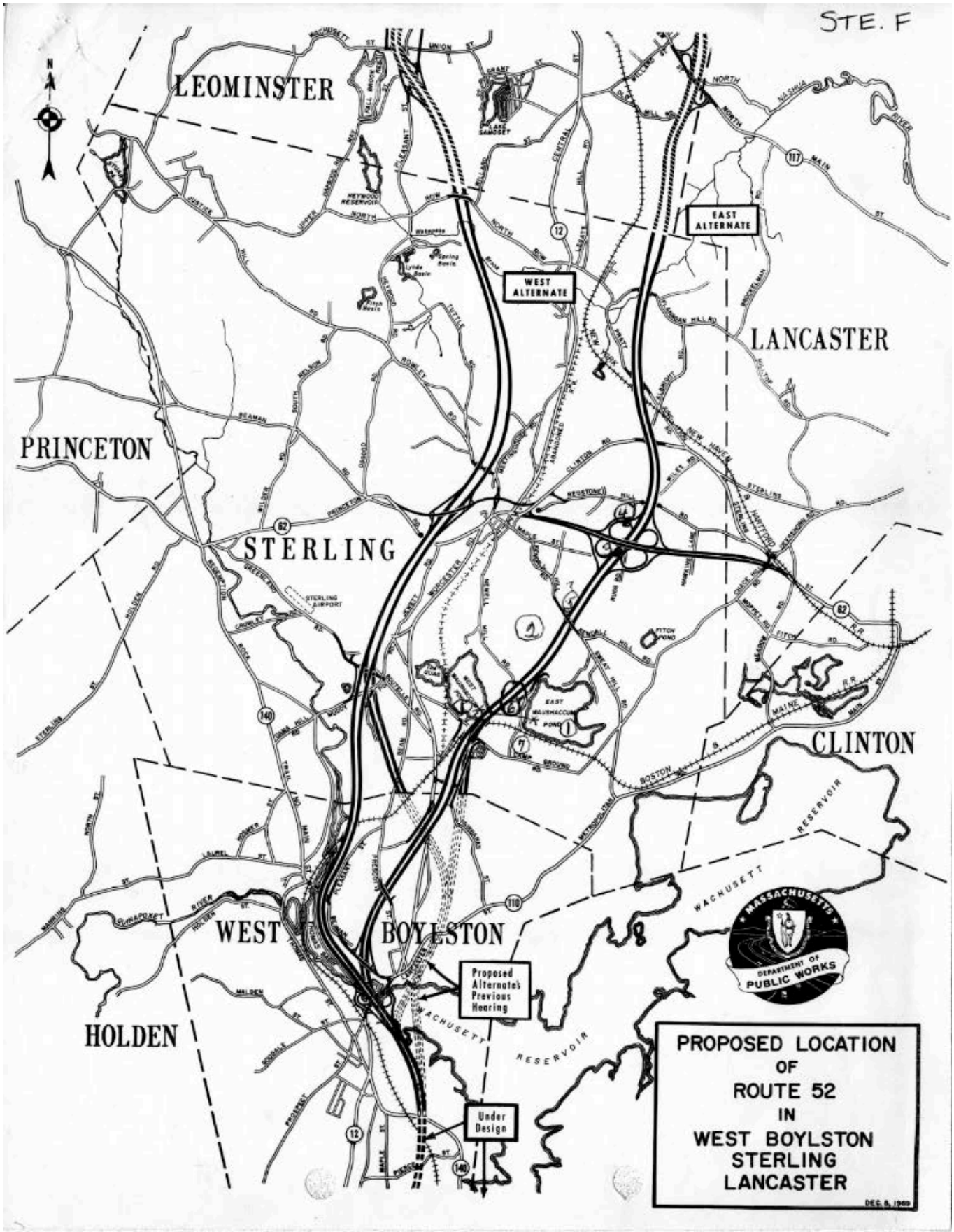
60 Kendall Hill Rd (STE. 51). 1/01.



60 Kendall Hill Rd -barn (STE. 369). 5/01.



60 Kendall Hill Rd -sheds - farm stand
(STE. 370). 1/01.



LEOMINSTER

PRINCETON

STERLING

LANCASTER

CLINTON

WEST

BOYLSTON

HOLDEN



**PROPOSED LOCATION
OF
ROUTE 52
IN
WEST BOYLSTON
STERLING
LANCASTER**

Proposed
Alternate's
Previous
Hearing

Under
Design

FORM A - AREA AND SITE SURVEY
 MASSACHUSETTS HISTORICAL COMMISSION
 Office of the Secretary, State House, Boston

F

6. Please comment on the Historical or Architectural importance of this area:
 Historically the whole area is of importance to the Town of Sterling according to the views of Commission members and others living in area.

In brief:

1. The Lake Region (Washacums-E. & W.)

a) Headquarters of early Indian tribe under Sholan, whose living area sd. to be a bit to north of the 2 lakes, in lower Newell Hill Rd. area.

b) The so-called "Silver Mine" where Christian Angel was entombed during earthquake of 1755, once a part of the 500 acre "Charlestown Grant" in Kendall Hill area, settled after 1736 by 3 Kendal bros. from Woburn, Mass.

c) Redstone Hill area, settled in 1720's by Sawyers, Houghtons, and others who followed soon after.

Several historic sites, as well as homes are threatened by the proposed East Alternate Rt. 52 going through these three early settled areas of Sterling, then a part of Lancaster. Research still in progress.

1. Town STERLING, MASSACHUSETTS
2. Name of area or section Washacum Lakes - Kendall Hill - Redstone Hill
 a large area of Sterling to south & East of the Village Centre.
3. General Date or Period Aboriginal and late 1600's and 1700's to present.
4. Is the area uniform? from lowlands to uplands and hills.
 In style -rural in character.
 In condition Excellent
 In type of ownership Farmers-Orchardists- as well as residential.
 In use (Explain) (above)
Washacum Lake area-residential & recreational as well as a water shed.
Kendall Hill-Farming-Orchards & residential-ibid for Redstone Hill area.
5. Is area potentially threatened? Yes
 By Zoning _____
 * By Roads Proposed East Alternate Rt. 52 Through W. Boylston-Sterling & North. By Developers -Dept. of Public Works.
 By Deterioration _____

7. Draw a general map of the area involved. Please indicate in red any known historic sites on which individual reports are contemplated on Form B. Indicate street boundaries of area and any route numbers.

See Map issued by DPW drawn to scale-with areas & sites located in red-being those with historical significance to the town.

Recorder Frances P. Tapley
Frances P. Tapley, Chrm. (Mrs. George O.)
 For Sterling Historical Commission
 (Name of Organization)

--	--

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. Yes.

Brief Resume of Historical Aspects of
This Recorded Area.

See numbers, inked in red on DPW Map enclosed, indicating specific areas of historical interest. The numbers correspond with these which follow:

- #
150
1. Area surrounding East and West Washacum Lakes. This area is important because of aboriginal habitation prior to coming of white men. As early as May, 1676 one of the lakes was the scene of a so-called "Naval Battle" between Capt. Henschman and his small company of men and a group of savage Indians. The soldiers under Capt. Henschman killed and captured a number of these Indians.

John Prescott of Lancaster is credited with being the first Proprietor of land in this area, purchased of the Indians in 1721. It has been stated that later farmers in the area unearthed many Indian artifacts and relics, as well as graves of Indians, while ploughing. (Vol. 2, pp. 37-38, Worcester Magazine and Historical Journal, County of Worcester, Editors & Publishers, Wm. Lincoln & C.C. Baldwin, 1826, "History of Sterling") (See also Vol. 1 (Ibid) pp. 313-314, and pp. 322-324.)

The area is important today as a recreational and residential center; and, as a water supply for the Boston area.

- #
151
6. The Indian Chief (Sholan) is said to have lived on the rise of land to the north of the two lakes just north of a small canal which joins the two bodies of water. A portion of this canal was known as Matthews Weir, where the Indians fished. (Vol. 2 p. 322, same source as above noted)
It appears that the proposed East Alternate Rt. 52 will pass through this former royal Indian Camping site. Should this happen, it would seem advisable for experts in archeological matters to check while construction or digging is carried on.

- #
152
2. As the proposed Route runs up the southwesterly side of Kendall Hill, it will cross over a portion of the original "Charlestown Grant" of 500 acres. This Grant was made by the Colonial Legislature as early as 1663 "of land lying northwesterly of the East Pond, to Francis Norton and Nicholas Davison, for the use of the people Town of Charlestown". (Vol. 2, pp. 37-38, Worc. Mag. & Hist. Journal). A Footnote on p. 37 informs of the distinguished history of Capt. Norton, and others connected with this Grant. There is a so-called "Silver-Mine" in this area where Christian Angel a Swedish Miner was entombed while working in the main shaft as the great earthquake of 1755 occurred.

In 1777, the Proprietors of the Charlestown Grant sold the land to Josiah Kendall, reserving to themselves and their heirs all the minerals in the mine, with rights of egress and regress from it. This area of Kendall Hill is also noted for the unusual formation of andalusite known as Chiastolite. It has been said that there are only a few places in the world where this is found. It might be noted that even into this 20th century certain people have been interested in exploring the possibility of opening the mine in search of minerals perhaps of use in industry. Apparently their plans never materialized, perhaps because of prohibitive mining costs.

- Inventory 50
5. Three Kendall brothers from Woburn were deeded lands in Sterling by their father Lieut. Samuel (3) Kendall, an early Proprietor of Townsend and Athol, and large land-owner in other areas of the Mass. Bay Colony. The brothers were James (4) who received land as early as 1735/6, Josiah (4) and Ezekiel (4). Their lands were adjoining on a Hill known thereafter as Kendall Hill. The proposed East Alt. Rt. 52, will take a barn from the original property of Ezekiel Kendall on the southerly side of the Hill, and will pass within 20 feet, more or less, as we understand it now, of the house. Moreover, if the Kendall Hill Road is raised to go over the proposed throughway, it will be almost on a level with the 2nd floor of the dwelling making the property of little value for possible sale. The house is thought to include portions of the Kendall Homestead, although it has been enlarged and modernized to some extent. At one time it was the property of Ebenezer Butterick of "Butterick Pattern" fame. His daughter Miss Mary Ellen Butterick lived in the house and is noteworthy in view of her generous and thoughtful gifts to the Town of Sterling during her lifetime. Ebenezer Butterick's name appears on the Map of Sterling for 1898 in the location of the present home of Mr. and G.E. Shankel. The house has been one of the publicized and pictured ones in brochures of the town on several occasions.

As the East Alt. Route 52 progresses over Kendall Hill at higher levels it will bisect certain farmlands and orchards on its way to the Redstone Hill area.

- Inventory 47
3. As the Route approaches Redstone Hill, it will be noted that a large "clover-leaf" interchange is planned, intersected by a new road which will run under an overpass from Rt. 62 west to the northerly edge of Sterling Centre. The early colonial farmhouse of the Sawyer family, now the estate of the late William F. Sawyer, lies directly in the path of the proposed clover-leaf at what is now Maple Street and Rugg Road. This house is said to be over 212 to 213 years old, and is little changed from its original aspect. It is famous in this locality, and elsewhere, as the birthplace of Mary Elizabeth Sawyer, heroine of the poem, "Mary Had A Little Lamb". Although there have been other claimants for this honor, both in this country and abroad, it appears to be true that she was the little girl referred to in the incident of the "Lamb at School", as written by John Roulstone in his 12 line poem. More information of this homestead where Mary Sawyer was born may be found in Form B-Structural Survey, as submitted by the Commission. Undoubtedly, this old home will be demolished when the clover-leaf is constructed, unless steps can be taken to have it removed to another location. Since it is a part of an unsettled estate of the late Wm. F. Sawyer, there are certain legal problems which must be settled before any action can be taken to try and save this historic home. The schoolhouse which Mary attended no longer stands at the S.W. corner of Rugg Rd. and Redstone Hill Rd. It was torn down around 1856. Later Henry Ford purchased the lumber from which the school was built, and had it reconstructed on his Wayside Inn Property by 1927 (The Story of Mary and Her Little Lamb, Published by Mr. and Mrs. Henry Ford, Dearborn, Mich., 1928, pp. 2-3.)

- Inw #48
4. Slightly to the north of the Wm.F.Sawyer home, on Rugg Road is another old farm house, once built and owned by Ezra(3) Sawyer. A Deed(Vol.9,p.460 Worc.Co.Ct.House) indicates that Nathaniel(2) Sawyer gave to his son Ezra "in consideration of the Love & Good Will I have for my son Ezra chiefly and in consideration of 20 Pounds of Good Bills of Credit....60 acres of land on which he hath built his house"...also 20 acres of land in a nearby area of Redstone Hill.The Deed was Acknowledged at Middlesex Court (Midd.Co.Ct.) on 12 Jan. 1729/30,and Received in Worcester Co. Ct.House on Nov.24,1734.

The same property descended to Ezra(4); and,at his death in 1776(while serving in Rev.War at Dorchester),the homestead place included 115 acres of land...one house, one barn,and a corn house. All of which were appraised at 8000 Pounds (Worc.Co.Ct. Probate-Series A 52350). The 1830 Map of Sterling shows Moses Thomas,an early Town Official and Justice of the Peace, to be the owner; in 1855 it is ascribed to I(or L) Sargent;and, in 1870 to J.Butterick & 1890 Map to Mrs. Jas. Butterick. The same home is now the property of Mr. Ralph Nourse(1969).Further research will be done. Ezra(4) was an ensign in Rev.war at time of death(Military Annals of Lancaster,Mass.,by Henry S.Nourse,A.M.,pub.1889,p. 131 & 111). His uncle,Ephraim(3) was a near neighbor,who served in both the Colonial War and the Revolution attaining the rank of Lt.Col. in the Revolutionary Service.Col.Ephraim also had five sons who served with him during the Revolutionary war.He and his family removed to Grand Isle,Vt. in 1789.

- Eno. # 54
7. The proposed Route 52,East Alternate, does not ^{Appear} seem to endanger the Sterling Camp Ground in the southerly part of Sterling near the Washacum Ponds area. It could be noted that this Camp Meeting Association is in its 117th year,holding a Charter of Incorpora- from the State.While it is difficult to determine exactly where Rt.52 would cross the Methodist Grounds,it appears from hearsay that the road will endanger someof the CampGround Houses, and year-round residents are fearful that they will lose their western entrance & exit road leading to Route 12. Around the time of the Civil War huge gatherings were held on these grounds with people coming by train from many miles away to attend religious meetings. Because of the age of the Association,and its rich background of history for the past 117 years, it would be hoped that its land area could remain as it now stands. The matter of a fire starting in this crowded area of small wooden houses could be most serious unless entrances and exits are provided for residents as well as firemen,should they be needed.

FORM A - AREA

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

109	Clinton	G	371-376, 930
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125



Town STERLING

Place (neighborhood or village) Off Redstone Hill

Name of Area Goss-Hawkins-Broderick Farm
Sunny Crest Orchards

Present Use agricultural/residential

Construction Dates of Period late 18th c. - late 20th c.

Overall Condition good

Major Intrusions and Alterations vinyl siding, enclosed porches, modern deck – mid to late 20th c.

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

Acreage 49 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) March 2001

See Attached Map

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

Hawkins Lane, a mile long road that runs south from Redstone Hill Road, ends at the Goss-Hawkins Broderick Farm, today known as Sunny Crest Orchards at 24 Hawkins Lane. Most of the land on each side of the farm lane is orchard land with only a couple of small house lots interspersed. The road dead ends into a dirt cart path that leads to additional orchards south of the farm complex and a tall stand of coniferous trees that forms a natural southern visual boundary of the orchards. Orchards predominate the **agricultural landscape** (MHC # 930) The farm complex consists of six buildings and respective additions that are surrounded by orchards of standard and dwarf varieties of apples, mostly Baldwin and Blue Pear Maine. The **farmhouse** with multiple additions is east of the road, set back and framed by large mature pines and some deciduous trees as well as two pruned spruce trees marking the porch entrance. Just beyond the house to the south is a wide macadam driveway that leads to the **New England barn** with various wings to accommodate the dairy and apple business that has been the substance of this farm. On the south side of the driveway there are the square hipped roof **garage** (ca. 1940s, MHC # 375) and the huge concrete block **storage and packing warehouse** (1958, MHC # 376) beyond the garage. The farmyard area east of the packing warehouse and south of the barn is scattered with packing boxes and farm equipment. On the eastern border near the start of the orchard land is a small square hipped roof **piggery**. Opposite the driveway entrance on the west side of the Hawkins Lane is a long six-bay **equipment shed** with hipped roof. Behind this shed is a permanent house/office trailer.

Goss-Hawkins-Broderick House, 24 Hawkins Lane, late 18th c., mid 19th c., MHC # 371

The late eighteenth century house may have been a single-story dwelling located behind the small one and one-half story projecting element with gable end facing Hawkins Lane. That main part of the existing house, which now is two and one-half stories with the ridge parallel to Hawkins Lane, has a chimney centered half way up the roof slope, which may be evidence of a former cottage on which the roof was raised to form the two and one-half stories. Furthermore the property owner states that the old roof line can be seen in the attic. Additions were made by ca. 1880s when early photographs show the configuration of today's dwelling with the two and one-half story main block, a two and one-half story rear ell, and the small one and one-half story front ell. The one-story wing with incorporated porch and the open entrance porch both on the south side of the house, and a large glazed porch and deck projecting from the east end of the rear ell are twentieth century additions.

The house has been altered with vinyl siding and shutters covering all trim. Windows have two-over-two and two-over-one sash except for a single six-over-six window in the gable peak of the front ell. The rear ell has a single chimney at the ridge near the interior wall of the ell. The south gable end of the main block has a side-hall entrance and a three-part window at the first-story level. This main entrance to the house has a deep porch with pediment roof carried by round columns and a plain balustrade. The one-story wing addition with incorporated roof carried by slender round columns that projects from the rear ell forming a small entrance yard has two entrances and three two-over-two windows.

INVENTORY FORM CONTINUATION SHEETTown
STERLING GOSS-HAWKINS-
BRODERICK FARM

Property Address

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

Area(s) Form No.

G

371-376, 930

24Hawkins Lane

Architectural Description (continued)**Hawkins-Broderick Barn, 1910, MHC # 372**

The large gable-front New England barn built on a stone foundation and sheathed in wood clapboards has a two-bay north wing (wagon shed) on the same plane as the main façade and three additions on the south side consisting of the steeply sloped shed roof peach cooler, which is on stone and on the same plane as the main façade, the cider mill, which is behind the peach cooler, and a loading bay that extends in front of part of the cider mill addition. The cider press room and storage area are constructed on a concrete foundation. The barn retains its rectangular cupola with louvered sides (two panels on the north and south sides) topped by a weathervane.

The main façade, which faces Hawkins Lane, displays a large centered sliding door on an interior track with a long 15-light transom above. The vertical tongue and groove wood door has two sets of three-light windows that about five feet up on the door. Two single two-over-two windows are in the gable peak and one on the left side of the centered door and two on the right side. The windows on this main façade are proportionally small for the façade. The attached one and one-half story wagon shed, which is on a concrete pad, has a large tractor bay, a single window and a pedestrian door. A small hay door is over the equipment bay. A single chimney is seen slightly above the ridge and is located near the northeast corner of this wagon shed addition. All window and door surrounds are plain as is the cornice and narrow returns in the gable end.

The rear gable end of the barn is three stories tall with a raised cellar that now has a garage door entrance and two small six-light windows cut into the parged stone and granite wall. Over the garage door at the main floor level is a pair of two-over-two sash and a single six-over-six in the gable peak. As on the main façade these windows appear to be proportionally small on the large scale elevation.

The south elevation has three additions projecting from the long side. The first addition near the front, called the peach cooler, has a centered door with three two-light windows on each side of the door and across the side of this ell that is in line with the main façade. These windows are just under the eave line. The cider mill and loading bay are on concrete. The rear of the cider mill addition faces east and has an overhead garage door that is raised for a loading dock. The shed roof loading bay that projects in front of part of the cider mill is open on the west end where apples are loaded onto a conveyor belt to be taken into the cider mill. The south side of the cider mill has large sliding glass doors/windows and a single garage door all on a raised foundation also to function as loading dock areas.

Barn Interior. The cellar is divided into three longitudinal bays. Large beams that are 18" x 12" extend the length of the barn with split log joists running between them. The three horizontal cross beams are now supported by replacement posts. The interior construction of the main hay floor shows post and

INVENTORY FORM CONTINUATION SHEET

Town Property Address

STERLING GOSS-HAWKINS-
BRODERICK FARMMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

G

371-376, 930

24Hawkins Lane

Architectural Description (continued)

beam construction with pegged joints and possibly reused tie beams that have similar markings on the face of each one showing possible former pegs and pockets. Posts that carry the cross beams have three braces leading to the cross beams as well as the longitudinal beams. Side walls have been altered with new openings to side additions or covered with particle board so that early construction techniques are not visible in those areas.

The interior plan of the center aisle floor is three bays in width and seven bents creating six longitudinal bays. The rear three bays are walled off with high particle board (walls and ceiling) forming a large interior storage room. Bents consist of the center aisle posts and each side post all that are braced to the near-by plate and/or cross tie. Angled braces extend from the cross tie to the major purlin, which is low on the roof slope accounting for the angle necessary for the queen posts which really are a form of bracing. The common rafters that extend from the four sided ridge to the plates are laid over a major purlin which is low on the roof slope as noted above. The purlin appears to be a reused piece of framing as it is hewn and has empty pockets from former mortise and tenon joints. A platform, with boards that run from cross tie to cross tie and laid over split log joists, is over the front half of the center aisle. The right aisle in front of the partition wall has horizontal flush board walls forming a tool room in front and stalls behind. The left aisle has a built-in room in the second bay that serves as a small dog kennel. In front of this small dog stall is a wide aisle that leads to the wagon shed that forms the north wing of the barn. A hayloft is over the front bays of the right aisle.

Piggery, ca. 1915, MHC # 373

The small square hipped roof building, which rests on a concrete aggregate pad, has wood clapboard siding and is topped with an asphalt roof. A three-board door is in the northwest corner of the west side and a low animal opening is located on the south side. The interior is divided with a low board wall, front-to-back, forming a pen to the right of the door.

Equipment Shed ca. 1940, MHC # 374

On the west side of Hawkins Lane at the road edge is the seven-bay equipment shed with long hipped roof. The sliding doors of the bays are hung on exterior tracks. The lumber from the nineteenth century wagon shed that collapsed in the 1938 hurricane may have been reused in part to build this shed which is reported to be similar to the one that collapsed. The common rafter roof is sagging as viewed through the middle bay which is open to the roof. A loft floor covers the other bays with split log floor joists and tie beams with evidence of mortise and tenon pockets. Two windows in the south end and long rear elevation have two-over-two sash.

INVENTORY FORM CONTINUATION SHEET

Town
STERLING

Property Address
GOSS-HAWKINS-
BRODERICK FARM

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Area(s) Form No.

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371-376, 930

24Hawkins Lane

HISTORICAL NARRATIVE *see continuation sheet*

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

One of Sterling's more important agricultural properties is the Goss-Hawkins-Broderick Farm, which has been the site of dairy farming and fruit growing and operated by four generations of the Goss family followed by four generations of the Hawkins-Broderick family.

One of Sterling's early families settled on this farm from ca. 1740. The land is reported to have been owned by John Goss (1693-1746) and inherited by his son, **William Goss** (b. 1712/13) who probably built a small house for his family at this site. That first dwelling is thought to be within the existing enlarged house. William Goss's son, **Daniel Goss, Sr.** (1741-1809), who served as a Captain in the Revolutionary War lived here followed by his son, **Daniel Goss, Jr.** (1772-1841).

From the early 1800s the proprietor was William Goss (1796-1882) who farmed much of the surrounding land until moving to the cottage (no longer extant) next to his son's George Goss, farm at 176 Redstone Hill Road. (See Goss-Butterick Farm Area Form H) During the 1870s the property was farmed by **Samuel Sheple** until it was sold to Thomas W. Hawkins in 1880. Thus began the development of this property as we know it today. Hawkins was a dairy farmer as well as an orchardist. In 1880 **Thomas W. Hawkins** purchased a house, barn, shop, and twenty-nine acres of land from George Goss who apparently held the mortgage for Samuel Sheple's purchase from Goss's father, William Goss, in 1868. The twenty-nine acres and buildings described match Sheple's taxation and valuation listings.

By 1905 when **William Everett Broderick** (1878-1952) married Hawkins' daughter **Ellen (Nellie) Frances Hawkins**, he took over the management of a seventy-five acre dairy and fruit growing farm. Broderick built the existing barn in 1910 at a cost of \$1000. Obviously there had been a barn on the property prior to this 1910 construction but the assessed value changed dramatically from 1909 when a barn was assessed for \$350 to 1914 when the new barn was valued at \$1100. Although evidence is removed due to new uses, it is likely that the cow stanchions were on the main floor above the manure cellar. Hawkins had over ten cows and at least two bulls in most early-twentieth century valuations. He also raised chickens in the 1920s and 1930s.

The house also must have been remodeled at about the same time as the barn construction as its assessed value also jumped from \$450 to \$1000. The pig house first was listed in the valuation record in 1919 and was called the hog house and later the piggery. Hawkins also had hen houses and an ice house for a few years. It is interesting to note that as late as 1930 William and Nellie Broderick continued to be assessed for the 29-acre property as their home place, a property that matched the

INVENTORY FORM CONTINUATION SHEET

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371-376, 930

24Hawkins Lane

Historical Narrative (continued)

description of Sheple's 1870 property in acreage. By 1930 Broderick also owned or leased other land in Sterling such as thirty-seven acres of Meadowbrook land (unknown location) and over four acres of Sawtelle land (probably referring to land owned by that family in the nineteenth century). Land surrounding the farm was used for orchards, pasture and hay fields according to the 1939 State Planning and Land Use Maps, which substantiate all reports that the property was used for dairy and fruit growing. Early in the twentieth century the "American Beauty" apple was developed at the Hawkins-Broderick Farm. It became an important variety that brought a certain notoriety to Sterling and still is grown today.

From 1950 William and Nellie Broderick's son, **Henry Broderick** (1906-1991) who was a lawyer, took over the operation of the farm and when in 1955 the cows were sold he and his wife, **Margaret**, turned exclusively to operating an extensive orchard business under the name of Sunny Crest Orchards on over 100 acres. In 1958 the large concrete block warehouse was constructed to support the wholesale orchard business. Henry Broderick was active locally serving as Town Counsel for twenty-two years, as Selectmen, and on the Finance Committee. He also was a founder of St. Richard of Chichester Church. Professionally as a fruit grower, Broderick was appointed by President Johnson to the President's Commission on Soil and Water Pollution in the U. S. Department of Agriculture. Also he served as State Commissioner of Agriculture, and as Commissioner was a member of the Industrial Development Commission and a trustee ex-officio of University of Massachusetts.

In the 1970s the cider mill was added in the shed roof additions on the south side of the barn. From 1992 Sunny Crest has been owned and operated by Margaret and her son, **William Broderick**, who has been replanting with dwarf varieties, particularly Baldwin and Blue Pear Maine. Four of the standard American Beauty trees remain for grafting purposes. William Broderick follows his father's pattern of service as presently he is President of the Massachusetts Association of Fruit Growers, a distinction that has been held by other Sterling orchardists, such as John Davis in the 1960s.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

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Interview with William Broderick, owner.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

Sterling Massachusetts: A Brief History of Sterling, Massachusetts from its earliest days to the present, 1931.

Sterling Historical Society: House file, house card file.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

US Agricultural Census: 1850, 1870.

Vital Records: Sterling.

INVENTORY FORM CONTINUATION SHEET

Town Property Address
STERLING GOSS-HAWKINS-
BRODERICK FARM

MASSACHUSETTS HISTORICAL COMMISSION
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Area(s) Form No.

G

371-376, 930

24Hawkins Lane

DATA SHEET FOR THE GOSS-HAWKINS-BRODERICK FARM

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
371	24 Hawkins Lane	109-01	Goss-Hawkins-Broderick House	Ca. late 18 th c./late 19 th c.
372			Hawkins Barn & Shed	1910
373			Piggery	Ca. 1915
374		109-02	Equipment Shed	Ca. 1940
375		109-01	Hipped roof one-car garage	Ca. 1940S
376			Warehouse - commercial storage	1958
930			Agricultural landscape - orchards	20 th century

MASSACHUSETTS HISTORICAL COMMISSION
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Community Property Address
STERLING GOSS-HAWKINS-BRODERICK FARM
24 HAWKINS LANE

Area(s) Form No.

G	371-376, 930
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

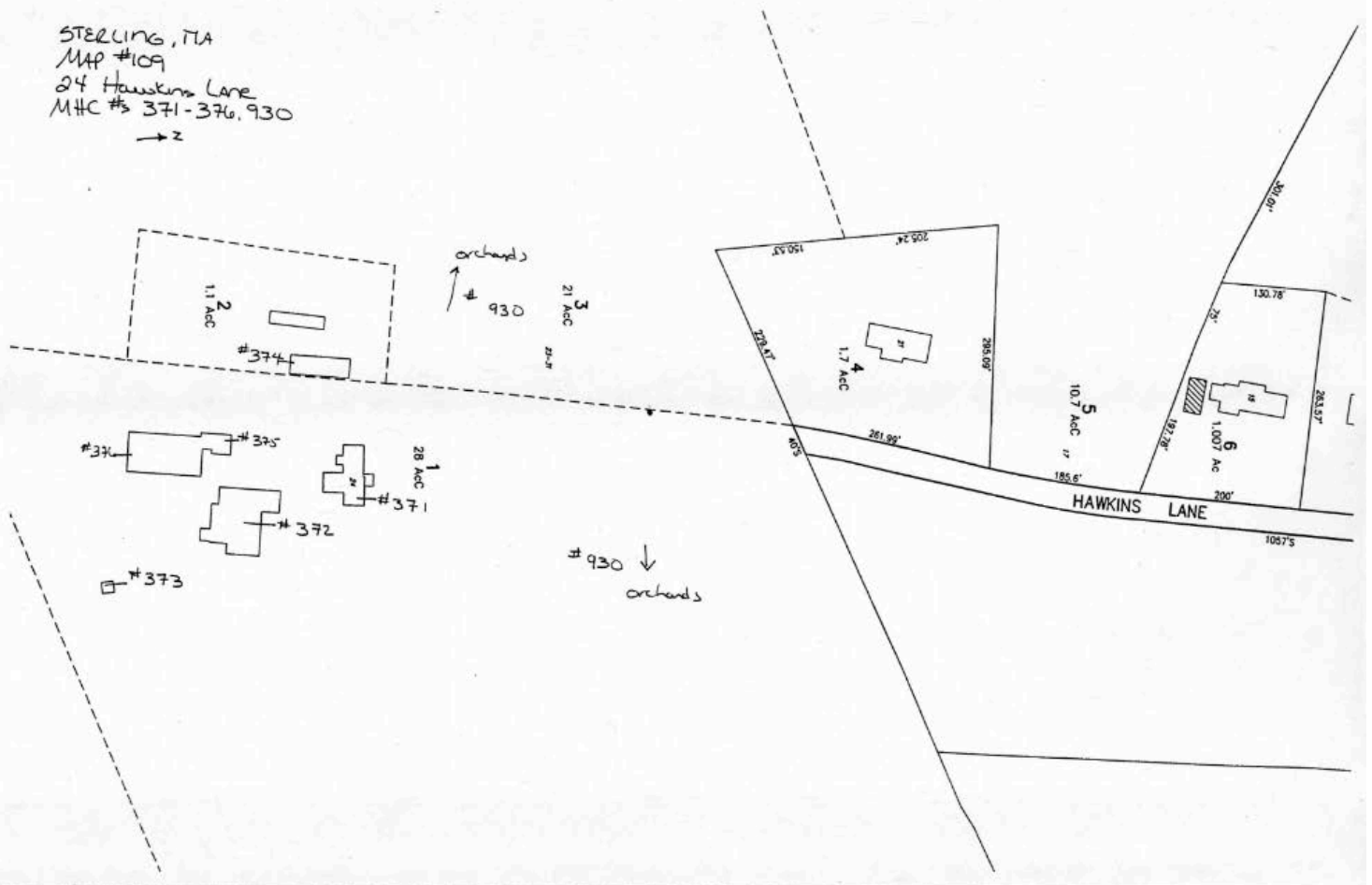
Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants
The criteria that are checked in the above sections must be justified here.

The Goss-Hawkins-Broderick Farm, also known as Sunny Crest Orchard is eligible for listing on the National Register only as part of a larger farm district with the Davis Farms and the Goss-Butterick Farm. All three areas (MHC Area Forms G, H, and I) are contiguous and share common ownership at varying periods as well as common patterns of development. The Goss-Hawkins-Broderick Farm would contribute to the continuum of resources found at the Davis Farms with a nineteenth century dwelling (that has been altered) to early twentieth century farm buildings including a large 1910 barn and a pig house followed in development by mid twentieth century construction to sustain the orchard business. Thus there are resources to tell of the animal husbandry period followed by the reliance solely on fruit growing. The arrangement of resources within the context of the agricultural landscape also contributes to an understanding of the development of agriculture in Sterling.

STERLING, VA
MAP #109
24 Hawkins Lane
MHC #s 371-376, 930
→ z





Orchards - east side of road. 2/01.



Barn (STE. 372). 2/01.



Barn looking north (STE. 372). 2/01.



Barn and house looking north (2/01).



Barn-rear (STE. 372). 2/01.



Piggery (STE. 373). 2/01.



Equipment shed (STE. 374). 2/01.



Garage (STE. 375) and apple storage warehouse (STE. 376). 2/01.

FORM A - AREA

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

89	Clinton	H	377-381, 931
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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Town STERLING

Place (neighborhood or village) Redstone Hill Road

Name of Area Goss-Butterick Farms Area
170 & 176 Redstone Hill Road

Present Use residential

Construction Dates of Period early 19th c. - early 20th c.

Overall Condition fair - good

Major Intrusions and Alterations replacement siding, windows and door on one house, deterioration

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

Acreage approximately 24 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) March 2001

See Attached Map

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Area/Site Layout

The Goss-Butterick Farm area consists of two contiguous nineteenth century farms that once were owned by members of the same family. Remaining structures are on the north side of Redstone Hill Road, near the town border of Lancaster. There are two dwellings, one large barn, and surrounding meadows which are the remaining parts of the agricultural landscape (MHC # 931). The Houghton-Goss-Russell House, at 176 Redstone Hill Road is situated on a slight mound with a narrow setback from the roadway. A dirt driveway is in front of the attached wagon shed. The Windit-Butterick House, at 170 Redstone Hill Road, is west of the Houghton-Goss-Russell House with a large meadow and barn in between. The Windit-Butterick house is set back from the road with large Norway pines near the corner of the house. The late-nineteenth century New England barn with wagon shed wing is set back farther than the house and is east of the dwelling between the two houses of the Goss-Russell Farm area.

Houghton-Goss-Russell House, 176 Redstone Hill Road, ca. 1800, MHC # 380

The four-bay, hipped roof farmhouse, with Federal Style influences, has a side wing with attached wagon shed, and a two-story rear ell extending from the northeast corner of the main block. The house rests on a granite block foundation, has new clapboard siding and vinyl windows and a new asphalt shingle roof. The main house, which has an asymmetrical fenestrated facade, is four bays wide and one deep. The main block recently has been refurbished while the one and one-half story side wing including an attached wagon shed is in disrepair. The main entrance on the four-bay south facade has been reworked and awkwardly appears to float above grade with the frame not extending to the water table and foundation of the house. The replaced door with glass storm door in the third bay (left to right) has a pointed arched lintel, large modillion blocks and narrow strips of wood applied to a wide piece to emulate pilasters. Side lights, on one side of the door only, have opaque glass. Vinyl windows have six-over-six sash and wood louvered shutters. Twin chimneys are set well behind the ridge of the hipped roof. Interior walls around the right side chimney and between the main block and rear ell have been removed exposing the brick chimney walls that have been rebuilt with a modern bake oven added.

The side wing and attached wagon shed (MHC # 381), mid-to-late 19th century, on the east side of the main block has a modern exterior door with pointed arched lintel that leads to an interior entrance door, a mid twentieth century opening leading to stairs to the loft area over the wagon shed, and two wagon shed entrances each missing their doors. The largest wagon bay is missing the rear wall. Corner posts and plates of the wagon shed appear to be reused due to location of pockets for posts within the existing door space. Late nineteenth century photographs show doors in those locations proving that the existing openings did not have posts in those locations. Old clapboards sheathe the exterior walls except in some places where the under horizontal sheathing boards are exposed. Some of the timbers of

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H 377-381, 931

170 & 176 Redstone Hill

Architectural Description (continued)

the wagon shed show vertical saw marks. A single three-over-three double hung window with shutter shadow marks is over the small wagon shed bay.

Windit-Butterick House, 170 Redstone Hill Road, 1891, moved ca. 1908, MHC # 377

The large Queen Anne house, built in 1891, was moved from a nearby field down to this site in 1908 after which the two-story wing was built. The gable front jerkinhead house was cross gables and long two-story rear ell and a two-story wing on the east side. Projecting from the northeast corner of the four-bay wing is a one-story rear shed. The house rests on a rubblestone foundation and has wood clapboard siding with scalloped shingles decorating each gable peak. A large two-story squared bay projects from the gable facade and a wonderfully detailed wrap porch ornaments the front wrapping to the side of the main block. A similar porch was repeated on the wing, shielding the three windows and side entrance door of the wing. Most windows have two-over-one sash with slightly projecting trim .

Morse-Butterick Barn, ca. 1870s, moved ca. 1890, MHC # 378

One of the more striking barns in the East Sterling landscape is this large three-story banked New England barn with attached side wagon shed. Although the barn appears in disrepair it is surprisingly well preserved on the interior with only some roof deterioration. The three-bay center aisle barn is approximately 40' by 45' built on brick that is on top of a stone foundation and has wood clapboard siding and a deteriorated asphalt roof. A well detailed square cupola straddles the roof. Exterior trim includes a wide boxed cornice with returns, narrow corner posts and plain window and door frames. The main facade is approached by way of a earth and stone retaining wall ramp. The large centered entrance has a herringbone tongue and groove wide sliding door on an interior track with a boarded over transom. A single six-over-six window is over the door in the peak of the gabled facade. To the left of the door is another window with only the upper sash in place. The east side of the barn has four two-over-two stable windows, most of which are missing part or all of the sash. The raised cellar has three entrance bays with only one door remaining. The rear elevation of the barn has a hay door. The cupola is worth noting for its paneled walls with paired pointed arch louvered openings, a molded cornice overhang, and weathervane on a wood finial and copper spire. The west side of the barn has the wagon shed (MHC # 379) flush with the main facade with a wide wagon opening and a single window. This wagon shed wing, which has a mid-twentieth century open shed attached to the rear, is in disrepair. The door that now is leaning against an interior wall is a narrow vertical tongue and groove wood door with two three-light windows.

Barn interior. The three-bay cellar is entered on the east side and has dry-laid stone foundation walls on the other three sides. All of the posts, carrying the floor above, appear to have been replaced. Joists, many of which are rough logs run in both directions. Those on the east side of the barn run horizontally from the outside sill to an interior longitudinal beam, those in the middle bay run longitudinally from front and back sills to interior cross beams, and those on the west side of the barn

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170 & 176 Redstone Hill

Architectural Description (continued)

are mixed with longitudinal joists from the sills to interior cross beams and those in the middle are horizontal from the west wall plate to an interior longitudinal beam. Steps leading from the cellar parallel the front stone foundation wall and ascend to the center aisle main level near the center aisle door.

The center aisle plan is constructed with four bents (including the two exterior wall bents). The post and beam construction has sawn (vertical and circular) and hewn timbers with mortise and tenon joints. A platform over two center aisle bays is supported by tree lengths that run between the north end girt to the two interior bents over which boards, running side to side, are laid. A hayhook and pulley system remains in place over the end platform adjacent to a hay door in the north gable end. East of the center aisle are stalls and grain room with horizontal board wall and doors to the cellar stairs, grain room, and feeding doors to cow stalls that are whitewashed. A hay loft is above this stable area. West of the center aisle is the hay mow with a single horse stall added to the front bay in the mid-twentieth century and an aisle entrance to the wagon shed. Presently the hay mow is partially filled with hay. The roof displays a common rafter system with one purlin running the length of each roof slope. Thus the common rafters rest on the ridge board, a single purlin and on the plate. Each cross beam is a solid member spanning the barn, from plate to plate, and has diagonal braces connecting to the purlin above and the post below. Diagonal braces also are found between each post and the plate it carries. This barn also has lighter framing added between the heavy timber post and beam frame in the form of narrow 1"x 4" wall studs that extend from the sill to the top of the hay loft flooring where they are tied into a horizontal beam that is below the plate and a second series of these studs from this intermediary beam or wall girt to the plate.

HISTORICAL NARRATIVE *see continuation sheet*

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

The rearrangement and reuse of buildings in the nineteenth century landscape is emphasized here where at least two of the three major extant buildings have been moved to their present sites. From the mid-1800s two adjacent farms at the Lancaster town line produced moderate amounts of hay, rye, and potatoes. And from 1870 dairy cows were kept at each of the two farms. From ca. 1830 the two farmhouses included the present house at 176 Redstone Hill Road and a modest house that was built by **Fiske Houghton** in ca. 1819 (Parkhurst notes) in the field between the 176 Redstone Hill Road house and the large New England barn at 170 Redstone Hill Road. [Prior to the barn's location on this site] In ca. 1830 the two dwellings and surrounding farm land were owned by **Elisha Copeland** at the no longer extant dwelling and **Elijah Houghton** at the 176 Redstone Hill Road house. By the mid 1800s

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H 377-381, 931

170 & 176 Redstone Hill

Historical Narrative (continued)

the extant house had passed to **George Goss** (1821-1883) who had grown up on the large farm across the street at 24 Hawkins Lane (See Area Form for Goss-Hawkins-Broderick Farm) where his father **William Goss** (1796-1882) remained until selling that place and moving next door to his son in the no longer extant house. From the mid 1800s George Goss was assessed for a forty-seven acre farm with a house, barn and shed and hen house. The large barn that is reflected in tax records was situated across the street from the George Goss' house and has since been demolished.

The Goss houses were sold to **Clarence Butterick** (1859-1951) probably at the time of George Goss' death in 1883. Butterick who married in 1885 lived in the house that is no longer extant and by 1900 his brother-in-law, **Charles Russell** was assessed for the old Goss farm of 47 acres. [There is a discrepancy in the records in that maps show the Russell ownership as Charles E. Russell and assessor's records which attribute a property nearly identical to Goss' property are taxed to Charles A. Russell.] Both Butterick and Russell had horses and cows on their respective farms.

Clarence Butterick, was the first model for the Butterick pattern when he was four years old. He had grown up in the area and married in 1885 the daughter of **Robert Winditt** (1834-1905), who had built the main part of the house at 170 Redstone Hill Road in 1891 up on the hill west of the present location of the large Queen Anne house. In fact it is reported by Butterick's daughter that her father helped her grandfather build his new dwelling that also was recorded in a local newspaper note of 1891 stating that Robert Winditt was building a house on his lot next to Clarence Butterick's. Winditt was assessed for his house lot of 2 ¾ acres, a substantial house and a small barn which may have been the wagon shed attached to the present barn. At the same time Butterick was assessed for his modest house, the large existing barn that was next to his modest house and a number of other outbuildings on a six-acre home lot. His real estate assessments were relatively consistent with the 1900 records which show that he owned three horses, five cows, three yearlings, and one pig.

The barn for which Butterick was assessed had been brought from the Morse Farm on George Hill in Lancaster by Clarence Butterick soon after his acquisition of the property as it is shown in an 1891 photograph of Butterick's modest dwelling that no longer exists. The relocation of the barn may account for some of the lighter framing added between the heavy timber framing members.

In 1905, after Winditt's death, his daughter's family, the Buttericks moved the large Victorian house down the hill to its present location at 170 Redstone Hill Road and built the long side wing. Once Butterick had his family settled in the relocated and enlarged modern Queen Anne house, he converted his first house to a shop adjacent to his large dairy and hay barn. In 1909 Butterick was assessed for his six horses, three cows, thirty chickens, a substantial house valued at \$1700, the barn, a storehouse, shop, hen-house and a "home place" of 20 acres as well as the Winditt house lot of 2 ¾ acres and other lots. By 1930 Butterick's home place was 22 ¾ acres accounting for the joining of his with that of his

INVENTORY FORM CONTINUATION SHEET

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220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

170 & 176 Redstone Hill

Road

Historical Narrative (continued)

father-in-law. Butterick's farming continued with his three horses, six cows and fifty chickens as well as the outbuildings described previously.

Butterick's farm passed to his daughter and her husband **Elizabeth and Brewer Perry** who had moved away to Clinton but returned to continue to raise dairy cows at the farm. The Perrys had returned to Sterling long before Butterick's death as Brewer Perry was listed in the 1930s as having jury duty with his occupation as carpenter.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

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US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling

DATA SHEET FOR THE GOSS-BUTTERICK FARMS

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
377	170 Redstone Hill Rd.	89-04	Winditt-Butterick House	1891
378			Morse-Butterick Barn	Ca. 1870s/moved ca. 1890
379			Attached Wagon Shed	Ca. 1890s
931		89-03, 89-05	Agricultural Landscape- Pasture/hay fields	Late 19 th c. to late 20 th c.
380	176 Redstone Hill Rd.	89-06	Houghton-Goss-Russell House	Ca. 1800
381			Attached Wagon Shed	Mid to late 1800s

MASSACHUSETTS HISTORICAL COMMISSION
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Community Property Address
STERLING GOSS-BUTTERICK FARMS
170, 176 REDSTONE HILL RD.

Area(s) Form No.

H	377-381, 931
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

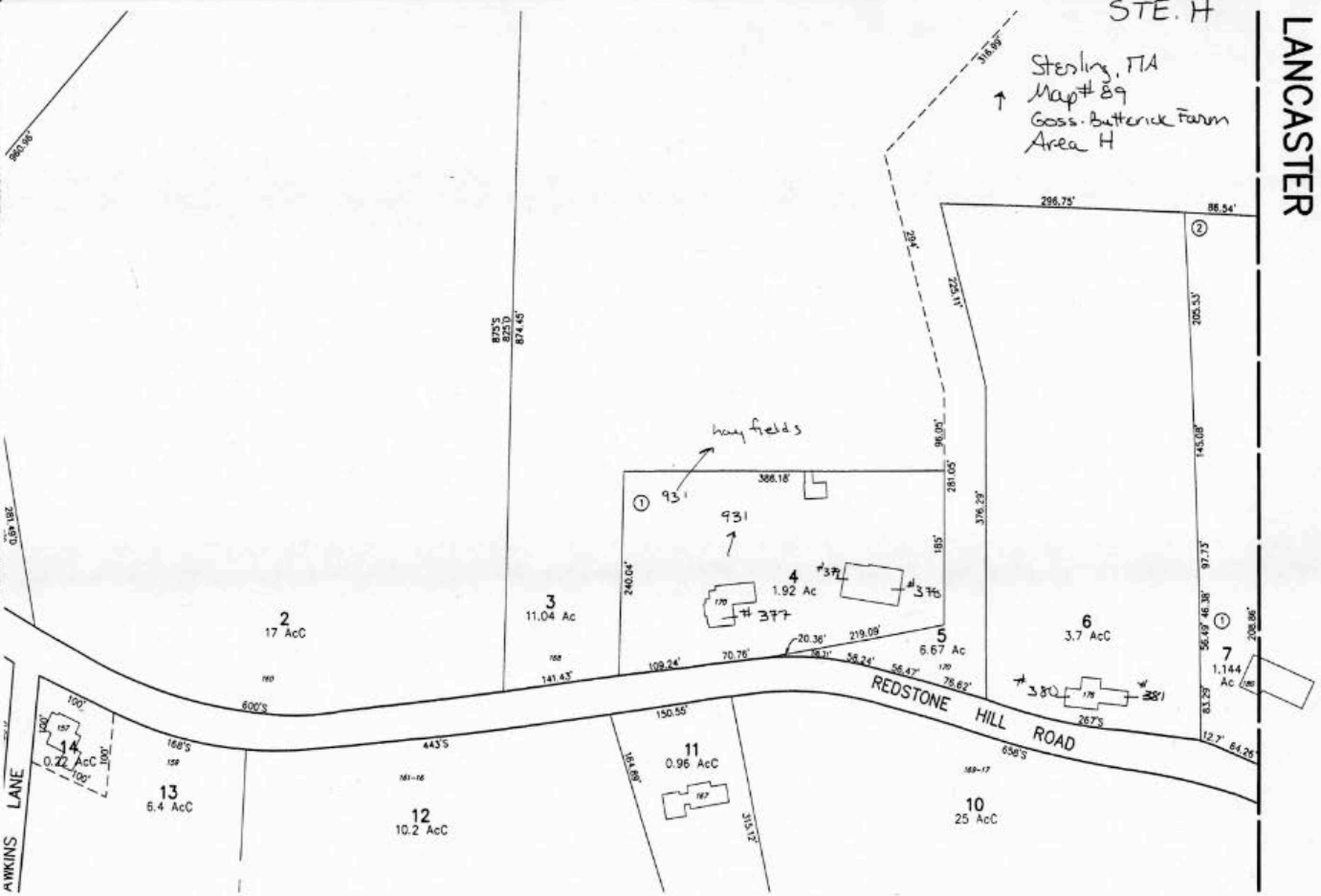
Statement of Significance by Schuler / Forbes, preservation consultants _____
The criteria that are checked in the above sections must be justified here.

The Goss-Butterick Farms are eligible for listing on the National Register only as part of a larger farm district with the Davis Farms and the Goss-Hawkins-Broderick Farm. All three areas (MHC Area Forms G, H, and I) are contiguous and share common ownership at varying periods as well as common patterns of development. The Goss-Butterick Farms would contribute to the continuum of resources found at the Davis Farms with a nineteenth and an early twentieth century dwellings and a late nineteenth century large barn as well as surrounding farm land. The arrangement of resources within the context of the agricultural landscape also contributes to an understanding of the development of agriculture in Sterling.

LANCASTER

STE. H

Sterling, MA
 Map # B9
 Goss-Butterick Farm
 Area H





170 Redstone Hill Rd. Barn. 1/01.



170 Redstone Hill Rd. Barn. 2/01.



170 Redstone Hill Rd. Barn. 1/01.



170 Redstone Hill Rd. Barn interior. 2/01.



176 Redstone Hill Rd. 1/01.



176 Redstone Hill Rd-attached wagon shed.
1/01.

FORM A - AREA

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

89, 90	Clinton	I	26, 48, 170, 382- 385, 932, 933
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Town STERLING

Place (*neighborhood or village*) Redstone Hill

Name of Area Davis Farms
140, 145, 150 Redstone Hill Road

Present Use Residential, commercial, recreational

Construction Dates of Period late 18th c. – 1990s

Overall Condition good

Major Intrusions and Alterations new construction
of outbuildings

Acreage approximately 85 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (*month/year*) May 2001



Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

The Davis Farm lines both sides of Redstone Hill Road from Wiles and Rugg Roads on the west to Hawkins Lane on the east. While there are new structures to accommodate the present farm activities open to the public, there are a number of older structures that account for the important history that the farm plays in the agricultural development of Sterling. The crest of Redstone Hill is west of the farm and most of the land is relatively level with vistas in all directions and bordered by orchards of adjacent properties.

The two farmsteads are on the north side of Redstone Hill Road with an expanse of fields and views between and stretching in three directions nearly as far as the eye can see. Once, the **two farmstead dwellings** framed the barns with hay fields between the two barns. Today, only the Hildreth-Newhall-Davis Barn at 150 Redstone Hill Road remains because the enormous New England barn that stood next to the Jonathan Davis House at 140 Redstone Hill Road is gone and the hayfields are planted with corn which provides the base of the Davis Maze. On the south side of the road are remnants of the buildings associated with the huge cow barn that burned in 1991 including a **1958 shed** (MHC # 384) with modern additions as well as the only remaining Davis Farm silo (MHC # 932), which is metal and dates from the last quarter of the twentieth century. Set back from the road are the new headquarters for the unique **Davis Farmland and Petting Zoo** (MHC # 385), open to the public for four months of the year. Hay fields, corn fields and some remnants of orchards make up the **agricultural landscape** (MHC # 933) associated with the Davis farms on both sides of Redstone Hill Road.

Jonathan Davis House, 140 Redstone Hill Road, 1906, MHC # 48

The dimensions of the large replacement house, particularly its height, reveal its early twentieth century construction date. Built on a granite block foundation the wood clapboard house has an asphalt shingle roof. The five-bay, two and one-half story dwelling consists of a large main block with large centered gable front dormer, and a long two-story rear ell that is on the same plain as the east elevation of the main block. Three porches with turned posts and brackets project; a deep centered entrance porch on the main façade with plain balustrades, a side entrance porch centered on the east side of the main block, and a two-story open porch on the rear ell. The brackets on the rear ell porch are less elaborate than other porch brackets that are cut and have drop pendants. Trim includes narrow corner boards, a narrow boxed cornice with flat returns, slightly projecting lintels or cornices over each window, and two-over-one sash with wood louvered shutters. The centered dormer has two windows and butt and sawtooth shingles above. A wide oriel is applied to the east side of the main block at the second-story level. Under this feature is a horizontal leaded light window with flanking two-over-one windows. Twin chimneys are located at the ridge of the main block and one is centered on the ridge of the rear ell. A modern fire escape to the second floor has been added on the west elevation of the main house. The house now has been divided into multiple living units. An enormous barn once stood next to the house.

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382-385,
932, 933

140, 145, 160 Redstone Hill Road

Architectural Description (continued)**Hildreth-Newhall-Davis House, 160 Redstone Hill Road, ca. 1790, MHC # 26**

The late-eighteenth century Federal house is set back only slightly from the road and rests on a granite foundation, retains its wood clapboard siding and has an asphalt shingle roof. The center chimney dwelling is five bays across the façade with a centered transitional entrance and windows with six-over-six sash set in plain frames with a narrow applied molded frame and wood louvered shutters. The Federal/Greek Revival entrance has a eight-panel door with heavy molded panels, flanking half side-lights and pilasters carrying a wide entablature with projecting lintel. The main block appears to be double pile with four window bays in depth and has flanking Colonial Revival porches; shed roof carried by four wide tapered columns on the west side and a screened hipped roof porch on the east side with similar columns. The house has a long one and one-half story rear ell with a near end chimney protruding from the roof below the ridge on the west side, and a wing projecting westerly from the end of the rear ell which forms a connection between the two bay former wagon shed and the rear ell. The rear ell has six-over-six sash, small three-over-three windows at the half story level, and a plank door in the end of the east elevation of the ell. A small enclosed gable front entrance projects from the rear ell. The wagon shed (MHC # 170), which is attached, rests on stone and has a salt-box roof to cover its width, which accommodates storage of farm equipment.

Hildreth-Peters Barn, 160 Redstone Hill Road, early 1800s, MHC # 382

The large New England center-aisle barn measures 90' x 40' and is two and one-half stories high. The granite block foundation stones are topped with wood sills carrying the vertical board barn with asphalt shingle roof. The gable façade has a centered double leaf sliding door set in a plain frame with an infill transom. The sliding panels also are of vertical board and have a small four-light window in each panel. A low wide cow entrance door is cut into the left corner of the barn façade and a small six-light window with shutters is on the right side of the large center-aisle door. In the gable peak are two six-over-six sash set in plain frames with wood louvered shutters. A horizontal board defines the gable peak and vertical siding boards extend to the horizontal band which is an extension of the boxed cornice returns. The vertical sheathing wraps the corners with no corner board definition. The west side of the barn has five cow stanchion windows. On the east side, which shows the two stories of the raised basement level and the main hay floor, there are narrow horizontal trim boards similar to the one in the gable end that forms a break in the vertical board siding and the floor level between the cellar and the main floor. Two large openings and one walk-in opening as well as two six-light windows are cut into the siding of the cellar level. Two six-light windows are just above the horizontal piece and a shadow of the former milk room shows on the siding of the east side. The barn had a three-bay shed attached at the northeast corner of the barn. It has been removed and an open three-bay pole barn (MHC # 383) with metal roof has been added extending from the northeast corner, providing shelter for ponies today.

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382-385,
932, 933

140, 145, 160 Redstone Hill Road

Architectural Description (continued)

Interior. The three-aisle plan made up of seven bents forming six bays, each approximately fifteen feet apart, is displayed in the basement as well as the main floor. The large stone foundation, with huge cut granite sill blocks, is topped with wood sills. Large half log joists run from the side sills to the center aisle beams so that the floor of the side aisles is laid longitudinally and that of the center aisle is side to side. Most posts in the cellar that carry the beams and joists are shimmed with rocks and oil cans. The beams that define the center bay are doubled and some new supporting beams have been added. Wide stone steps with a low rise are located in the far rear or northwest corner of the cellar and lead to the main floor. The main level of the barn displays conventional post-and-beam construction with nearly all hewn members. The walls are covered with vertical boards on the interior as well as the exterior, forming a pocket for the sliding door on the main façade. The centered door in the north gable end is double leafed opening out and is a replacement. The barn arrangement is the center aisle with two platforms above extending two bays each, leaving the center bay of the center aisle open, cow stanchions on the left aisle, and grain room, enclosed storage and newer stalls on the right side, part of which is covered with a hayloft. Rafters are large hewn or half tree pieces that extend from the plate to the purlin which is two-thirds of the way up the roof slope on each side. Between the purlin and the ridge are evenly cut replacement rafters. Each bent consists of center aisle posts, half-cross ties that extend from center aisle post out to the joint of the side post with the plate, a dropped cross tie over the center aisle carrying the hay platform and a truss arrangement. This framing truss consists of vertical braces off set from the center aisle posts rising from the cross tie to the purlin and a collar tie extending between the two roof slopes from vertical brace to vertical brace completing the truss system. All diagonal braces are pegged as are most of the mortise and tenon joints throughout the structure. The platforms over the center aisle bays are laid over stripped half tree sections.

Davis Shed, 145 Redstone Hill Road, 1958, MHC # 384

The storage shed constructed in 1958 consists of a six-bay pitched roof wood shed with roof that slopes nearly to the ground on the south side, and a two-bay pitched roof concrete block attached addition on the same plane attached to the west end, and an open attached shelter set at an angle to the main building that is parallel to the road. The building rests on a concrete pad and has vertical board wood sheathing and some board and batten for the six-bay shed. Defining features are the exposed rafter ends, the tree posts that mark the six bays along the front side, and the stepped parapet wall capped with terracotta -like tiles framing each end the concrete block section of the building. A modern wood porch wraps around the concrete block building in front of large freezer-like doors. A large modern addition extends from the southwest corner of this building. The only remaining silo (MHC #932), which is metal, is located behind this shed.

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HISTORICAL NARRATIVE *see continuation sheet*

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

The first Davis came to Redstone Hill in 1847 and by the mid-twentieth century, five generations of the family had bought and sold much of the farm land along Redstone Hill and expanded into Lancaster and Bolton. **George Davis** was the first Davis to come to Sterling with his son, **Jonathan Davis** (1830-1917). Subsequent generations alternated names of the first born sons between Jonathan and John so that the mid-nineteenth century Jonathan's son was **John A. Davis** (1877-1967), who married Maud Shattuck in 1904, and they had **Jonathan A. Davis** (1905-1985) and **George Davis** (1918-1965). Jonathan's sons were **John M. Davis** and **Robert Shattuck Davis** (b. 1939) and today John M. Davis and his sons manage the farm owned by the Davis Family Trust.

The history of the Davis Farm, an amalgamation of at least two nineteenth century farms, follows the patterns known to the area that were established in response to changing technology and transportation throughout the nineteenth and twentieth century. Samuel Osgood's Farmer's Club Address of 1886 divided farming into three eras; the Primitive Age to 1820, the Golden Age from 1820 to 1850 marked by the production of butter, and the Milk Selling Age from ca. 1850 to the date of the address. The development of the Davis farms followed the last two eras. From the 1830s and 1840s excess milk was made into butter and cheese, both more stable for shipping out of Sterling. However with the improved and daily rail service to Boston in the 1880s, milk production increased as was demonstrated by Jonathan Davis selling 3000 gallons of milk and the adjacent farm, then owned and managed by the Newhalls, which eventually was owned by the Davis family, shipping 4500 gallons of milk in 1880. Other statistics demonstrate the reduction in cows and dairies in Sterling from the business height in early 1920s when there were 1,400 milking cows on 126 dairy farms in Sterling. By 1963 that had been reduced to 953 cows and by 1993 there were only six farmers milking less than 400 cows in Sterling.

George Davis was the mid-nineteenth century owner of the **Francis Butterick** farm at 140 Redstone Hill Road. Although the main house burned in 1906 and was rebuilt and the nineteenth century barn is gone, this property had important links to other well known farms in Sterling. The early nineteenth century owner, Francis Butterick was the father of **James Butterick** of 26 Rugg Road and **Ebenezer Butterick** of 96 Kendall Hill Road as well as the grandfather of **Clarence Butterick** of 170 Redstone Hill Road. In the 1830s Butterick was assessed for a house, barn and 118 acres along with other properties such as the Sawyer place and the Ebenezer Buss place of saw and grist mills.

When George Davis came to this farm in 1847, his son, **Jonathan Davis** (1830-1917), seventeen years old at the time, began the farming operations with his father on the 75-acre farm with milk cows, oxen and swine and produced approximately 600 lbs. of butter in the early years of their proprietorship. As noted above this inventory is in keeping with the 1886 address to the Farmer's Club made by Samuel Osgood who called the period from 1820 to 1850 the "Butter-Making or Golden Age of Sterling

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Historical Narrative (continued)

Agriculture". By 1880 Jonathan Davis had inherited his father's place with 74+ acres and 40 cows and additional farm land amounting to nearly an additional 100 acres for which he was taxed. In the late-nineteenth century Davis was active in Sterling, serving as chairman of the Board of Selectmen. His dairy farm was described in the 1898 Atlas(?) as having 135 acres with 100 cows in a "high state of cultivation". At that time, the farm consisted of a house (replaced in 1906 following a fire) a commodious barn (demolished) and outbuildings. Also the farm was reported to have a good supply of water and timber, the latter of which became important to Jonathan Davis who started a lucrative timber business in the early twentieth century.

When the former **Francis Butterick House** burned in 1906, Jonathan Davis had it rebuilt to resemble the earlier house. J. Thissell & Son of Clinton was the civil engineer and architect for the 30' x 38' house with 26' x 38' ell. The specifications described the second-story bay window, the 10' x 10' porch on the main façade and the 6'6" x 26' piazza on the rear ell. The brick for the cellar walls was old brick furnished by Davis. The roofs of the piazza and the window bay were to be in the "old style" referring to tin. Construction of the house was completed by Fred E. Wilder.

Next door to Davis' first Sterling farm is the Hildreth Farm at 150 Redstone Hill Road, so named for its first known owner **Timothy Hildreth** (d. 1817), yeoman. A 1790 deed referring to Hildreth's purchase stated that he purchased the property with buildings. In 1799 town records showed that town meetings were to be held at Timothy Hildreth's house or Josiah Kendall's house [possibly Josiah Kendall, Jr. (1738-1816) of Kendall Hill Road or Josiah Kendall, 3rd (1760-1826) on North Row]. Timothy Hildreth also was an accomplished carpenter who worked with David Brooks of Princeton on the construction of the Second Parish of Lancaster, which became the First Church of Sterling at the village center. According to deed research by Frances Tapley, the property passed from Timothy Hildreth's widow, Hannah, to Richard Hildreth, yeoman of Sterling in 1824 and in 1846 from Richard Hildreth, yeoman to Richard Hildreth, Esq. of Boston. This last Hildreth owner is believed to have been Timothy's and Hannah Hildreth's grandson, **Richard Hildreth**, well known historian of the time who authored six volumes of the History of the United States, was a New York Tribune journalist under Horace Greeley, and an early abolitionist .

The mid-nineteenth century owner of 160 Redstone Hill Road, **Luther Peters**, had a 120-acre farm on which he had milking cows that produced approximately 400 lbs. of butter in a year and grew the expected crops of rye, oats and Indian corn as well as potatoes and orchard products. For about 15 years from ca. 1855 to ca. 1870 the property was owned by **Daniel Gale** and later his son, Charles Daniel Gale. And from 1870 **D. Wendall Newhall** (ca. 1810-1890), who had moved to Sterling from Lynn, ran a large dairy establishment on the 120-acre farm, selling 4500 gallons of milk in 1870. The census information for the years 1850 and 1870 confirms the shift from butter-making to milk production that was characteristic of farming in Sterling and elsewhere in the third quarter of the

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Historical Narrative (continued)

nineteenth century. Newhall owned two houses, a barn and shed, a woodhouse, a carriage house and his 124-acre farm by 1880. The property then was divided between two sons of Wendall Newhall and the main house, barn, and 86 acres went to Orville H. Newhall.

The Davis family owned other farms along Redstone Hill Road for a period of time including the Houghton-Goss-Russell House at 176 Redstone Hill Road and the Prentice M. Rugg Farm at 80 Redstone Hill Road. Some of the buying and selling of farms and farm and timber land in the late nineteenth and early twentieth century was related to fluctuating economics and some related to the lucrative timber business, known as Davis and Walker. Established by Jonathan Davis, son of George and carried on by his son, John A. Davis the Davis family joined Wilder and Walker to incorporate in 1922 as Wilder, Walker and Davis Company and by 1928 Walker had been bought out so that the business was dominated by John A. Davis and the heirs of Arthur S. Wilder. By 1930 Davis' main farm was the large 1906 house and New England barn (no longer extant) at 140 Redstone Hill Road. He was assessed for over 100 head of livestock including horses, an ox, cows, sheep, bulls, and chickens. By that time his house was worth \$4700 and other buildings on the 83-acre "home place" farm included barn, shed and milk room worth \$2700, four henhouses, a garage, a gas tank, two other houses, other barns and sheds with the two houses, and several hundred acres of land near by and as far away as Chace Hill and Justice Hill. From 1930 Davis had pure bred Holsteins. It was under John A. Davis' proprietorship that some of the most significant changes in farming occurred. When his father had farmed in the mid to late 1800s, oxen were used to plow the fields. In about 1895 the switch was made from oxen to horse and by the 1920s another change was made to tractors. The next major advances came in the second quarter of the twentieth century with mechanical milking machines that increased the milk production two fold from the 1920s to the 1960s. John A. Davis's orchards grew substantially throughout the twentieth century and he was Massachusetts last commercial quince grower with the 100 quince trees that he had set out with his sons, Jonathan and George in ca. 1940. By 1960 he was yielding 75-100 bushels of quince per year and in a good year, about 200 bushels. The 1939 State Land Use map showed that the land on the north side of Redstone Hill Road was a sizeable orchard with a narrow hayfield on the east end opposite Hawkins Lane and pasture land, hayfields, and timber land on the south side of the road. The Davis farmstead was recognized as a dairy farm, while the adjacent farmstead that was about to be acquired by the Davises was a poultry farm.

In 1940 the Hildreth Farm was purchased by **Jonathan A. Davis** (1905-1985) while his parents, John A. and Maud H. Shattuck Davis remained at the Butterick-Davis Farm at 140 Redstone Hill Road. The fourth generation Jonathan A. Davis, made his mark on farming in Sterling and nationally by establishing a farm cooperative which would become Agway, Inc. and by being appointed by President Johnson in 1967 for a six-year term on the Federal Farm Credit Board, the policy making body of the Farmers Credit Administration. He was known as a great dairyman and fruit grower and expanded his holdings to include a 250-acre dairy farm in Sterling, a 200-acre apple orchard in Bolton, known as

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Historical Narrative (continued)

Bolton Orchards, and five other farms in nearby towns. He was the first president of Agway, which became the largest farm cooperative in the nation.

Farming innovations of the mid-twentieth century were tried on the Davis farm such as the trench silos built into the side of a hill and filled with cattle feed such as corn and greens, which then were covered with plastic indefinitely. This process replaced the tall silos which were a more expensive way of making and storing ensilage. In 1958 Davis built a huge dairy barn on the southwest side of Redstone Hill Road with a milking parlor that was designed for the maximum efficiency and minimum hard labor. Twelve cows could be milked simultaneously, a necessary improvement to manage the 110 Holsteins that eventually grew to 250 cows producing 2000 quarts of milk daily. Both sons of this fourth Sterling generation Jonathan Davis had graduated from Dartmouth College as had their father, and then went on to University of Massachusetts to study animal husbandry and fruit growing, so that John M. Davis ran the dairy and Robert Davis managed the orchards. The large dairy barn burned in 1990 at which time John M. Davis essentially closed his dairy.

Today the Davis Farm provides recreational activities for families and groups at Davis Farmland and Mega Maze with a petting zoo of traditional and exotic farm animals, the well known Davis Maze in the corn fields, and a fully stocked shop of animal-related gift merchandise. The Maze was designed by the world's foremost maze maker who does a few cornfield mazes each year, including the Davis Mega Maze which is four miles of paths in the corn fields that lie between and behind the two farmsteads on the north side of the road. The structure is reassembled on the site each summer in order for the corn to grow up around it and then taken down and stored for eight months of the year. The Maze is the area that once was the site of some of the Davis orchards. Today the farm lines both sides of the bottom part of Redstone Hill Road from Wiles Road east to Hawkins Lane.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 140 Redstone Hill Rd. 1830 (F. Buttrick), 1855 and 1857 (G. Davis), 1870 (J. Davis), 1898 (Jon'n Davis) – burned and rebuilt. 150 Redstone Hill Rd. 1830 (R. Hildreth), 1855 (Dan'l Gale), 1870 (D.W. Newhall), 1898 (O.H. Newhall).

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US Agricultural Census: 1850, 1870.

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Vital Records: Sterling.

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932, 933

140, 145, 160 Redstone Hill Road

DATA SHEET FOR THE DAVIS FARM

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
48	140 Redstone Hill Rd.	90-07	Jonathan Davis House	1906
26	150 Redstone Hill Rd.	89-01	Hildreth-Newhall-Davis House	Ca. 1790
170			Wagon Shed	Mid to late 19 th c.
382			Hildreth-Peters Barn	Early to mid 19 th c.
383			Davis Pole Barn	Mid 20 th c.
384	145 Redstone Hill Rd.	89-18	Davis shed	1958
932			Davis silo - metal	Late 20 th c.
385			Davis Farmland Building	1996
933	140, 145, 150 Redstone Hill Rd	89-01, 89-18, 90-07	Agricultural Landscape	20 th c.

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Community Property Address
STERLING DAVIS FARMS
140, 145, 150 REDSTONE HILL RD.

Area(s) Form No.

I	26, 48, 170, 382-385, 932, 933
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National Register of Historic Places Criteria Statement Form

Check all that apply:

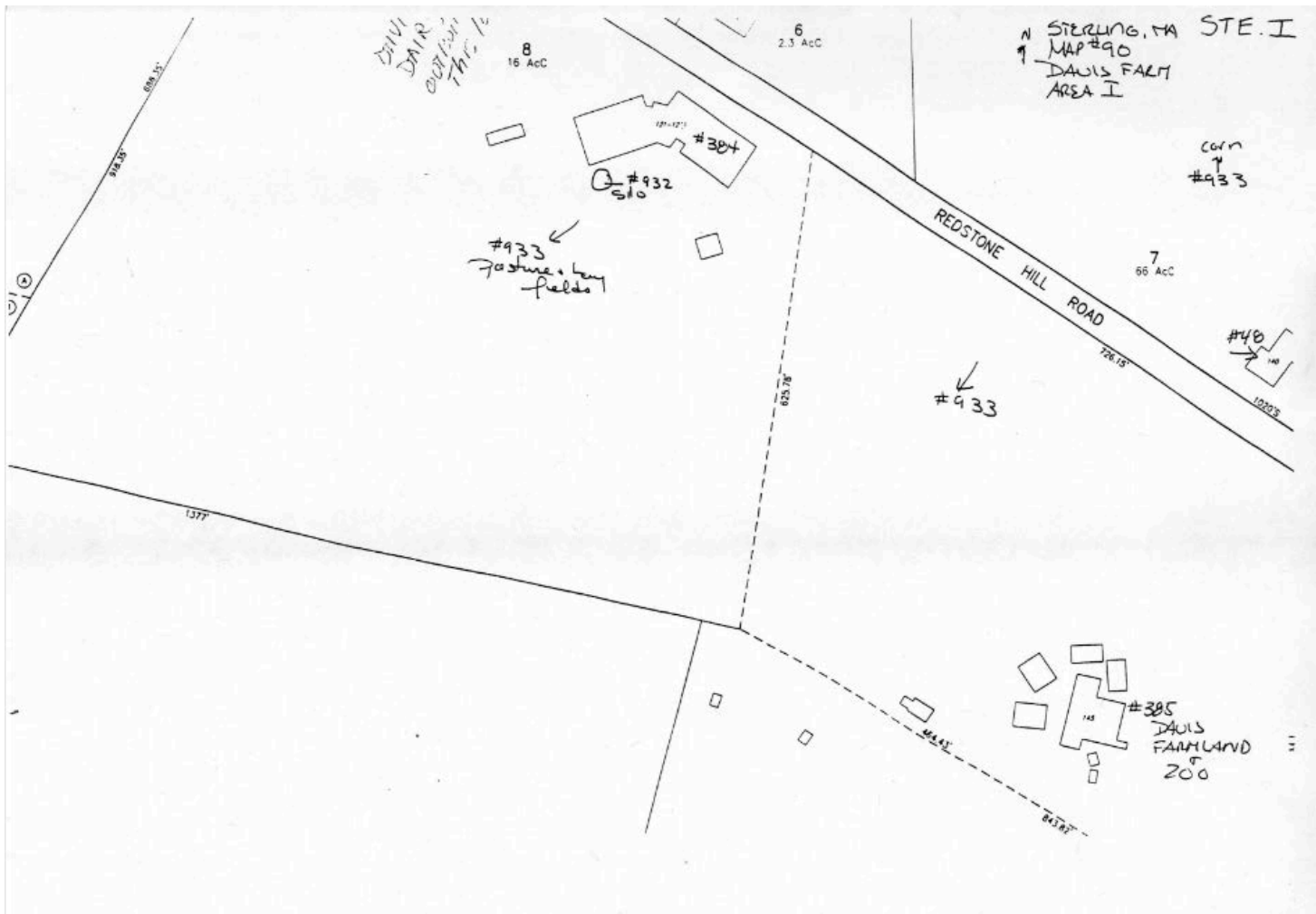
- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants _____
The criteria that are checked in the above sections must be justified here.

The Davis Farms represent example of a property with a continuum of resources, from a late eighteenth century/nineteenth century homestead with extant late nineteenth century farm buildings and mid twentieth century additions, which demonstrates adaptations and farming innovations. It retains some evidence of dairy farming in Sterling until the 1970s, continued orcharding from the early twentieth century and a recent innovative adaptation of the farm to a destination as a petting zoo and farming educational resource. Architecturally the property informs one of the development of farmsteads to accommodate the nineteenth and twentieth century needs. The arrangement of resources within the context of the agricultural landscape also contributes to an understanding of the development of agriculture in Sterling.



DAVIS
DAIRY
OUTLINE
7/16/14

STERLING, MA STE. I
MAP #90
DAVIS FARM
AREA I

corn
#933

#933
pasture & hay
fields

#933

7
66 AC

#400

#395
DAVIS
FARMLAND
200

689.32'
928.25'

6
2.5 AC

8
16 AC

#304

#932
SLO

REDSTONE HILL ROAD

726.15'

1026.3'

1377'

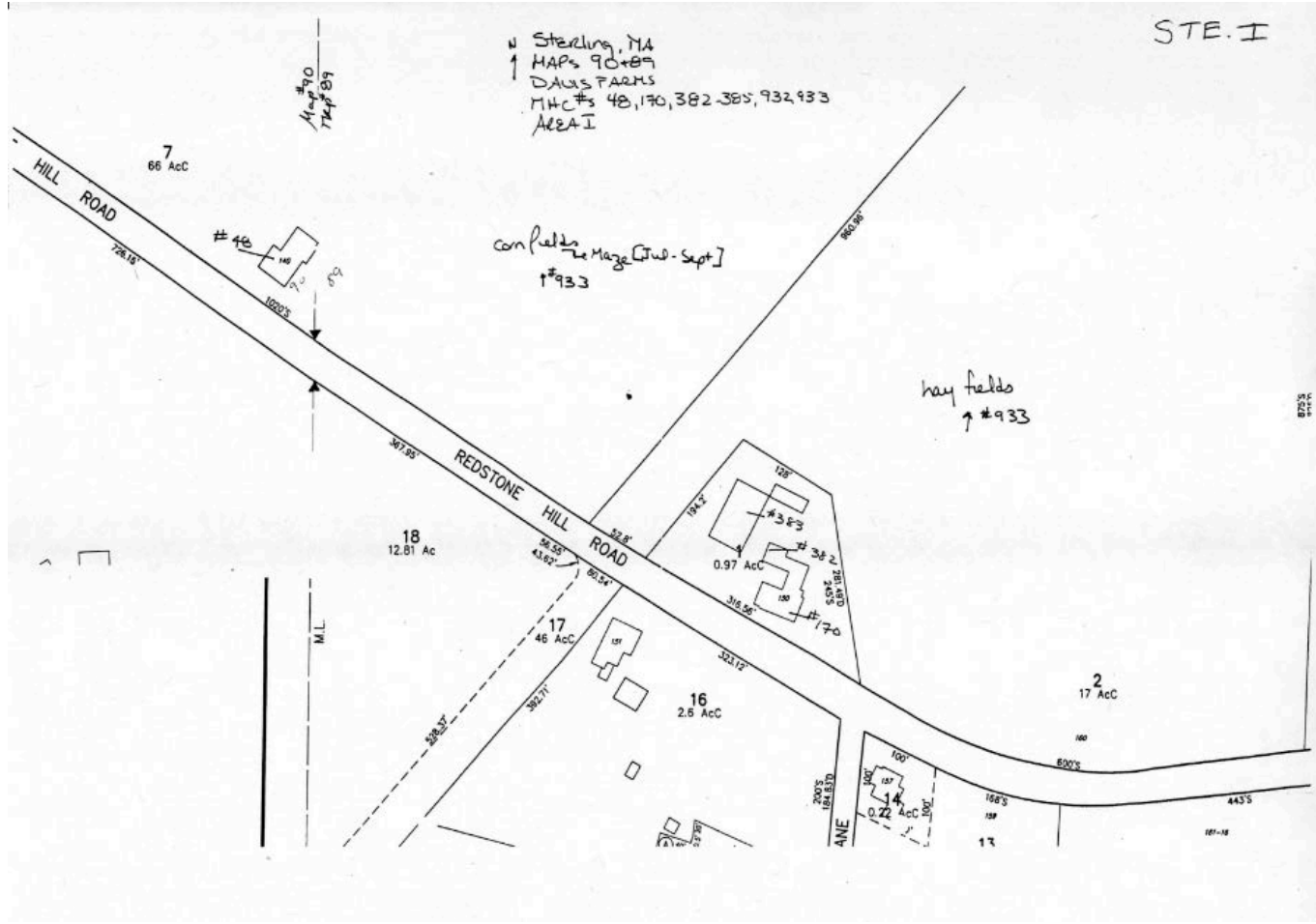
625.78'

643.87'

643.87'

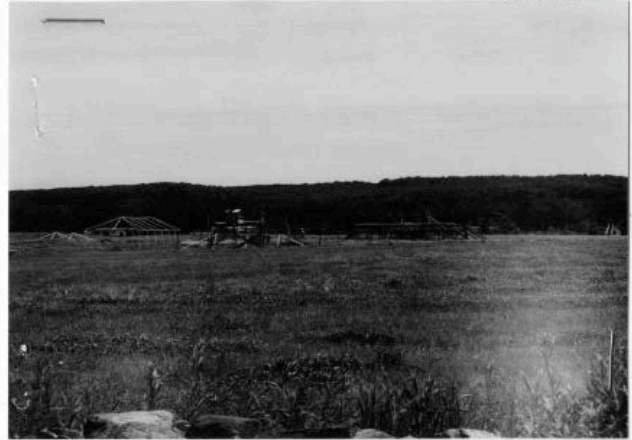
STE. I

u Sterling, MA
↑ MAPS 90+89
DAVIS FARMS
MHC#s 48, 170, 382-385, 932-933
Area I





140 Redstone Hill Rd. (STE. 48) 2/01.



140 + 150 Redstone Hill Rd. - Landscape -
Corn fields, maze construction. 6/01.



145 Redstone Hill Rd - 1958 Shed (STE. 384).
5/01.



145 Redstone Hill Rd - shed (STE. 384). 2/01.



145 Redstone Hill Rd (STE. 385). 6/01.



145 Redstone Hill Rd - landscape looking northeast from Rugg Rd. 6/01.



150 Redstone Hill Rd - house (STE. 170). 1/01.



150 Redstone Hill Rd - West side of house and wagon shed (STE. 578). 1/01.



150 Redstone Hill Rd - rear of house, rear ell, and wagon shed. 1/01.



150 Redstone Hill Rd - Barn with edge of pole barn at rear (STE. 382). 1/04.



150 Redstone Hill Rd. - East elevation of barn.
1/01.

FORM A - AREA

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

90	Clinton	J	49, 386-391, 934, 935
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town STERLING

Place (*neighborhood or village*) Redstone Hill

Name of Area Butterick-Nourse Farm

Present Use residential

Construction Dates of Period late 18th c. to mid 20th c

Overall Condition fair-good



Major Intrusions and Alterations enclosed porch on side – late 20th c. addition of milk room and loafing barn in ca. 1950s, removal of cupola on barn in ca. 1990s.

Acreage 64.7 acres

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (*month/year*) March 2001

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

See Attached Map

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

The Butterick-Nourse Farm is located on both sides of Rugg Road overlooking Redstone Hill Road farms to the east. Once a farm that encompassed 75 acres, the property has been reconfigured by additions and subtractions, in part by the installation of the high tension towers behind the main farmhouse lot and by the construction of some twentieth-century dwellings to accommodate extended family members of the present proprietors. The remaining farm, for the purposes of this discussion, consists of two parcels; one with the **farmhouse**, an attached **wagon shed** and a mid-twentieth century **equipment barn or garage** behind the farmhouse on the west side of Rugg Road, the other with the large **New England barn**, the 50-foot square **loafing barn** behind the main barn, a mid-twentieth century **milkroom** attached to the front corner of the main barn, the **slaughter house** south of the barns and set back from the road, and remnants of **pasture land** and **orchards** (MHC # 935) on the east side of Rugg Road.

Access to the house lot is via a semi-circular dirt driveway that branches off leading to the rear of the house. Some mature trees are found on the house lot as well as tightly pruned shrubs at the open main facade entrance. A low hedge lines the side yard at the road edge. The farmyard lot on the east side of Rugg Road has scattered trees, some lining the road edge and rows of apple trees near the southern part of this lot. Behind the main barn is a small farmyard formed by the main barn, the loafing barn, which extends in an easterly direction from the basement corner of this rear elevation, and the stone banked retaining wall that extends southerly from the southeast corner of the barn. This area has a concrete surface. Once there was a cow feeding shed on the far side of this barnyard that had a thirty-foot high steel silo.

Butterick-Nourse Homestead 19th c. (MHC # 49)

The five-bay, two and one-half story dwelling, although substantially altered, rests on a granite block foundation, has clapboard siding and twin chimneys set behind the ridge. The house consists of the double pile main block, a one-and one-half story rear ell, an attached nineteenth century wagon shed that projects to the south from the rear ell, an open entrance porch on the main facade and an enclosed side porch attached to the south gable end of the main block. The house has undergone several remodeling projects making it difficult to understand the earliest iteration of the farmhouse. Oral tradition maintains that the original house is from the mid 1700s. There was a substantial remodeling in ca. 1900, which included the conversion from a center-chimney dwelling to two interior chimneys set behind the ridge. Greek Revival features of a center entrance with half sidelights flanked by narrow pilasters carrying a narrow molded lintel and the gable end wood, boxed cornice with returns are retained; however the door has been replaced with a neo-colonial paneled door with glazed fan cut into the top panel. The long Greek Revival first-story windows recently have been eliminated and replaced with modern 2/2 sash with snap-in muntins. The gable ends retain two first-story, two second story windows and one in each gable peak. Those on the north end have been changed to modern vinyl windows with no shutters while those on the south end have shutters and have been screened by the

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
BUTTERICK-NOURSE FARMMASSACHUSETTS HISTORICAL COMMISSION
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26 Rugg Road

Architectural Description (cont.)

glazed hipped roof full width porch. A side or kitchen door has been added near the rear corner of this block and is reached by passing through the glazed porch.

Behind the main block is the one and one-half story rear ell with two windows, an entrance door, two overhead garage doors, a three-bay shed roof dormer over the windows and a tall brick chimney at the ridge, all on the south elevation. Perpendicular to this rear ell is the attached wagon shed (MHC # 386) with two sets of double-leaf doors on the east side and a door and window in the south gable end.

Turn of the century photographs show the twin-chimney dwelling with wrap porch, the long one and one-half story rear ell that had a kitchen, a wood shed and wagon shed doors, now converted to a garage with overhead doors, and the cross gable wagon shed attached at the rear of the rear ell. That part of the wrap porch that spanned the main facade was removed and replaced (probably in the 1920s) with the open Colonial Revival entrance porch that is supported by chamfered posts.

James Butterick Barn 1879, (MHC # 387)

This 70' by 45' New England, center aisle barn, which faces Rugg Road, is a banked three-level barn with two additional platform levels over the main center aisle floor. The barn rests on granite block and stone foundation, much of which has been reinforced with concrete block. Exterior walls vary from wood clapboard siding on the upper levels of three sides, asbestos board on the rear upper level wall, wood shingles on the lower cow barn walls rear and side, and some concrete block reinforced wall surface on the south side of the cow stalls level. The original slate roof on the main barn and cupola remain in good repair. The cupola with copper spire or finial has been removed and rests next to the barn on the south side. On the interior, the first and second levels have been reinforced with concrete and other modern materials. The main level of the barn is in original condition with post and beam construction using hewn and sawn members. An interior silo was installed in the 1920s.

Two small one-story additions projecting from the south long side of the barn are the gabled roof, concrete block milk room (MHC #388) built in the early 1950s and the hipped roof exit bay, also of concrete block. The milk room is built into the bank of the ramp in front of the barn and projects from the southwest corner of the main barn. An entrance door in the gable end provides access to the milk room. The exit bay, also built in the 1950s, is half of a squared hipped roof addition that provides a chute configuration into which the cows are led following milking to return to the pasture. It is set at an angle and attached to the cow stanchion area or second-story of the barn. Also attached to the main barn at the northeast rear corner is the fifty foot square, three bay, loafing barn (MHC # 389) built in the late 1940s. It is a simple structure with pitched metal roof on wood posts over a concrete pad that was bedded with hay and sawdust, providing loose housing for the cows. The gabled front main facade presents a centered interior sliding door with a transom of four six-light windows all set in a plain frame.

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
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26 Rugg Road

Architectural Description (cont.)

The double-leaf sliding door is made of vertical tongue and groove boards. Above the centered door are two six-over-six double hung windows and a single centered window in the gable peak. A wide frieze board and boxed cornice with returns frames the New England barn facade.

Besides the two projecting one-story additions on the south side, there is a single six-over-six double hung window in the first bay over the milk room, providing minimal light into the haymow on the main level of the barn. The wall surface of the cow stanchion/stall level has concrete block extending from the front corner to beyond the exit bay and vertical board or shingle sheathing on the rest of this lower level wall. Several windows have been boarded over.

The rear gable end elevation is four to five stories high with a three-bay basement level marked by round posts that are braced and frame the sliding doors set between the posts, the cow stalls or second level with shingle siding and three six-light windows (one of which has been covered with particle board), and the upper hay level, which has an interior space of three stories, marked by a central bay of a large hay door with flanking double hung six-over-six sash (one covered with particle board) and three similar double hung windows in the gable peak forming a triangle on the upper hayloft level. Much of the gable end cornice molding is deteriorated. A tiny square opening above the cornice return on the northeast side of this rear elevation is the opening to the top of the interior silo.

Barn Interior. The banked barn has entry to each of the three levels from the rear for the basement level, the south side for the cow stall and dairy level, and from the front or west facade for the huge three-story tall hay floor with two platform levels above the main center aisle. Interior spaces were remodeled to accommodate the early to mid-twentieth-century dairy business with a feeding area in the barn cellar, a milking parlor, breeding pens, and some horse stalls on the cow stanchion/dairy or second level, and the three-bay hay storage on the third level accessed by the main facade door. A large wooden interior silo was added in the 1920s in the northeast corner of the barn by cutting through all floor levels. Access was through the small window/door near the cornice in the rear gable peak.

The barn cellar has a common three-bay arrangement with large rough-faced stone foundation walls on the south and west sides and reinforced concrete block on the north side. Wood sills rest on top of the foundation walls. Most posts marking the three bays and carrying the cow stanchion floor have been replaced and sit in cement filled metal drums. In the north bay is a bull pen and a concrete ramp with large stones imbedded in the concrete leading up to the dairy level. The ramp leads directly into the milking parlor, which is at the front of the building just under the front of the hay floor. The milking parlor, referred to as a "serge" parlor, was designed by the owner using ideas found in dairy farming magazines. He installed a concrete recessed milking floor with raised flanking aisles that would hold four cows each, separated by a mechanized gate system. A feeding mechanism consisting of a chute

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STERLING

Property Address

BUTTERICK-NOURSE FARM

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26 Rugg Road

Architectural Description (cont.)

into a basket-like bucket that hung in front of each cow was rigged to work with the gate system. Entrance to the milk room was at the south side of the milking parlor so that full pails would be taken directly to the milk room where there were washing tubs, holding tanks, and other milk room paraphernalia. The cows were routed from the milking parlor either into cow stanchions or stalls behind the milking room or out the sheltered exit attached to the south side of the barn. A gate system was used to direct the cows. Indoor cow stanchions and some stalls were reserved for new born and mother cows, as well as sick cows. Part of the area behind the milking parlor and adjacent to the cow stalls had been converted to several horse stalls.

Unlike the other levels, the main or third level of the Butterick Barn is unchanged and clearly displays its post and beam construction with well defined and in tact pegged mortise and tenon joints. The main center aisle high drive floor plan is constructed by six bents forming five bays with each bent about 14 feet apart accounting for the 70 foot long barn. Each bent is made of structural members (posts and beams) that are approximately 8" square and most show vertical saw marks, with a few reused hewn members interspersed. The cross beam of each bent is a solid 45-foot member spanning the full width of the barn at the eave level. Each bent has an additional tie-beam over the center drive floor to stabilize the bent posts framing the center aisle. Braces rise from the posts to the cross timbers that they are supporting. Modified Queen posts are angled braces from the center aisle posts to the purlin on each roof slope. A wide collar tie completes the truss spanning the distance from purlin to purlin where the angled braces or modified Queen post meets the purlin. An additional brace supports the angled modified Queen post extending from the cross tie to about two-thirds of the way to the joint of the Queen post with the purlin. Side wall posts also are braced to the plate as well as tie beam. The side walls are reinforced with a structural wall girt (about 6" square) about half way between the sill and plate. Wind braces extend from the each side of each post up to the wall girt. An additional two nailers of slightly smaller size than the wall girt span the distance between each post half way between the sill and wall girt and another half way between the wall girt and plate. Vertical sheathing boards with up-and-down saw marks are nailed to wall frame. Two sets of stairs lead to each of the two platform levels over the high-drive floor. The platforms consist of horizontal floor boards laid on joists that extend between the beams of two bents. The roof is a common rafter plan with horizontal sheathing boards laid over the rafters. The barn appears to have a double plate on each side so that each rafter end extends over the inner plate and rests on the outer plate, the joint of which is not visible. The roof ridge also is not visible as it is covered by the hay baling track. The interior silo (MHC #934), located in the northeast corner is a wood stave silo with metal bands. It is in fine condition and best viewed from this tall three-story hay floor.

Nourse Slaughterhouse, late 19th c., MHC # 390

Although significantly dilapidated the slaughterhouse retains its position set off from the barn to the south. It is a gabled roof vertical board outbuilding with a metal roof. Only part of the centered door

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26 Rugg Road

Architectural Description (cont.)

remains in the gable- front facade that faces west. Window openings on each side once had six-over-six sash. On the interior corner posts are braced to the plates. Common rafters are made of split pine. Most milled lumber has circular saw marks. The building has a failing wood floor. Three cross beams span the building from side plate to side plate and have old apple picking ladders laid across them. The center cross beam is an operative part of the winch wheel-and-pole system used to hoist animals for slaughter. A post that rises from the middle of the cross beam to the roof ridge carries the horizontal pole which is attached to the wheel near the gable end wall of the building.

Equipment shed / garage, ca. 1940s, MHC # 390

The three-bay gable front building is situated behind the main house on a concrete foundation and has wood shingled siding. The gable front has three sliding shed doors. Two are vertical boards with two battens and four-light windows and one is corrugated metal. There are two six-over-six sash in the gable peak which is framed by a narrow molded cornice.

HISTORICAL NARRATIVE *see continuation sheet*

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

First known ownership of the land is attributed to **Ezra Sawyer** (b. 1702). Ezra Sawyer is believed to have come to Sterling about the time of his marriage to Rebecca Whitcomb in the 1720s and in 1729 he received from his father, Nathaniel, 60 acres of land on which he had built a house. In 1789 Manassah Sawyer, son of Ezra (b. 1730) and grandson of the first Ezra at this location, deeded a parcel of land containing 49 acres 108 rods to **Lt. Joel Pratt**. Pratt sold a similar property with buildings in 1795 to **Moses Thomas**. This was the first mention of a building in deeds and may refer to the dwelling on this farm, although it is known that Ezra Sawyer had a house, a barn, a cornhouse, and 115 acre farm in this area (Probate Series A52350 - MHC Form by Peter Stott, 1985). Moses Thomas was known to have lived here for many years during which he was the Town Clerk and Justice of the Peace.

According to the 1855 map the property was owned by L. Sargent. In 1850 **Lyman Sargent** had an 82 acre farm with only a few animals - one horse, one cow and two working oxen - on which he produced Indian corn, oats, Irish potatoes, twenty tons of hay and 100 pounds of butter. According to Parkhurst there were a number of other owners before 1863 when **James Butterick** (1819-1895) moved to this property. (N.B. In various town records and on maps Butterick is also spelled Buttrick, however the choice of "Butterick" is consistent with the registered name for the sewing pattern company started by the brother of James Butterick.)

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
BUTTERICK-NOURSE FARMMASSACHUSETTS HISTORICAL COMMISSION
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26 Rugg Road

Historical Narrative (continued)

Butterick had been born and raised at 140 Redstone Hill Road (house burned and was replaced with the existing house in 1906), and in 1843 had married **Elizabeth Roper** (1819-1860) with whom he had three children two of whom latter settled in the north west part of Sterling where Butterick had lived with Elizabeth. Elizabeth Roper had inherited her father's, Henry Roper, chair shop on Rocky Brook just off Justice Hill in West Sterling and James and Elizabeth Butterick lived in the brick house at 343 Redemption Rock Trail. In 1861, following the death of his first wife, Butterick married **Mary A. Rugg**, (1833-1923) daughter of **Luther and Mary Rugg**, and had two girls of which only one survived to adulthood. Two years later they moved to the Rugg Road farm. Butterick, the fourth son (fifth child) of **Francis and Ruhamah Butterick**, was a chair manufacturer in West Sterling, probably running the business that had been inherited by his first wife, Elizabeth Roper. The 1850 state census listed Butterick as a miller and the manufacturing census attributes the production of 10,000 chairs to his business.

Cranes History of Worcester County states that Butterick retired to his Sterling farm to pursue his interest in cultivation. Thus began the well documented farming history of this Butterick-Nourse farm. In the 1870s Butterick had cows, pigs and horses and was producing hay which was stored in his barn next to his slaughter barn on his 80-acre farm. Dairy products sold by Butterick in 1870 amounted to 885 gallons of milk and 600 pounds of butter. In December 1878 Butterick's barn burned from a fire that started in the adjacent "butcher's shop". The Clinton Courant noted that the barn was "totally consumed" including 40 tons of hay, his sow, pigs and hens, but his oxen, horses and cows were saved. News articles noted that Butterick had insurance and would rebuild in the spring. Soon after, it was noted that he was staking out a new barn in the same location. The new barn was constructed by Edward Buttrick of Lancaster (relationship unknown) and occupied by July 1879. The slate roof installed by Barnard Slaters of Worcester was noteworthy. The 1880 assessor's records accounted for the new barn worth more than Butterick's house on his 75-acre farm.

According to tax valuation records, Butterick did not rebuild the slaughter house immediately as he was not taxed for it until 1892. Thus the date for the dilapidated slaughter house – sometimes referred to as an abattoir – is established by these valuations.

James Butterick's brother, Ebenezer, known as the creator of the Butterick sewing patterns, also lived in Sterling and worked as a tailor before moving to New York. Ebenezer Butterick returned to the area to live nearby at 96 Kendall Hill Road, a farm that, in fact, James purchased and operated for his brother for a few years. In most part Ebenezer Butterick and later his daughter, Mary Elizabeth Butterick only summered in Sterling.

Turn of the century photographs show this house with twin chimneys and a wrap porch part of an updating, including removal of the center chimney to construct the two chimneys, which appear to have

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
BUTTERICK-NOURSE FARMMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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26 Rugg Road

Historical Narrative (cont.)

been carried out by Butterick's widow. It is interesting to note that photographs of Butterick's brother's, Ebenezer, property show similar porch details, consistent with architectural tastes of the last quarter of the nineteenth century.

Following Butterick's death in 1895 the farm continued to function with his wife Mary A. Buttrick living here until she moved to Fannie Stevenson's property in the town center and sold the farm to **Arthur Nourse** of Bolton for \$8000 in November 1917. Nourse's sister Fidelia Patten already lived in Sterling on Kendall Hill. Arthur Nourse developed a thriving dairy business, which was carried on by **Ralph and Mary Nourse**, son and daughter-in-law of Arthur Nourse, until 1970 at which time Ralph Nourse sold his herd of Ayrshires, and after which the barn was used for storage only.

The Nourses updated the barn to keep up with new technology in the dairy business. The first addition was the interior wood stave silo which remains in tact. Arthur Nourse added this in the early 1920s. By the 1930s Nourse was known as one of the largest producers of milk for the Boston and Worcester markets. At about the same time in the heyday of the dairy business, Nourse built a large heifer barn and silo up behind the main house. Nourse notes that at that time their herd numbered 75 to 100 head. This barn and silo no longer are extant. Near the mid 1900s Ralph Nourse reworked the interior cellar level and cow stall/dairy level to incorporate improved milking methodology. He was able to milk 8 cows at a time in his new milking parlor. In the late 1940s he built the large attached "loafing barn" to feed the cows in a sheltered area before taking them up to be milked. And in the 1950s he added the concrete block sheltered exit bay and the new separate milk room to conform with regulations requiring separate milk rooms.

The Nourses had a small orchard business as well and used the late nineteenth century slaughter house for some of the storage of orchard equipment. Ralph Nourse also purchased other farms in the mid 1900s such as J. H. Chandler's small farm at 93 Redstone Hill Road (MHC #204). According to the State Planning Land Use Map, the Chandler farm was a small orchard. Thus in the late 1930s, Nourse had a variety of types of land from pasture to woodland to orchards surrounding his farmstead.

In recent years Nourse subdivided some of the land for family members. The 1920 construction and the 1969 expansion of the high-tension power lines took some of Arthur Nourse's and later Ralph Nourse's land behind the farmhouse and near the location of the since demolished barns on the west side of Redstone Hill Road. Nourse, who also has run an excavating business sold most of the stone on the property harvested from the stone walls and surrounding fields. Today the barn is used for storage only.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
BUTTERICK-NOURSE FARM

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

Area(s) Form No.

J

49, 386-391,
934, 935

26 Rugg Road

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (M. Thomas); 1855 (L. Sargent); 1870 (J. Buttrick); 1898 (Mrs. Jas. Butterick).

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.

Crane, Ellery, ed. History of Worcester County, Massachusetts. 1924.

Interview: Ralph Nourse, owner.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

Sterling Massachusetts: A Brief History of Sterling, Massachusetts from its earliest days to the present, 1931.

Sterling Historical Society: House file, house card file, Butterick files.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

US Agricultural Census: 1850, 1870.

Vital Records: Sterling.

DATA SHEET FOR THE BUTTERICK-NOURSE FARM

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
49	26 Rugg Rd.	90-15	Butterick-Nourse House	Late 18 th c.
386			Butterick Wagonshed	Mid 19 th c.
387		90-11	Butterick Barn	1879.
934			Interior Silo	Ca. 1920s
388			Nourse Milk Room	Ca. 1950
389			Nourse Loafing Barn	Ca. 1940s
390			Butterick Slaughterhouse	Ca. 1890
391		90-15	Equipment shed / garage	Ca. 1940s
935		90-11, 90-15	Agricultural landscape	Late 19 th - 20 th c.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
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Community Property Address
STERLING BUTTERICK-NOURSE FARM
26 RUGG ROAD

Area(s) Form No.
J 49, 386-391,
934, 935

National Register of Historic Places Criteria Statement Form

Check all that apply:

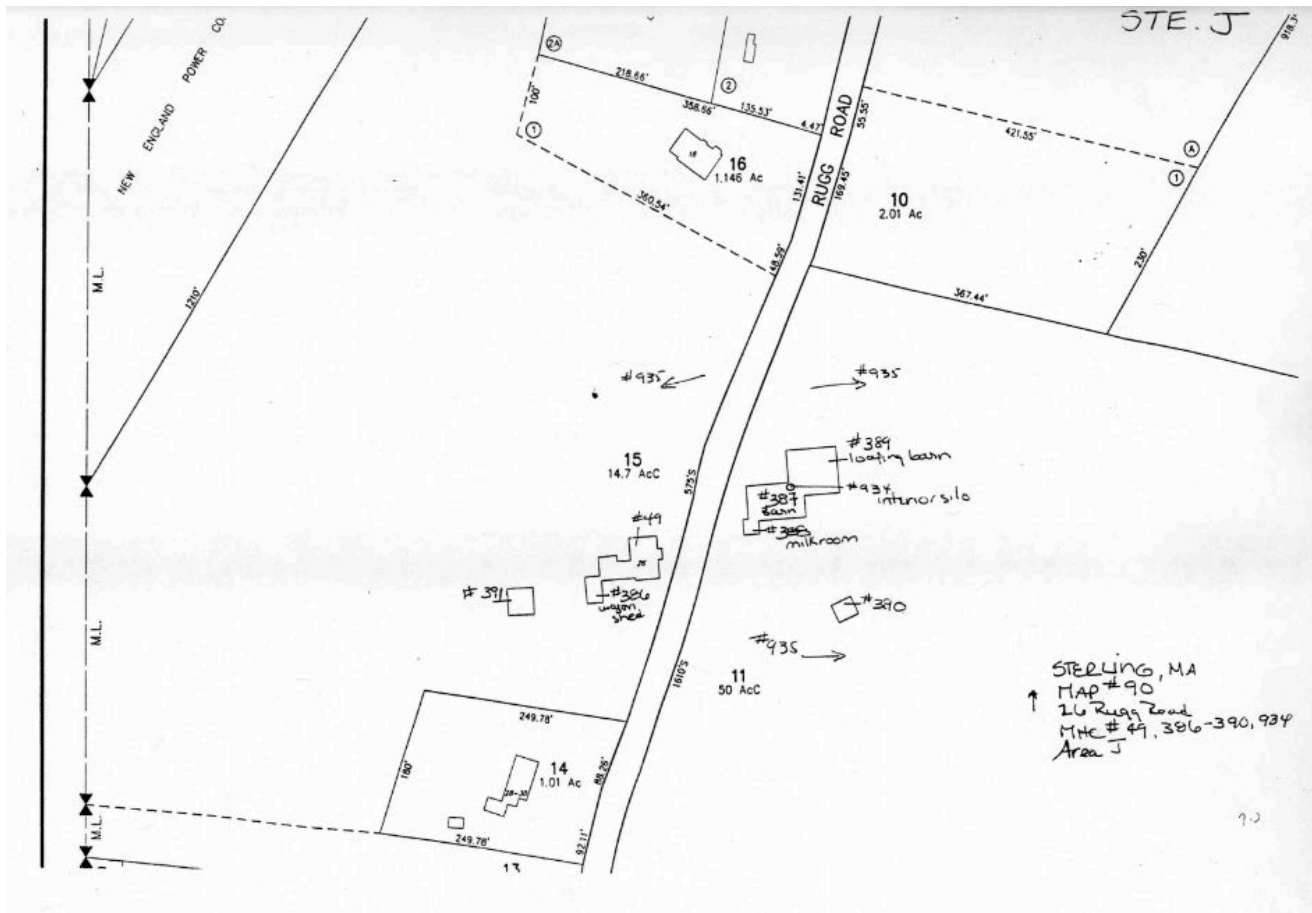
- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants
The criteria that are checked in the above sections must be justified here.

The Butterick-Nourse Farm is a fine example of a property with a continuum of resources, from a late eighteenth century/nineteenth century homestead to extant late nineteenth century farm buildings and mid twentieth century additions, which demonstrates adaptations and farming innovations particularly from 1879 when the barn was constructed to the present. It retains evidence of dairy farming in Sterling until the 1970s and continued haying until the present. Architecturally the property informs one of the development of a homestead to accommodate the nineteenth and twentieth century needs. The arrangement of resources within the context of the agricultural landscape also contributes to an understanding of the development of agriculture in Sterling.





House (STE. 49). 1/01.



Barn (STE. 387), Milk room (STE. 388) and cupola. 1/01.



Barn (STE. 387). 1/01.



Rear elevation of barn and loading barn (STE. 387 and STE. 389). 1/01.



Side elevation of barn (STE. 387). 1/01.



View of barnyard looking northeast. 1/01.



6/01.



Barn interior. 1/01.



Interior silo (STE. 934).
6/01.



Slaughter house (STE. 390). 1/01.



Slaughter house interior and wheel hoist.
1/01.



Garage - equipment + shed. (STE. 391). 1/01.



landscape - hay fields. 6/01.

FORM A - AREA

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

70	Clinton	K	184, 392-398,936
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125



Town STERLING

Place (neighborhood or village)

Name of Area Clinton Road Farms
100, 116, 122, 125 Clinton Road

Present Use residential/commercial/agricultural

Construction Dates of Period 1800s – late 20th c.

Overall Condition fair-good

Major Intrusions and Alterations vinyl siding, infill, deterioration

Acreage approximately 95 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) June 2001

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

Since the mid nineteenth century several farms lined parts of Clinton Road connecting Lancaster and Clinton to the east and south with Sterling and Leominster to the west and northwest. Dwellings were sited close to the main route with barns and other outbuildings behind. In most cases the farmland – pasture, hay fields, and orchards - extended away from the buildings on three sides with Clinton Road on the fourth side. At the beginning of this study the intention was to document two farms west of Albright Road and two on the east side; however all of White Acres Farm (MHC # 182) was demolished in late winter 2000 and has been replaced with four large neo-colonial houses. Thus the remaining properties demonstrating farming in this area are the former poultry farm at 100 Clinton Road, and two small farms east of Albright Road with only a single farm building remaining at the Rufus Arnold House (MHC #184), 116 Clinton Road, and the adjacent Italianate dwelling at 122 Clinton Road. On the opposite side of the street was a large apple orchard (MHC # 936) at 125 Clinton Road, which is included with this farm survey.

Today Clinton Road is a busy numbered route with residential development and some commercial uses particularly near the eastern end of the area. Once, the land north of each property on the north side of Clinton Road extended towards Pratts Junction Road. Chocksett Road behind the properties on the north side of the road is a recent road laid out in the mid 1900s. The land is flat and has provided good pasturage for nearly 150 years.

Eliab Breck Farm, 100 Clinton Road, ca. 1800, MHC # 392

1830 (E. Breck), 1855, 1870 (C.C. Breck), 1898 (G.F. Stewart) This dwelling is a Cape with a full width cross gable on the main façade, which is five bays long with a centered entrance. The main house rests on a stone foundation, has wood clapboard siding and an asphalt shingle roof. The house has a small single bay, single story wing, an attached two-bay open garage and another attached dwelling unit that is a one and one-half story side gable block with a wide projecting four bay element in front. The main house has a centered chimney that pierces the roof at the intersection of the Cape ridge and the cross gable ridge. Windows have six-over-one sash set in plain frames. The centered entrance with full side lights has a small shed roof hood carried by single turned slender posts. Two second-story windows are in each gable and a single window in each peak. There is a slight second-story overhang in the end gables. A modern exterior chimney runs up the west end of the main block. Each of the two dwelling units, connected by the two-bay open garage, has a large modern rear ell.

Breck-Senter Poultry Barn, 100 Clinton Road, ca. 1940s, MHC # 393

This two-story poultry house with long nearly collapsed single-story shed wing (probably a brooder house attached) rests on a stone and brick foundation and has wood sheathing that is covered with asbestos sheeting with a pressed brick pattern. The roof ridge is not centered on the gable end wall and kicks out in the back to incorporate an extra bay. First and second story windows have six lights with some missing glass. Entrance to the poultry barn is in the front corner of the west gable end and has a

INVENTORY FORM CONTINUATION SHEETTown
STERLING

Property Address

CLINTON ROAD AREA

Area(s) Form No.

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

K

184, 392-
398, 936**Architectural Description (continued)**

reused domestic paneled door with a square light which also is missing. The long attached sheds on the east end of the chicken house is partially caved-in.

Rufus Arnold House, 116 Clinton Road, mid-nineteenth century, MHC #184

1830 (M. Bailey), 1855 (J. Arnold), 1870 (C. Arnold), 1898 (G.E. Dana) The four-bay house is situated right on the road with clipped shrubs covering the base of the house. It rests on a stone foundation, has been covered with wide aluminum siding. The roof has been reworked and has a steep slope, wide overhang and no returns. Two interior chimneys pierce the roof behind the ridge. A gabled dormer with a pair of six-over-six sash sits in about the middle of the slope. The entrance is slightly off center and has a paneled door with three-quarter sidelights. The first and second bay and all second-story bays have six-over-nine sash. The first-story end bay once a window has been replaced with a door. The house has a two-story rear ell under a roof that kicks out at the bottom of the main block roof slope. On the east end is a two story enclosed porch with multiple windows. On the two-bay west end is a small projecting polygonal bay in the first bay and a single window in the second with two second story windows and one in the peak. Additional windows are found in the incorporated rear ell.

Barn, 116 Clinton Road, early 1900s, MHC # 394

The gambrel roof barn is shielded from the road and partially from view by closely clipped shrubs partially concealing the first story in the gable end, which has three first-story window bays and two second-story. The long side facing towards the house has three garage bays and a single pedestrian door, while the east long side facing the adjacent property has six window bays. This building also has been covered with aluminum siding similar to that on the house.

M. Houghton House, 122 Clinton Road., ca. 1830/1870s, MHC # 395

1830 (M. Houghton), 1855 (Jon Reed), 1870 (Mrs. M.A. Johnson), 1898 (G. Thomas) The modest Italianate cottage may have been a Greek Revival gable-front sidehall L-plan house that was updated in the last quarter of the nineteenth century. Today the wood clapboard house rests on a granite foundation. Defining Italianate features include the double leaf side hall entrance with bracketed doorhood with heavily carved brackets and drop finials, the projecting polygonal single-story bay and the paired sash in the peak. The one and one-half story side wing has two entrance doors centered with flanking two-over-one window sash each with louvered shutters. Two full pediment wall dormers pierce the eave of the side wing and each has a two-over-two window. A shed roof porch wraps the L formed by the main house and wing and has modest bracketed posts and a plain balustrade. This house has two chimneys near the rear wall of the main block and a single chimney at the ridge of the wing.

House, 125 Clinton Road, ca. 1900, MHC # 396

1870 (S.S. Harthan), 1898. Substantially altered is the gable front sidehall entrance dwelling with a small rear ell, a one and one-half story side wing and a rear ell projecting behind the wing. Built on a stone foundation the house has been covered with vinyl siding and all windows have been altered in size and in material with vinyl windows and shutters. The entrance porch has a shallow

INVENTORY FORM CONTINUATION SHEET

Town

STERLING

Property Address

CLINTON ROAD AREA

Area(s) Form No.

K

184, 392-
398, 936

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

Architectural Description (continued)

hipped roof carried by plain posts and balustrade. A single chimney rises just behind the ridge of the side wing.

Barn, 125 Clinton Road, ca. 1900, MHC # 397

The two story banked barn is accessed by a grassy ramp and cart path at the rear or southern gable end. The shingled and vertical board barn on concrete with a gable roof on which rests a hipped roof cupola with louvered sides has a shed roof addition at the entrance bay and a low four-bay garage wing, ca. 1940s, projecting from the east side. Behind this garage there is another gabled roof ell on concrete. The main floor of the barn has a common rafter roof, cut cross ties carried by posts that are braced, some of which are nailed on and others that are mortised to the adjoining posts. The vertical board siding is nailed to sills, wall girts and plates. There is no common arrangement of bays and aisles in this barn and much appears to be adaptations of New England barn framing. This barn no doubt served as a dairy barn in the second quarter of the twentieth century.

Two new buildings are located on this property, a hay shelter in the field west of the main barn, and a horse barn (MHC # 398) of ca. 1980s behind the older barn and garage wing. These outbuildings are surrounded by pasture and abandoned orchards (MHC # 936).

HISTORICAL NARRATIVE *see continuation sheet*

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

One of the first families to settle in this area and to stay for decades were the Brecks and Baileys, both families which were associated with 4 Kendall Hill Road, Clearview Farm as well. In 1808 Eliab Breck purchased 80 acres with buildings on the north side of Clinton Road from Jonathan Bailey, Jr. The land had been granted originally to Shubail Bailey in 1729 and eventually passed through two or three generations of Baileys. Breck lived at 100 Clinton Road until his death when he left the property to Sylvia Breck who sold in 1880 for a \$1 to Charles Cheever Breck (1811-1904). The property at 100 Clinton Road remained in the same family throughout the twentieth century. By the beginning of the twentieth century the property was owned by Senters; Alice Ware Breck, daughter of Eliab had married a Senter and subsequent generations remained here when Charles C. Breck left this property including over 100 acres divided seven ways to his brother James Breck, his sister Alice Ware Senter, and each of her five children. In 1930 Breck's niece, Alice M. Senter (1849-1938) was assessed for this property of 103 acres with modest house, barn and henhouse. In the mid-twentieth century this property was a poultry farm.

The farm that was next to the Breck-Senter farm was owned by Baileys, Winchesters and Brecks at the turn of the last century until it passed to Loring and E. Pearl Veino who were dairy farmers. However this farm, known as White Acres was demolished recently in early 2001. It was part of the original Bailey farm as was the Breck-Senter farm at 100 Clinton Road. And in the 1830s the demolished

INVENTORY FORM CONTINUATION SHEET Town

STERLING

Property Address

CLINTON ROAD AREA

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
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Area(s) Form No.

K

184, 392-
398, 936

Historical Narrative (continued)

property and that at 116 Clinton Road were owned by brothers, Joseph Bailey who may have run a tavern at the demolished property, and Milton Bailey (1804-1872) who each helped their brother Alden Bailey to build the Baptist Church in 1843. In about 1848 it is believed that Bailey moved to 117 Chace Hill Road where he rebuilt a house on the former farm of Benjamin Fairbanks. In the second quarter of the twentieth century a poultry farm was located at 1116 Clinton Road, possibly using the existing barn. The State Land Use Planning Map of 1939 yields this information.

Little else is known about farming at the Bailey-Arnold property at 116 Clinton Road or the one adjacent at 122 Clinton Road, which for a time was linked with a modern property on Albright Road that still raises cows. Across the street, the early twentieth century house and barn were surrounded by a working orchard until the end of the twentieth century. Prior to the apple orchards at this site there was a dairy farm with surrounding hay fields according to the State's Land Use Planning Maps of 1939. During the twentieth century agricultural activity in Sterling included dairy farming, fruit growing, particularly apples, and raising chickens. Each type of farming was conducted in this small area of Sterling during the two middle quarters of the twentieth century.

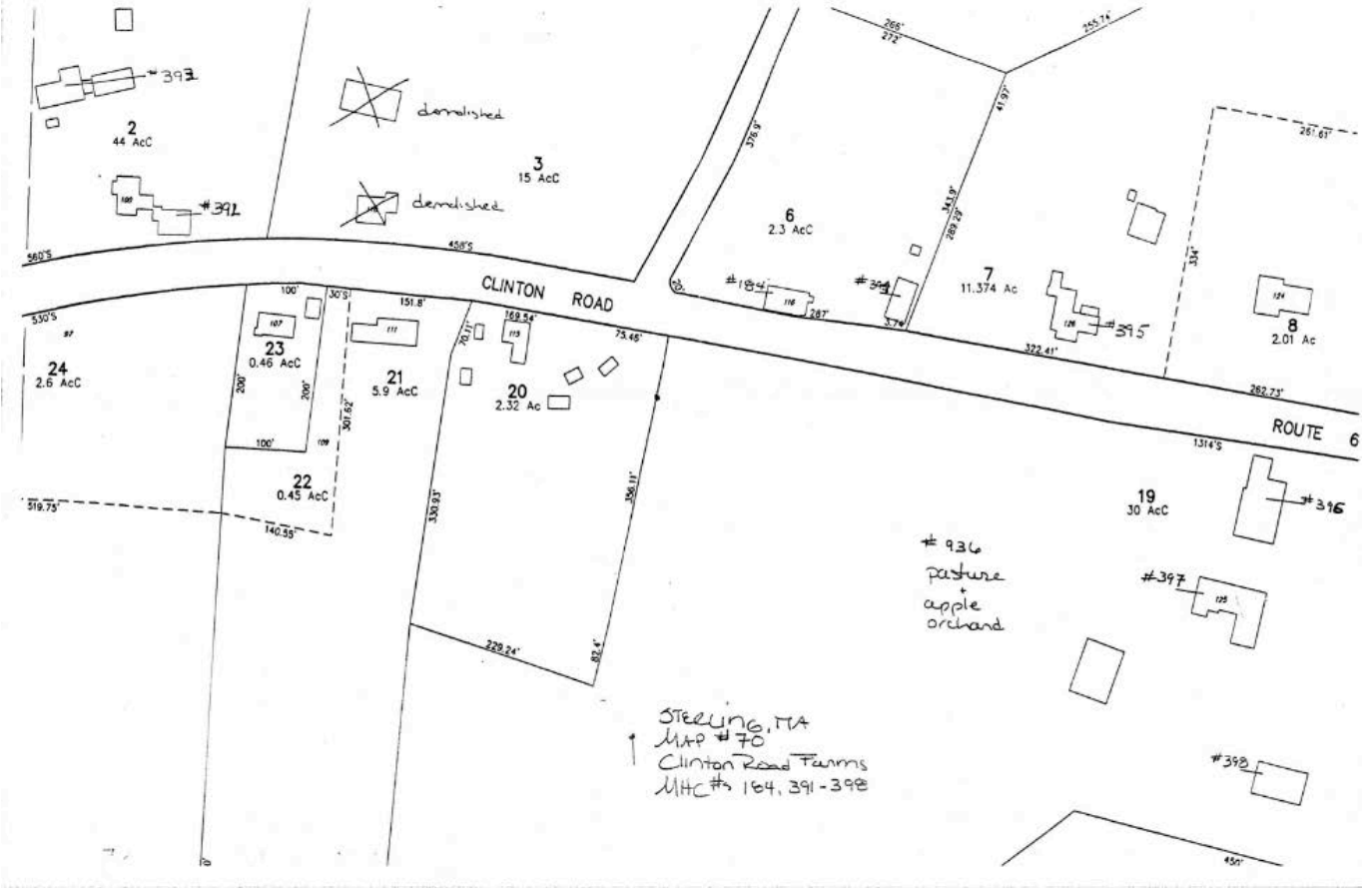
BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

- Atlases/Maps: 1830, 1855, 1870, 1898.
- Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.
- Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.
- A Brief History of Sterling, Massachusetts, 1931.
- Sterling Historical Society: House file, house card file, Kendall files.
- US Agricultural Census: 1850, 1870.
- Sterling Tax Valuations: intermittent years from 1825 to 1930.
- Vital Records: Sterling.

DATA SHEET FOR THE CLINTON ROAD AREA

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
392	100 Clinton Rd.	70-02	Breck-Senter House	Ca. 1800
393			Poultry barn	Ca. 1940s
184	116 Clinton Rd.	70-06	Bailey-Arnold House	Mid 19 th c.
394			Dana Barn	Ca. 1900
395	122 Clinton Rd.	70-07	Houghton-Johnson House	Ca. 1830/ca. 1870s
396	125 Clinton Rd.	70-19	House	Ca. 1900
397			Barn	Ca. 1900
398			Horse barn	Ca. 1980s
936			Agricultural landscape – pasture and orchard	From early to mid 20 th c.

STE.K



STEALING, MA
MAP # 70
Clinton Road Farms
MHC #s 164, 391-398

936
pasture
apple
orchard

~~demolished~~

~~demolished~~



100 Clinton Rd - Poultry House (STE. 393).
5/01.



116 Clinton Rd. 5/01.



122 Clinton Rd. (STE. 395). 6/01.



125 Clinton Rd -house. (STE. 396). 5/01.



125 Clinton Rd - front of barn and garage wing (STE. 397). 5/01.



125 Clinton Rd - rear of barn (STE. 397). 5/01.



125 Clinton Rd. - modern barn. (STE. 398). 5/01.

FORM A - AREA

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

47	Clinton	L	188, 189, 399, 996, 997
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MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125



Town STERLING

Place (neighborhood or village) Flanagan Hill

Name of Area Wright-Flanagan Farm

Present Use residential and horse boarding stable

Construction Dates of Period late 18th c. to 1990s

Overall Condition good

Major Intrusions and Alterations vinyl siding

Acreage approximately 96 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) May 2001

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout.

Flanagan Hill, located in the northeast corner of Sterling, overlooks Pratt's Junction and Leominster to the northwest. The area was altered substantially with land takings for the construction of I-190 which cuts through Sterling from Lancaster in the northeast corner to Boylston at the southwest edge. Likewise the vista was altered long ago with the construction of the electric sub-station to which the high-tension wires lead that cut through the eastern part of Sterling. Flanagan Hill Road is a narrow scenic road winding across the crest of the hill and lined with stone walls. The Wright-Flanagan Farm is at the crest of the hill and consists of **two dwellings**, a remodeled barn with ell, the **foundation** (MHC # 996) of the large nineteenth century barn, and an **agricultural landscape** (MHC #997) of pasture land and extensive orchards on the opposite side of the road. The main farmhouse is sited close to the road at a slight angle. A barnyard driveway is located between the house and the barn. Another dwelling is slightly down the hill west of the main house and is set off from the farm complex by a stone wall and paddock fencing. Between the house and the remaining barn is the foundation of a once large English barn that may have been ca. 1800 according to an earlier MHC surveyor. This barn, which had vertical board siding, was demolished in the late 1980s due to substantial deterioration.

Wright-Flanagan Farmhouse, 70 Flanagan Hill Rd., late 18th century, MHC #189

The two-story farmhouse that rests on a granite foundation has been altered with vinyl siding and has an asphalt shingle roof. The dwelling consists of the main block which appears to have been enlarged from its late eighteenth century construction, a wide screened porch centered on the main façade, a one and one-half story wing on the northeast side of the main house, and a long one-story shed attached to the wing. The house has twin chimneys that are set close together at the ridge, in an arrangement that suggests alterations. The house is reported to have been a center chimney and has the large base of an early center chimney remaining in the cellar accounting for the twin chimneys close proximity to one another. The main façade has five first-story bays and three second-story bays. The centered entrance is a double leaf door with long glass panels over two recessed wood panels on each leaf. Windows have six-over-six sash with no exposed frame due to the vinyl siding. The fenestration arrangement of the main façade combined with the chimney alterations suggests that the second story was added accounting for only three bays up and five down. Gable ends each have a single window at the first story, second story, and attic level (only on the west end), all in line up the center of the elevation, indicating a single pile plan. The kitchen wing has a glazed entrance door with a metal hood and flanking six-over-six sash. On the roof is a hipped roof dormer with a pair of four-over-four vinyl windows. The long one-story shed has a pedestrian door with a six-light window, a sliding door, and a two-bay garage with vertical tongue and groove door which is added as noted by the concrete floor and interior clapboard side wall, once the exterior wall of the wood shed.

Thomas Flanagan Barn, late 19th century, MHC # 399

The horse barn with gable end to the street has been substantially rehabilitated in the mid 1980s. Once a New England barn with an entrance in the gable end, the large sliding door has been moved to the west

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
WRIGHT-FLANAGAN FARMMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

188, 189, 399,
996, 997

64 & 70 Flanagan Hill Rd.

Architectural Description (continued)

side and windows line the gable end. The barn consists of a main two-story block built on stone with new vertical board siding, a long low single story pitched roof wing projecting from the east side of the barn and flush with the gable front elevation, the former shed roof milk room doubled in size projecting from the entrance elevation and a modern open shed roof equipment bay projecting from the rear gable end. The distinctive exterior feature is the pointed hay hood with track and hook remaining. The gable front elevation retains the hay door in the peak under the hay hood and three six-light windows at the main floor level each with narrow vertical panel shutters. The side of the milk room that is flush with the barn has a pedestrian door and a single six-light window too. On the west side the main entrance door is a two paneled sliding door on an exterior track with six-light windows centered on each panel. The milk room, now tack room projects in the end bay of the long side and also has two of the six-light windows. On the east side is the long wing which had cow stanchions and was doubled in length for the construction of horse stalls. An entrance door and four sets of paired six-light windows line the low side facing the road. Two metal ventilators top the roof at the ridge.

Interior. The accommodation of the new entrance required some reworking of the structure of the main barn section. Center aisle posts are off-set demonstrating changes from the gable front New England barn to the center aisle entrance in the long side with stalls built into the two new side aisles. Some of the posts are hand hewn timbers and now have been incorporated into stalls. The tie beams that run east to west forming the present aisles mark the center floor. Tie rods have been added just above the beams. The gable end walls are reinforced with studs. The common rafters run from ridge to plate. The side wing was doubled in length and width in the 1980s. Part of the east elevation's exterior wall can be seen on the interior of the enlarged wing. Formerly cow stanchions extended along part of the gable front wall into the wing. The milk room also was doubled in size using lumber from the demolished large English barn that was on the site. It now is the tack room.

Mary Flanagan Heinrich and James Heinrich House, 64 Flanagan Hill Rd., 1948, MHC #188

The modest one and one-half story, three-bay Cape, built for a family member, rests on a high rubble foundation, has been covered with vinyl siding and has a steeply sloped asphalt roof with a single off center chimney that straddles the roof ridge. Windows flanking the centered entrance have six-over-one sash. Concrete steps with an iron railing lead to the centered entrance door. The house is two window bays deep with a single window in the gable peak of each side elevation. On the east side of the house is a one-story projecting bay window in the rear bay. Two gabled roof dormers are atop the front roof slope. A screened porch projects from the west side of the house and is accessed by a door in one of the side bays. A shed roof dormer has been added to the rear roof slope. And a one-story entrance porch also has been added on the rear elevation which has concrete foundation. A one-car garage is located at the end of the drive off the northeast corner of the house.

INVENTORY FORM CONTINUATION SHEETTown
STERLING

Property Address

WRIGHT-FLANAGAN FARM

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

Area(s) Form No.

L

188, 189, 399,
996, 997

64 & 70 Flanagan Hill Rd.

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

Thomas Wright, Jr. (1788-1858) is the first known owner of this farm and is named on the 1830 map. However, it is known that his grandfather, Nathaniel Wright, born in Woburn in 1716 had married Martha Winship (1719-1797) and moved to Lancaster, that section that became Sterling, in ca. 1748. The Wrights came with one child and had seven more born in Lancaster between 1748 and 1766. In 1756 twin sons were born named Thomas and Ephraim. **Thomas Wright (1756-1813)**, who married **Eunice Osgood** of Sterling in 1784, is believed to have inherited the family farm, however there are no records of his parents', Nathaniel's and Martha's deaths. Following Thomas Wright at this farm was his son, Thomas Wright, Jr. who remained here until his death in 1858. In the 1889 History of Lancaster, Marvin referred in describing a road from Lancaster through Sterling mentioned passing the old "famous Capt. Wright place". No other information was found defining why he was famous. The house in its original form as a center chimney five-bay Cape probably was the family homestead from the mid to late 1700s.

Thomas Wright, Jr. who lived here for over a half century, had one of the larger farms (236 acres) in Sterling in the mid-nineteenth century. Of the 188 farms recorded in the 1850 Agricultural Census only 16 farms were worth \$5000 or more and Wright's farm was one of those valued at \$5,000. His butter production was high at 500 lbs. in that year and he was one of only 20 farmers who also made large amounts of cheese (500 lbs. also) while all were producing butter in that era. Only four years later Wright's property was valued at \$6300 with 270 acres, his house, four barns, oxen, cows and a single horse.

In the third quarter of the nineteenth century, Charles H. Chace of Clinton acquired this farm prior to his purchase of the farms along Chace Hill Road (See Chace-Chandler Farm). His holdings were listed in the Non-Resident section of Sterling's Valuation and Taxes. In 1874 Chace paid tax on a house, two barns and the 102-acre "Wright place" as well as 66 acres of mowing and pasture and a Fitch sprout lot which probably was along Chace Hill Road adjacent to his farm in Lancaster. In 1880 Chace continued to be assessed for this property ("Wright land, 112 a."), a house, three barns and 20 cows. By that year he also was assessed for the newly acquired Buss farm, later the Chandler Farm on Chace Hill Road.

In 1896 this farm was purchased by **Thomas Flanagan (1854-1930)** who had emigrated from Ireland as had his wife, **Mary McNicholas Flanagan (1858-1954)**. The Flanagans moved to this neighborhood in 1892 and eventually raised four sons and five daughters on the dairy farm, which continued to be referred to as the Wright Place until well into the twentieth century when it finally was known as the Flanagan Farm. Flanagan's purchase did not include all the land until a later date because the 1900 valuations list the house, two barns and a home place of 44 acres for Flanagan and assign 58

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
WRIGHT-FLANAGAN FARMMASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

L

188, 189, 399,
996, 997

64 & 70 Flanagan Hill Rd.

Historical Narrative (continued)

acres of Wright land to Chace. In ca. 1922 Thomas Flanagan and his wife purchased the Hall Farm at 33 Princeton Road (MHC #55) and turned over this farm to their sons, **James A. Flanagan** (1892-1987) and **Michael Flanagan Jr.** Eventually the farm was owned by James Flanagan and his wife **Mary Garvey** (d. 1967), and Michael Flanagan had moved down to the Princeton Road property to help his father on that farm. In 1930 the Flanagan Brothers were assessed for the house, barn and corncrib on the 102-acre home place, thus either their father or they must have purchased the 58 acres that Chace had retained at the 1896 sale. At that time they had twelve cows, a bull and 30 chickens. It is interesting to note that the barn's value had increased five times from 1900 to 1930, thus it is likely that the two barns assessed in 1900 had been attached by 1930 and were considered to be one barn. [The 1985 MHC B-Form completed for the Hydro-Quebec Survey describes the outbuildings as a "connected series of barns" accounting for the valuation listing of 1930.]

James Flanagan operated the dairy farm and apple orchards until retiring in 1955 but continued to own and operate his one school bus until 1961. Flanagan was a founding member of the Catholic parish, St. Richard of Chichester Church and of the Sterling Historical Society. He also was a member of the Sterling Grange. He and his wife Mary Garvey Flanagan had one child, a daughter who now owns the farm. Flanagan Hill Road, named for the family, was paved as part of a WPA project in the 1930s.

While the property continues to be owned by a descendant of Thomas Flanagan (his granddaughter) it no longer is operated as a dairy farm. The large dairy barn was demolished in ca. 1987 and the smaller barn has been refitted with horse stalls for a boarding stable.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (T. Wright); 1855 (T. Wright); 1870 (C.H. Chace); 1898 (T. Flanagan).

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Hurd. History of Worcester County. Lancaster by Marvin, 1889.

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Osgood, Samuel. Address to Farmer's Club, 1886.

Sterling Historical Society: House file, house card file, Obituary file.

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
WRIGHT-FLANAGAN FARM

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

Area(s) Form No.

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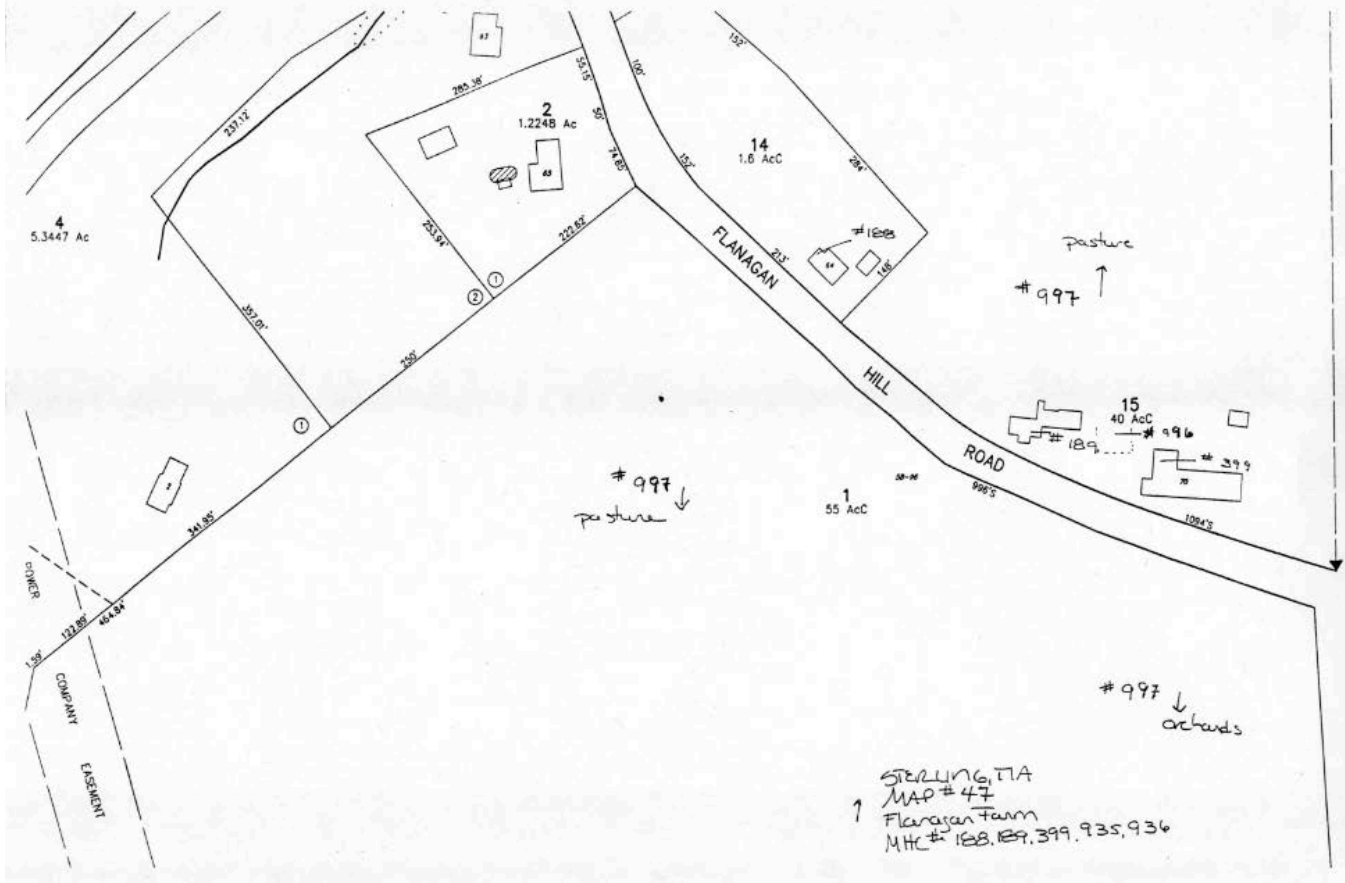
188, 189, 399,
996, 997

64 & 70 Flanagan Hill Rd.

DATA SHEET FOR THE WRIGHT-FLANAGAN FARM

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
188	64 Flanagan Hill Rd.	47-14	Mary and James Heinrich House	1948
189	70 Flanagan Hill Rd.	47-15	Wright-Flanagan Farmhouse	Late 18 th c.
399	70 Flanagan Hill Rd.		Thomas Flanagan Barn	Late 19 th c.
996	Flanagan Hill Rd.		Wright Barn foundation	Ca. 1850s
997	Flanagan Hill Rd.	47-01, 47-15	Agricultural Landscape	
			Pasture land	19 th and 20 th c.
			Orchards	20 th c.

STE. L





64 Flanagan Hill Rd (STE.188). 4/01.



70 Flanagan Hill Rd (STE.189). 4/01.



70 Flanagan Hill Rd - early 19th c. barn foundation in front of side ell. Pasture behind. 4/01.



70 Flanagan Hill Rd - Barn (STE.399). 4/01.



70 Flanagan Hill Rd - barn. 4/01.



Orchards opposite 70 Flanagan Hill Rd. 4/01.



Opposite 70 Flanagan Hill Rd. 4/01.



Opposite 70 Flanagan Hill Rd. 4/01.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

93, 105	STERLING	M	64, 215, 400-405, 937, 938
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NRDIST.: 1988



Town Sterling

Place (neighborhood or village) _____

Sterling center

Name of Area Brown Farm

7 and 25 Princeton Road (Rte. 62)

Present Use _____

residential, agricultural

Construction Dates or Period early 19th-20th century

Overall Condition _____

good

Major Intrusions and Alterations mid-20th-C.

house; some outbuildings removed; outbuildings added at #7, altered at #s 7 and 25 (see text).

Acreage 56 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) January, 2000

roll film numbers

V 3-5; 7, 9

II 24, 25

III 3-7

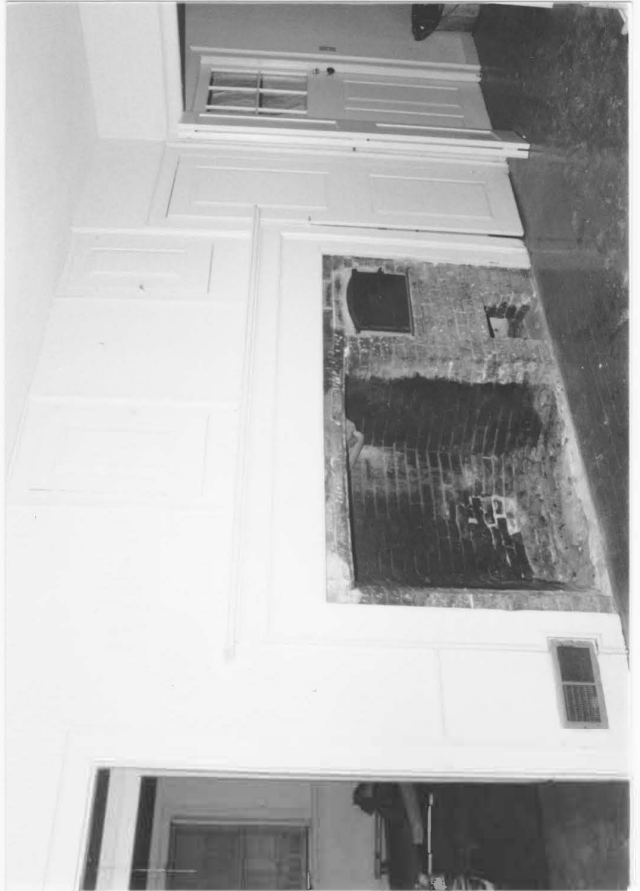
XXXI 13

XXXXIII 1, 26

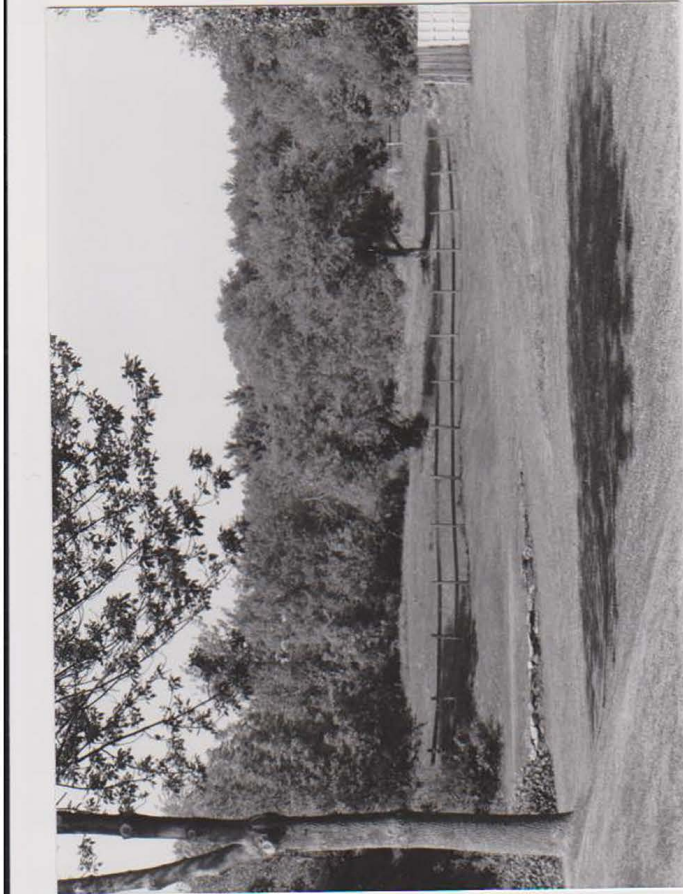
Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED









AREA FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

General site layout. Several buildings on the north side of lower Princeton Road at Sterling center remain from the farm that was operated for two generations by members of the Brown family during the nineteenth century, and by other owners up to the present day. The area, which is located at the west end of the Sterling Center National Register Historic District, includes two nineteenth-century houses with their associated barns, a number of twentieth-century outbuildings, and a rare surviving town-center agricultural landscape (#937) of rolling hayfields, former pastures, and wetlands that stretches north and northwest behind the buildings over 50+ acres of rolling terrain. A small one-story mid-twentieth-century house stands on a small lot between the properties at 7 and 25 Princeton Road. A roughly chronological description of the significant buildings in the area follows:

25 Princeton Road, Gilson Brown House, 1818-19 (#64)

The origin of the area is embodied in its westernmost building, the late Federal **Gilson Brown House**, now separated out on a parcel of less than an acre. The house stands close to the road, facing south. Its attached gable-front barn (#405), which may once have functioned as a chair and/or cabinet shop, is positioned just off the northeast corner of the house. It also faces the road, and is linked to the dwelling by a modern breezeway.

The house is a large double-pile 2 1/2-story, side-gabled, clapboarded building with twin ridge chimneys. The present small leanto projecting north from the rear northeast portion of the main building once abutted a gable-roofed ell which extended east to abut the barn in true connected farmstead fashion. The main house stands on a granite-block foundation and has an asphalt shingle roof. Much of the brick and stone foundation of the former ell remains.

The details of the house are among the most stylish to be found on Sterling's substantial group of Federal-era farmhouses. The broad pilastered center entry of the five-bay facade has a large elliptical louvered fan over a 6-panel door flanked by large-scale three-pane sidelights over paneled aprons. In an unusual melding of two elements, the outer pilasters are typically Federal in their taper, but they are also articulated with recessed, molded panels in a manner anticipating the Greek Revival. The high, unadorned pilaster capitals extend up through the frieze to a deeply-projecting cornice with a band of circular punch-work below it. A second, narrower entry in the four-bay east gable end of the house has a similar pilaster treatment, although those have three-part capitals which flank a four-pane transom over the 6-panel door. A photograph taken prior to 1931 shows the house with an early modern hip-roofed porch at the main entry. An earlier photo shows a hip-roofed, bracketed porch spanning the east side.

Windows throughout the house are 6-over-6-sash, set into projecting plank frames with a narrow compound molding across the top. The main cornice is molded and boxed, with a bed molding below, and returns, but no roof overhang, on the gable ends.

House interior. The four-room/center hallway plan of the house is largely intact, as is a remarkable amount of characteristic Federal woodwork including raised- and recessed-paneled doors, molded chair rails, and pilastered and molded mantelpieces at the many brick fireplaces. The main stairway has the square balusters and square newel posts with molded tops which are characteristic of the Federal style. The heavy post-and-beam frame, visible in the cellar and attic, includes hewn major timbers and much use of half-logs in joists and rafters. The rafters, spaced 34 inches on center, are part of a common-rafter system supported on the lower part of each roof slope by a single hewn purlin, approximately 5 1/2 by 5 1/2 inches. Angled braces rise from the tie beams to the rafters. The rafters are tapered at the upper ends, where they are tenoned into a five-sided ridge purlin.

[*] Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.* *LISTED ON NR as part of Sterling Center NR District, 1988

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Brown Farm area
7 and 25 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.

M

64, 215, 400-405, 937, 938

ARCHITECTURAL DESCRIPTION, cont.

T. S. Brown House, ca. 1848 (#215)

This 1 1/2-story Gothic Revival cottage bears a striking resemblance to the house at 33 Princeton Road, and was built in about the same year. Both are outstanding examples of a type of side-gabled Gothic cottage popularized by Andrew Jackson Downing. Like its neighbor, the main part of the house is three-by-two bays, with a steeply-pitched roof ending in unboxed, deeply overhanging eaves trimmed with decorative verge-boardings. Here, the saw-cut decoration has a trefoil motif, and is punctuated with an acorn pendant at each gable peak. A tall steep-gabled wall dormer dominates the center of the facade. This house is somewhat better-preserved than its neighbor, in that it retains its flushboarded facade, the two long, 6-over-9-sash floor-to-ceiling facade windows with narrow louvered blinds (shutters), and the polygonal posts of its hip-roofed, bracketed wraparound porch. The center entry door is hidden by a storm door, but its flat-board surround and four-panel, shuttered sidelights are visible. Most of the windows are 6-over-6-sash. Toward the front of the west gable end is a one-story polygonal bay window with a bracketed cornice. A long one-story east ell repeats the same trefoil verge-boardings and acorn pendant as the main house. A shed-roofed one-story modern addition to the rear appears to occupy the same position as a rear wing or ell that appears on the map of 1898. A low shed-roofed dormer across the back of the east ell dates to the mid-twentieth century.

Stevens Barn, ca. 1908 (#400)

While T. S. Brown is recorded as having constructed a 34 by 42-foot barn with 14-foot-high posts in 1887, the existing barn is considerably larger (40 by 55 feet). It is a banked New England barn, oriented with its long side toward the street and its large wagon door in the west gable end. (The barn extant in 1898 is shown in the map of that year as having a footprint oriented north-south, rather than east-west). Five later additions to the barn are still present. The earliest appears to be the narrow leanto (shed-roofed), side-aisle bay along the west portion of the north wall of the main building. Extending from the front west face of the leanto, with a lower section projecting under a low shed roof to the northwest at ground/basement level is a vertical-board garage or equipment shed, open to the west, probably built in the 1920s or 1930s. Also dating to the 1920s or 1930s is a long one-story former cow shed (#401) which projects south toward the road from the main barn, its roof ridge perpendicular to that of the main building. (This is the section that has recently been converted to a residence). Two other additions date to the late 1960s or '70s--an east extension of the main barn, but with a lower roof ridge and plywood siding, and, in the southeast angle between the main barn and the cow shed, a shed-roofed two-bay garage or equipment shed that is open to the south.

The main barn and north leanto stand on a fieldstone foundation, and have asphalt-shingle roofs. They are clad largely in wood clapboard, although the west gable-end of the barn has the novelty drop siding characteristic of the 1930s. Much of the rest of the building and the east extension are covered with a variety of late-twentieth-century flush siding. The northwest equipment shed and the south cow shed, (which appears from historic photographs to have had drop siding), are clad in wide vertical board, which also forms the walls of the southeast attached garage/equipment shed. All rooflines appear to be unaltered with the exception of the south cow shed, which displays a monitor roof in early photos, but is now gable-roofed.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Brown Farm area
7 and 25 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.

M

64, 215, 400-405, 937, 938

ARCHITECTURAL DESCRIPTION, cont.

25 Princeton Road: Gilson Brown Barn, early nineteenth century; expanded late-19th C. (#405)

The barn as seen today is a gable-front New England bank barn with the wagon door centered on the wide, gabled facade. The interior-mounted tongue-and-groove sliding door with a single 6-pane window appears to be a replacement dating to the early twentieth century. Two 6/6 windows are positioned in the gable, and a single 6/6 is located to either side of the door. A narrow vertical-board walk-in door is located at the east corner of the facade. The barn is clad in a combination of siding--clapboard on the front wall, vertical-board on the front portion of the sides, and wood shingle toward the rear. Its simple trim includes a molded, boxed cornice with returns on the front gable end. Changes in siding, foundation, and frame indicate that the building may have been extended to the rear at an unknown date. The 20 by 30-foot front section stands on a fieldstone foundation built into the slope of the hill. The ground slopes downward to the north, where the rear portion of the building, approximately twelve feet deep, is supported on wood posts. Its vertical-board siding is still in place on the rear wall. The present gable-front roof, which is later than the rest of the building, is constructed of 2 x 7" circular-sawn rafters meeting at a narrow ridge board, with one row of tie beams. The overall 20 x 30-foot dimensions of the older section, oriented with the long wall parallel to the street, and the presence of many surviving 3 x 3 1/2-inch joists there, suggest that what is now a New England barn may have begun as a small three-bay English barn of the early nineteenth century. Today the interior arrangement is still a three-bay plan, with a second-story floor laid over the outer two bays, and a floored loft at eaves level over the front portion of the central drive floor.

Much of the present barn frame consists of replacement or re-used lumber. Still, many of the main timbers are hewn, and some of the later work, including a double plate along the east side with a hewn, bridle-jointed upside-down lower piece, is interesting in its own right. Three sections of the outer aisles of the barn are at least partially enclosed at the main level--the front southeast with vertical boards and with early-twentieth-century tongue-and-groove horizontal boards, and the rear northeast and northwest with horizontal circular-sawn boards--perhaps reflecting the cessation of livestock raising after 1900.

A workbench of uncertain age is located in the front southwest portion, against the vertical-board rear wall of the original barn. Remaining in that area, but not attached to the bench, is a wooden chairmaker's vise (#938) about 30 inches long, with a large 2"-diameter wooden screw, approximately two feet long, in the upper section.

7 Princeton Road, T.S. Brown House and Farm

The development of the farmstead in the east part of the area began a generation after the house at 25 Princeton Road was built, with the construction of a Gothic Revival house for Gilson Brown's son, Theodore S. Brown, and evolved with the building and demolition of a series of outbuildings over the next hundred years. Today this large property includes the mid-nineteenth-century house, and close by to the northeast, a ca. 1920s hip-roofed garage, a large New England barn of ca. 1908 with an attached early-twentieth-century cow shed (the latter recently converted to a residence), a later three-bay garage/equipment shed, and a small henhouse. This property includes the agricultural landscape (#937) of rolling hayfields, meadows, former pastures, and wetlands which extends north and northwest of the buildings. A modern swimming pool and poolhouse are situated midway between the barn and the house.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Brown Farm area
7 and 25 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.

M

64, 215, 400-405, 937, 938

ARCHITECTURAL DESCRIPTION, cont.

What appear to be a few original windows remain position, including a 6-pane sash in the south part of the main barn facade, and three more in the west portion of the south wall. Two four-pane sash remain in the north part of the east wall of the cow shed. The main wagon opening in the west barn facade is fitted with a later overhead sectional panel-and-glass door. A vertical-board door with a crossed diagonal brace fills the tall, narrow loft opening in the gable peak. The minimal architectural trim of the main building consists of narrow cornerboards and rake boards, and unboxed eaves which display short exposed rafter ends.

Main barn interior, floor plan, and structure. The barn as built in about 1908 is still intact as a three-bay, center-aisle structure. At first-story level the north aisle has an open area at the east end that appears to have been used for hay storage. Its west part was converted to two box stalls for horses in the 1970s by the present owners. The south aisle was clearly the original cow stable--its walls and double-joisted ceiling are whitewashed, and stanchion windows are either intact or boarded over along the south wall. A north, interior wall that encloses the south aisle along the center aisle posts consists of vertical board in the west portion and horizontal tongue-and-groove paneling toward the east end. The boarding of the lower part of both wall sections is hinged to open out for access to the feed troughs of the livestock. Each end wall of the south bay has a door opening. The one at the west end is boarded over; a vertical-board sliding door is still in place at the east end.

This is an H-frame barn, in which three pairs of floor-to-roof posts along the edges of the center aisle are braced with a horizontal tie beam several feet above the level of the girts which frame the ceilings of the side bays. The two westernmost post-and tie-beam combinations support the floor of a high hay loft over the west half of the center aisle. Additional hay storage was provided on second-story level lofts over the entire south bay and the west portion of the north bay.

The roof of the main barn is a relatively lightly-constructed, common-rafter system, its members measuring approximately 2 x 6", supporting horizontal roof boards, and meeting at a narrow ridge board.

7 Princeton Road: other outbuildings.

Just northeast of the house is a small, square hip-roofed garage (#402) of about 1930-40, with modern vertical-board siding and an overhead panel-and-glass garage door.

East of the early-twentieth-century cowshed is a long equipment shed/garage (#403), probably built about 1940. It consists of two long bays, open on the west side, which have modern overhead paneled and panel-and-glass doors. The roof, with a ridge running north/south, is of uneven pitch. Most of the building has vertical-board walls; the south end, and an interior north/south wall under the ridge, are cinder block. A vertical-board henhouse, (#404), probably dating to the 1930s or '40s, remains in altered condition as the south part of a 1970s poolhouse.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Brown Farm area
7 and 25 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.

M

64, 215, 400-405, 937, 938

HISTORICAL NARRATIVE *see continuation sheet*

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

According to two nineteenth-century historians, this 56-acre area was the site of one or two early dwellings (demolished) that stood on the house lot of an original settler of Chocksett, the section of Lancaster which was incorporated into Sterling in 1781. Jonathan Osgood, the first Deacon of the Chocksett church, had a tavern in his house here, where local citizens gathered for the first church meetings in 1743 until the first meetinghouse was opened for use in 1744. The old Osgood house was demolished for the building of the present 25 Princeton Road in 1818-19. It was either the Osgood house or another one on the site that later may have been the home of another Deacon, Samuel Clark, and subsequently of his son, Capt. Hovey Clark, who died in 1812 or 1813. Capt. Clark was a cabinetmaker; a sideboard in the possession of a local family is marked with his name and the date of 1808.

The present "plain beautiful residence" (Osgood 488) at 25 Princeton Road, was built by Gilson Brown. Mr. Brown, (1790-1834), married Sally Holman of Sterling in 1811. While he probably did some farming on his 87-acre property, Gilson Brown, called an "enterprising proprietor" in Osgood's entry in the 1889 county history, is known as one of the major chair manufacturers in Sterling from about 1815 to the early 1830s--the era when the town maintained the largest chair-making industry in central Massachusetts. Two of Gilson Brown's plank-bottomed chairs are in the collection of the Sterling Historical Society, and at least one is owned by Old Sturbridge Village. In 1820, when twenty-three chair shops in Sterling were producing 60,000 chairs annually, Gilson Brown's production was 3000 chairs. As his rate of production (about ten chairs a day) would have required a sizable workshop and at least a few employees, it suggests that the former northeast ell, or possibly the earlier part of the barn, may have functioned as a chair shop.

Gilson Brown died at the age of forty-four in 1834, while serving one term as Representative to the Massachusetts legislature from Sterling. While several acres on the west part of the property were sold by his son Elbridge S. Brown in 1838 (later the site of the Allendale Academy at 33 Princeton Road), his widow, Sally, continued to live here and operate a farm that in 1850 was just over 30 acres with a value of \$1500, on which she grew corn, potatoes, a small amount of hay, and maintained a commercial orchard. She lived until 1884, when she died at the age of 92 from injuries suffered in a fire in the house. She is said to have been living alone at the end of her life, although tax records show that she owned only half the house at that time.

By the end of the 1840s, the Browns' younger son, Theodore S. Brown (1823-1904), owned half the barn on the property, and fifteen acres of his own adjoining his mother's land. He married Ann Kendall in about 1846, and in 1848 completed the construction of his own house at 7 Princeton Road, just east of his mother's. Constructed a generation apart, the two dwellings embody the tastes and styles of two distinct eras--the stately late Federal style in Gilson and Sally Brown's house, and the picturesque Gothic Revival in the house of their son and daughter-in-law.

The layouts of the two farmsteads also represent two different types of spatial organization. Gilson Brown's barn at #25 stands close to the street, and formerly abutted the rear ell of the house. Many farm and household activities thus would have taken place in a small area beside the house near the road, as well as just behind the barn adjacent to the full-height basement wall. T. S. Brown's late nineteenth-

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Brown Farm area
7 and 25 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
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Area(s)

Form Nos.

M 64, 215, 400-405, 937, 938

HISTORICAL NARRATIVE, cont.

century barn at 7 Princeton Road was much larger, and stood at a distance away from the house and back from the street, thus representing a removal of farm operations from the domestic area around the house. (As shown on the map of 1898, this was apparently the 1887 predecessor to the current barn--34 by 42-feet, with posts 14 feet high, and oriented gable-end toward the street).

After Sally Brown's death, 25 Princeton Road, with a lot of only a few acres around it, was acquired by **George F. Davidson**. Mr. Davidson died in 1895, and Mrs. Davidson and other heirs continued to own #25 for several years.

Theodore Brown apparently came into the ownership of the rest of the family farm after his mother's death. He died in 1904. Ann Brown moved away, and the property went through a succession of owners for the first two decades of the twentieth century. Among them was another Princeton Road farmer, **Joseph F. Lawton**, who with his wife, Eva, owned the farm from 1921 to 1923 (See Form #164, 169 Princeton Road). The large barn which stands today was apparently built in about 1908 by the Stevens family, who owned the property from 1907 to 1918.

In 1923 the farm at 7 Princeton Road was purchased by the **Lamar** family. The Lamarches operated a dairy farm on the 54-acre property for over twenty-five years. Calling it Village Farm, they added outbuildings, and built the early-modern monitor-roofed cow shed which is still in place, though now altered converted to a residence.

By 1930 the house at 25 Princeton Road, with its lot of three acres, was owned by **E. Pearl Bock**. In about 1940 it was purchased by **Vernon and Ellen Harris**, and is still in their family today.

7 Princeton Road passed to the Lamar's son, **Roland L. Lamar** and his wife Ann in 1950. In the 1960s the farm was acquired by **Richard and Maureen Higgins**, who continued to keep cows on the property until 1970. The Higgins family still owns the property, which they operate as a hay farm.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1830: G. Brown; 1855: Wid. G. Brown (#25), T. Brown (#7); 1870: Mrs. G. Brown (#25), TS Brown (#7); 1898: Mrs. G.F. Davidson (#25); TS Brown (#7).

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INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Brown Farm area
7 and 25 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
M

Form Nos.
64, 215, 400-405, 937, 938

BIBLIOGRAPHY/REFERENCES, cont.

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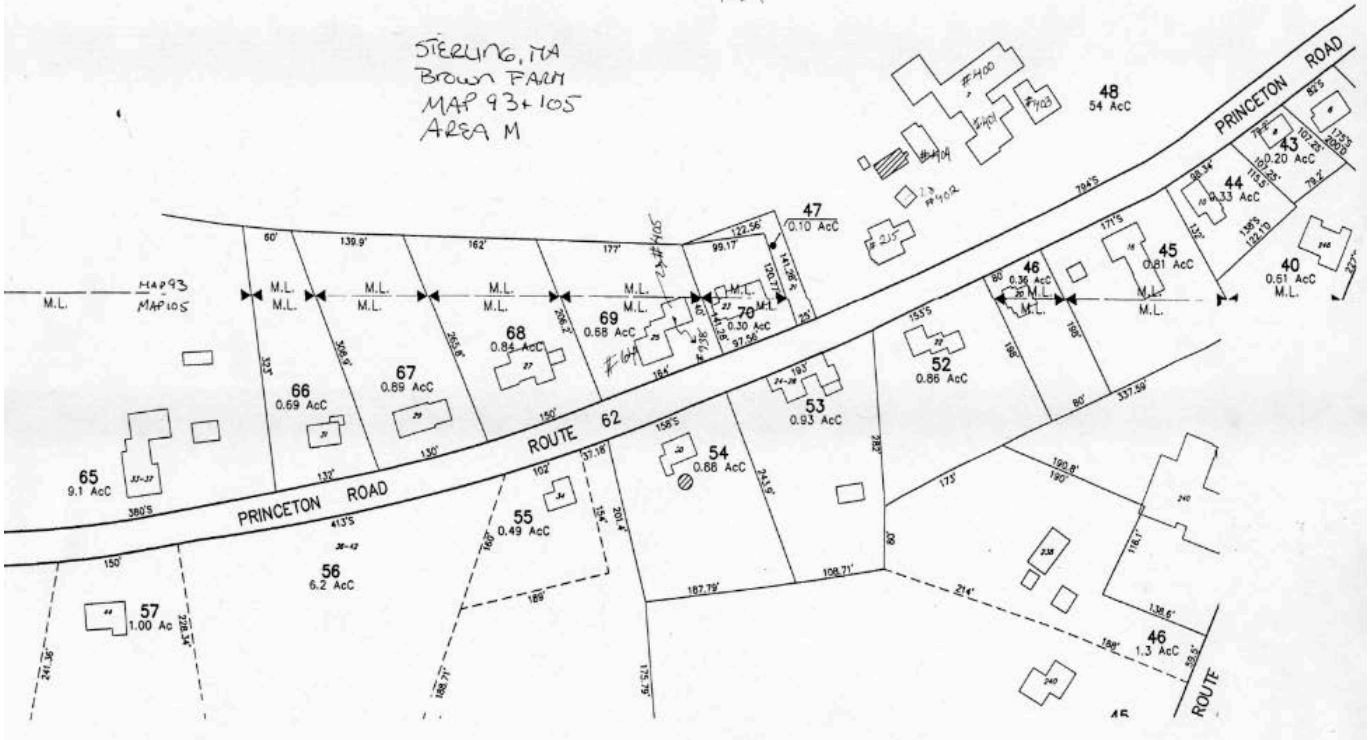
AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
215	93-48	7 Princeton Road	T. S. Brown House	ca. 1848	Gothic Revival
400	" "		Stevens barn	ca. 1908	utilitarian
401	" "		cow shed	1920s-'30s	utilitarian
402	" "		garage	ca. 1930-40	utilitarian
403	" "		equipment shed	ca. 1940	utilitarian
404	" "		henhouse	1930s-'40s	utilitarian
937	" "		agricultural landscape	19th-20th C.	landscape
64	105-69	25 Princeton Road	Gilson Brown House	1818-19	Federal
405	" "		Gilson Brown barn	early/late 19th C.	utilitarian
938	" "		chairmaker's vise	,19th C.	utilitarian

STE.M

937
Agricultural
Landscapes

STERLING, MA
Brown FARM
MAP 93+105
AREA M



FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission

105

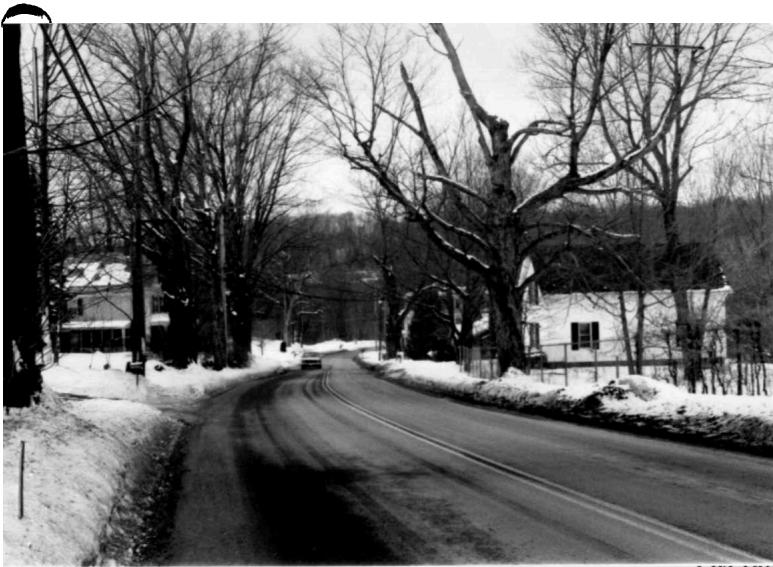
Sterling

N

55, 58, 66, 406-409

220 Morrissey Boulevard

Boston, Massachusetts 02125



roll negative numbers

III 9, 10, 13, 14, 17, 18, 21-23

Town Sterling

Place (neighborhood or village) _____

Sterling center

Name of Area 33 to 46 Princeton Road
(Rte. 62)

Present Use _____

residential

Construction Dates or Period 1840s-1870s

Overall Condition good

Major Intrusions and Alterations _____

one mid-twentieth century house

Acreage approximately 15 acres

Recorded by Anne Forbes, consultant

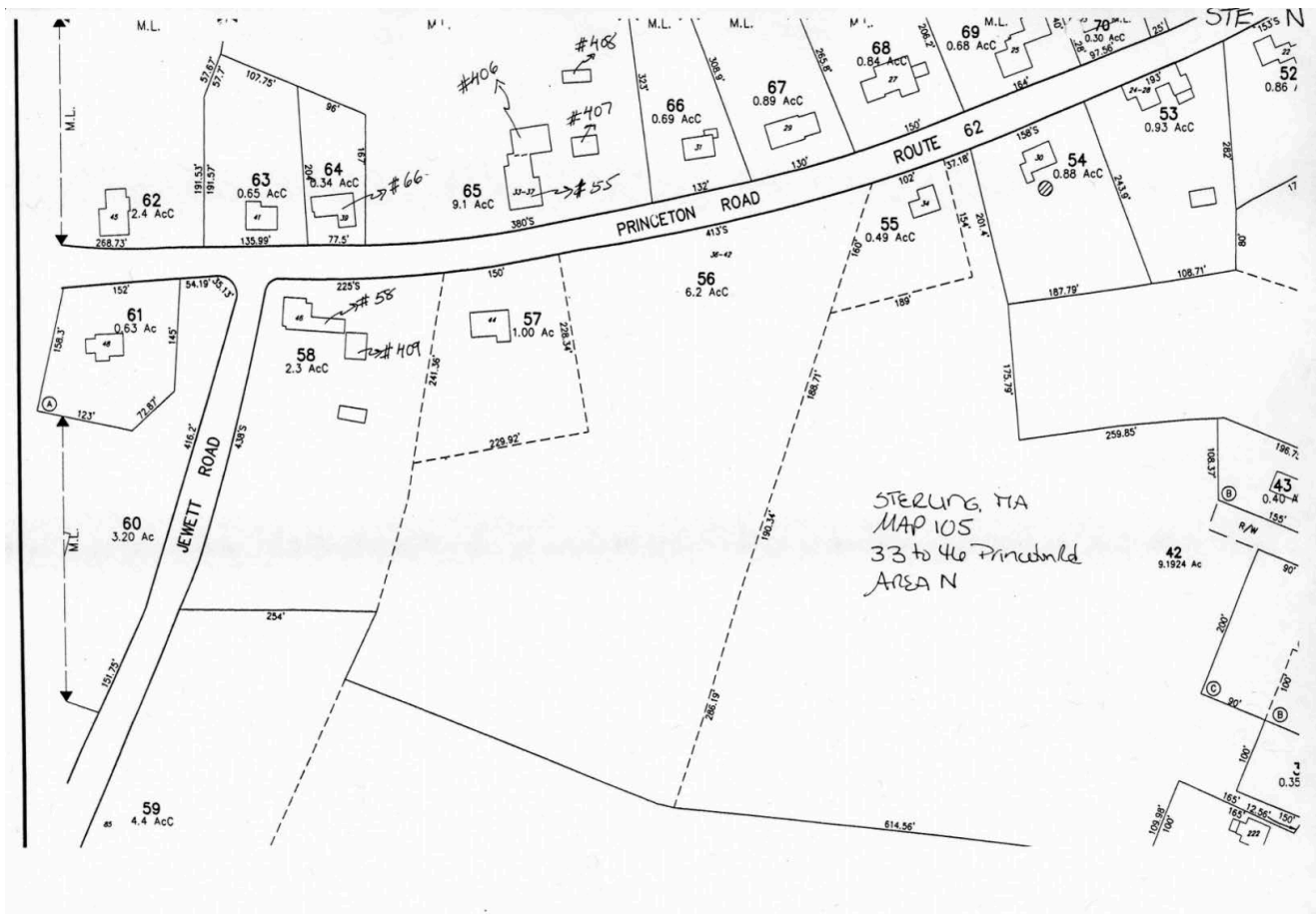
Organization Sterling Historical Commission

Date (month/day/year) January, 2001

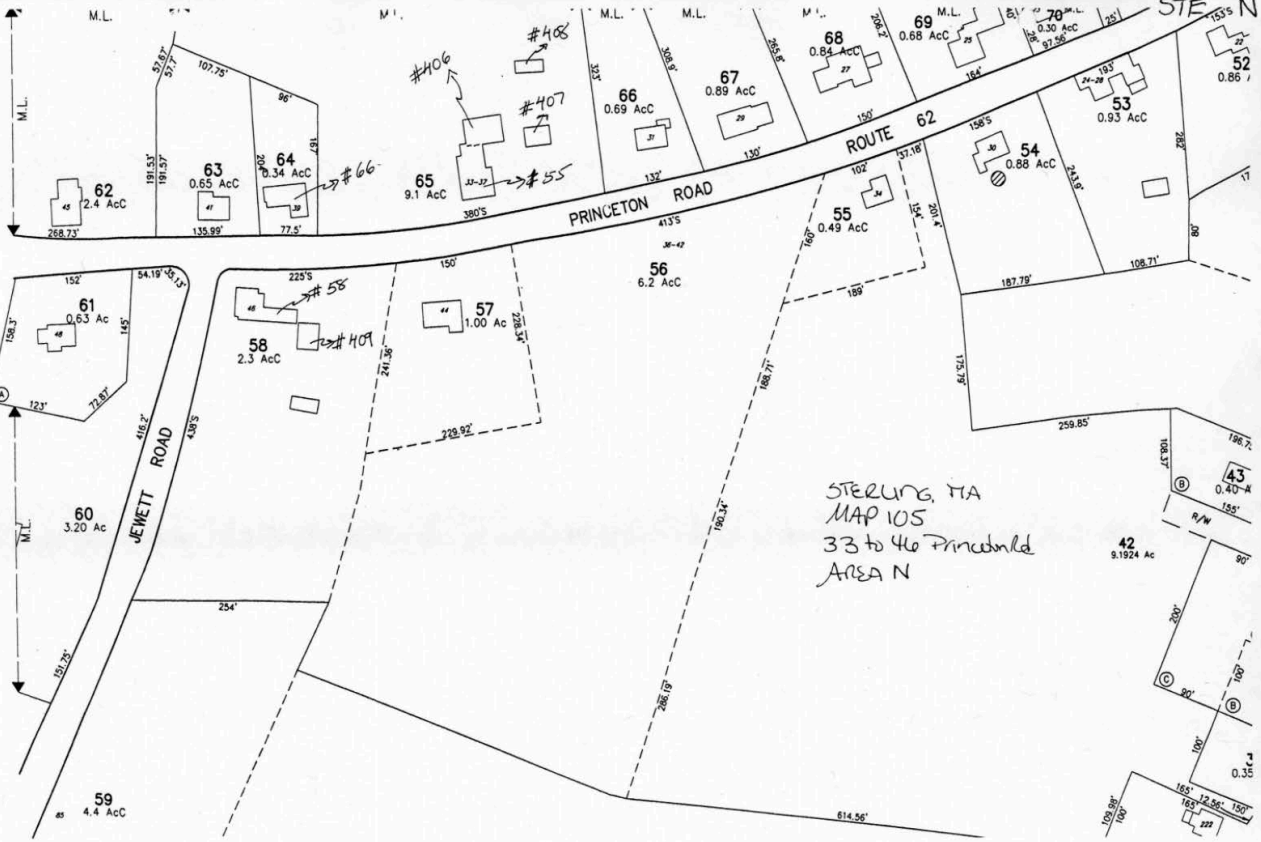
Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED



STERLING, MA
MAP 105
33 to 46 Princeton Rd
AREA N



62
2.4 Ac

63
0.65 Ac

64
0.34 Ac

65
9.1 Ac

66
0.69 Ac

67
0.89 Ac

68
0.84 Ac

69
0.68 Ac

70
0.30 Ac

53
0.93 Ac

54
0.88 Ac

61
0.63 Ac

58
2.3 Ac

57
1.00 Ac

56
6.2 Ac

55
0.49 Ac

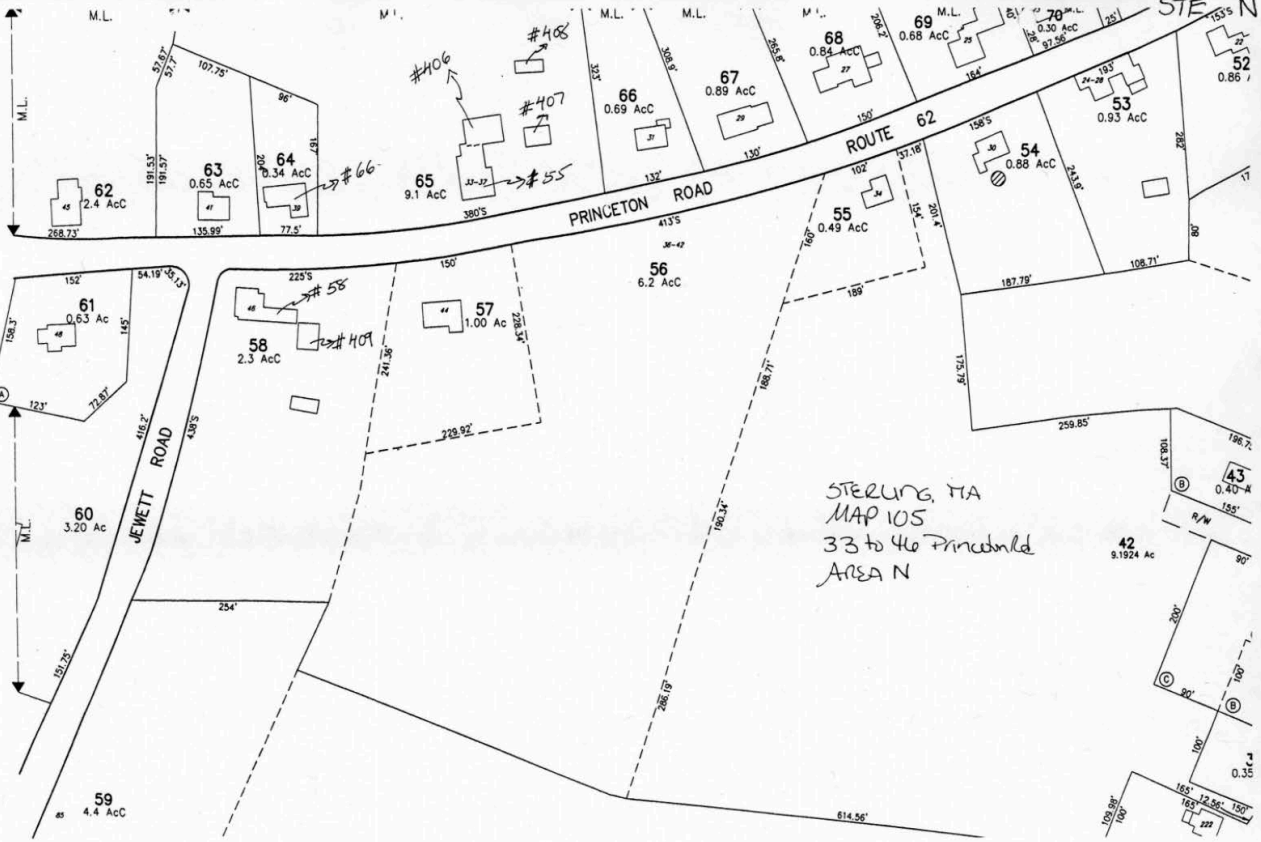
60
3.20 Ac

59
4.4 Ac

42
9.1924 Ac

43
0.40 Ac

44
0.33 Ac





33 Princeton Rd - House. 2001.



33 Princeton Rd. 2001.



33 Princeton Rd - barn (STE. 406). 2001.



33 Princeton Rd - barn (STE. 406), view south.
2001.



33 Princeton Rd-barn. 2001.



33 (STE.55) and 39 (STE.66) Princeton Rd.
2001.



46 Princeton Rd (STE. 58). 2001.



46 Princeton Rd (STE.58 and STE.409).
2001.

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General description

Three properties east of the intersection of Princeton and Jewett Roads retain the feeling of a cluster of in-town mid-nineteenth-century farmsteads, despite curtailing of agricultural activity and the loss of one of their barns. The area consists of a small mid-nineteenth-century connected farmstead with a gothic-revival house and multi-story New England barn at 33 Princeton Road, another at 46 Princeton Road with a high-style Greek Revival house connected by a long side ell to a smaller side-entry barn, and, opposite it, an L-plan two-story house at 39 Princeton Road. Until the middle of the twentieth century, the latter property included a long barn just west of the house near the street, where a ca. 1960 ranch house stands today. Stone walls mark field- and property boundaries at the rear of #33; fieldstone retaining walls line both the Jewett and Princeton Road edges of the property at #46, and the west front portion of #39. Horses and other animals still graze on the largest of the properties, 33 Princeton Road.

33 PRINCETON ROAD.

General site layout. Most of the farmstead on this eleven-acre property dates to 1847-49. Possibly a "connected farmstead" from the start, the side-gabled two-story gothic-revival cottage has a long two-story northwest rear ell with a narrow north extension abutting the front west portion of a thirty-foot-deep New England bank barn. Just east of the barn is a hip-roofed, clapboarded, three-car garage (#407) of about 1930. The garage has wooden panel-and-glass overhead doors, and stands on a rubble foundation incorporated into the fieldstone retaining wall of an earthen ramp that leads to the east side of the barn. Down the hillside to the rear of the garage is a late-twentieth-century vertical-board leanto horse shed (#408), with two open bays and two horse stalls. A modern picket fence encloses the yard in front of the house.

33 Princeton Road: Allendale Academy. 1847-1849. (#55)

Built as both a residence and a school, the Allen farmhouse stands on a granite foundation, and on brick at the rear. It has an asphalt roof and is covered on the front sections with aluminum siding, clapboard on the rear. Like its very similar neighbor at 7 Princeton Road, it is an outstanding example of a type of side-gabled gothic cottage popularized by Andrew Jackson Downing, with a three-bay symmetrical facade that includes a steeply-pitched center wall dormer and floor-to-ceiling windows at the first story flanking a double-leaf glass-and-panel door. The steeply-pitched roof, broad overhanging eaves trimmed with decorative verge boards, and even the pair of narrow brick ridge chimneys, one of which is round rather than square, are also characteristic of this house type. Most of the windows are 6-over-6-sash; there is a 2/2 in the front dormer. A shallow rectangular bay window projects from the rear part of the west gable end. The house has two porches--one across the front, the other along the east side of the ell. Judging from the shallow three-sided pilasters that remain under the porch at the front house corners, the turned, bracketed porch posts, which are of a type popular in the late 1880's and '90s, probably replace earlier hexagonal or octagonal posts. Modern alterations include the replacement of most of the first-story windows with insulated sash in the old openings, and the addition of aluminum shutters, a Palladian-windowed dormer on the east roof slope of the ell, and a wooden deck at the northwest rear.

33 Princeton Road: Allen/Howe barn Ca. 1848. (#406)

Maps show this as an attached barn as early as 1898. The atlas of that year also shows two sheds (since demolished) appended at its northeast corner. There is photographic evidence, however, that the main part of the barn may have been repositioned at some point. Today this barn is one of Sterling center's best examples of a three-bay, gable-front New England barn. Although the New England barn was the prevailing regional type in the second half of the nineteenth century, this building is unusual in the extension of the west slope of its roof over a three-story leanto, and in the way its construction against the hill at the front provides room for two low-ceilinged basement stories. The building is approximately 30 feet deep and, with the leanto of approximately 12 feet, about 48 feet wide.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

33 to 46 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
N

Form Nos.
55, 58, 66, 406-409

ARCHITECTURAL DESCRIPTION, cont.

Exterior. The barn is clapboarded, with a slate roof and a high foundation of fieldstone against the hill on the front (south) side and part of the east side, with brick for the other foundation walls. The northeast foundation corner is repaired with concrete block. Most of the windows are 6-over-6-sash, with some 2/2's at the rear, and a line of 6-pane stanchion windows in the west leanto elevation. The main wagon door is of the interior sliding, tongue-and-groove type. Crowning the center of the roof ridge is a square, slate-roofed cupola with paired round-headed louvered openings on each side, its cornice adorned with saw-cut brackets and a course of dentils.

Interior. The main barn above the basement is constructed in three four-posted bents. The interior space is laid out with a central drive floor flanked by two wide side aisles. It is not clear today whether one of these was a tie-up bay; it is likely that most of this upper interior space, including the high central loft over the drive aisle and a lower second story over the rest of the space, was utilized for hay storage. Abutting the west side of the main west aisle is the leanto, enclosed and separated from the rest of the building by a horizontal-board wall. The post-and-beam structure displays both vertical- and circular-sawn timbers, pegged at the joints and stabilized by both rising and falling diagonal braces. The barn above the foundation is sheathed with vertical boards fastened to horizontal nailers, suggesting that the clapboarding may be a later embellishment. The gables are of stud construction, with horizontal sheathing. The roof structure consists of common rafters approximately 3 by 6 inches in dimension, spaced 20 inches on center, and meeting at a narrow ridge board. One set of principal purlins, approximately 7 inches square, is supported by braces that rise from the single pair of posts flanking the center drive aisle. Over the main west plate, the shorter rafters of the leanto overlap the ends of the main rafters, continuing at the same pitch. The absence of nail holes on the outer side of the main west plate and posts suggests that the leanto may date to the original construction of the barn.

A low-ceilinged livestock story below the main barn floor is accessed by a long earthen ramp rising to a low opening in the east foundation wall. This space is about six feet high, its ceiling supported by joists approximately 2 by 6 inches, spaced 42 inches on center. Today the home to a flock of ducks, geese, and chickens, the center section of this area is occupied by two stalls with horizontal, vertical-sawn board sides. A wooden-dowel hay crib is still in place against the wall of each stall. Below this intermediate story is the dirt-floored barn basement. Half-log joists support its very low (approximately 5'7") ceiling; 8 x 8-inch posts with diagonal braces support the structure above.

39 PRINCETON ROAD. Charles Boyles House, ca. 1870 (#66)

This L-plan, 1 1/2-story cottage illustrates a popular house type of its time. Its east portion consists of a one-room-wide gable-front section with a centered, paired 1/1 window at each story. (The sash appears to be a modern replacement.) The main entry is in the east part of the facade of the long 1 1/2-story side-gabled west section, sheltered by a long turn-of-the-century hip-roofed porch on square posts, with a dowel balustrade. All the windows visible are 1-over-1-sash; they are presently fitted with vinyl shutters. Other twentieth-century alterations include a wide shed-roofed wall dormer on the east part of the west section, and a replacement front door with fanlight in the top part. The building stands on a granite foundation, has an asphalt-shingle roof, and vinyl siding.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

33 to 46 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
N

Form Nos.
55, 58, 66, 406-409

ARCHITECTURAL DESCRIPTION, cont.

46 PRINCETON ROAD. Cyrus Holbrook House, ca. 1842 (#58)

One of Sterling's best-preserved examples of Greek Revival residential architecture, this is a 2 1/2-story, sidehall-entry, gable-front house with a Doric-columned facade porch, a long one-story cast ell, and a small attached barn. The main house is three- by three bays, with two large ridge chimneys. Another large brick chimney on the ell roof appears to date to the twentieth century. The building has an asphalt roof, stands on a granite foundation, and is clapboarded, with a flushboard facade. The enclosed front gable is typical of many Greek Revival dwellings of the 1840s. The main entry door is not visible, but it is flanked by narrow full-length, five-pane sidelights with louvered blinds. Most of the windows are 6-over-6-sash; the two first-story facade windows are typical floor-to-ceiling Greek Revival "long" windows in a 6-over-9-sash arrangement. The architectural trim includes the characteristic wide frieze and molded, boxed cornice, corner pilasters with molded caps, and a water table above the foundation. A rear southwest entry is recessed under the corner of the building, which forms a small porch supported by a single fluted Doric column. The main alteration is a glassed and screened shed-roofed porch along the east side of the main house.

46 Princeton Road. Holbrook Barn. mid-19th century (#409)

The small gable-roofed attached barn on this property is narrow building oriented with the long side facing east and the gable end facing the road. The main wagon entry is on the east side, fitted with large double-leaf modern doors, each with a four-pane window in the upper section. Windows in the barn are 2-over-2-sash and a few fixed 6-pane windows. The building is clad in a combination of vertical-board and board-and-batten siding.

HISTORICAL NARRATIVE *see continuation sheet*

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

The cluster of three houses, two with attached barns, at the intersection of Princeton and Jewett Roads illustrates a type of arrangement which evolved in the village at the town center in the mid- to late nineteenth century. In that era, although some residential infill was occurring on small parcels divided out from the large earlier houselots, some properties at Sterling center remained distinctly agricultural, consisting of true roadside farmsteads with substantial barns and outbuildings, and enough land to support the growing of crops and the pasturing of livestock. The property at 33 Princeton Road still consists of over eleven acres extending deeply back from the road to join other open land; 46 Princeton Road is still four acres.

Typical of much of the center, the buildings here replaced earlier houses and outbuildings. 46 Princeton Road was built in about 1842 by **Cyrus Holbrook**, a Deacon and town official who had operated a tannery on land diagonally across the street on the property of what is now 45 Princeton Road. To build his stylish new Greek Revival residence, he tore down a house formerly belonging to the Blood family, which is believed to have been built in the first half of the eighteenth century. He owned a total of fifty-five acres in the early 1850s, which he worked with four oxen. He engaged in a type of mixed agriculture, with the raising of corn, hay, and potatoes combined with a small orchard and a few animals. By 1870 the Holbrook house was owned by **Leonard Osborn(e)**. The map of 1898 shows it under the name of **Mrs. Pelton**; it is believed to have been owned by **Harry Wilder** for a time before that.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Sterling 33 to 46 Princeton Road

Area(s)
NForm Nos.
55, 58, 66, 406-409

HISTORICAL NARRATIVE, cont.

33 Princeton Road, the largest property in the area, was developed in the late 1840s as a combination residence, small farm, and private academy for boys. (Partitions for a dormitory still remain in the attic of the house). In 1846 or 1847, the Rev. T. Prentiss Allen, who had just become pastor of the Unitarian Church, purchased 8.5 acres of the former Gilson Brown farm (see **Brown Farm Area**, Area Form M), and proceeded to build at least one house, a barn, and sheds for a school he called the **Allendale School for Boys**, which was opened in 1852. It was later called the **Allendale Institute**. While the twin-chimneyed house or wing shown behind the present one in an advertising illustration is either gone or perhaps never existed, the main connected house and barn remains, with the barn reportedly reoriented on the site. Many of the Rev. Allen's parishioners objected to his abolitionist views and to his running the school while under church employment. He was dismissed as minister in 1853, and devoted himself full-time to the school until 1855, when he left Sterling to become headmaster of a school in New Bedford. In 1859 the property was purchased by **William A. O. Willard**, who continued to run the school. Under his direction it became coeducational, and was called **Allendale Academy**. It had about 25 students for a time in the 1860s, but struggled through the years of the Civil War and the difficult economic times that followed. According to some reports, the school closed in 1864. This may have been a brief hiatus, however, as an advertisement from February of 1870 bills it as a "family boarding and day school" under **Alvah S. Howe** as Principal. Although the map of 1870 shows the property under the ownership of **L. White**, Alvah Howe is listed on the census of that year as owning a farm of twelve acres, with three cows, two pigs, and a horse. He also grew oats, potatoes, and had the most productive orchard in the vicinity. The school apparently subsisted until the mid-1880s, when it finally succumbed to competition from the new town high school.

The property at 33 Princeton Road continued to be operated as a farm into the twentieth century. Farmer and Deacon **George H. Keyes** was the owner as of 1898. At the turn of the twentieth century he was keeping five cows on the property, and had a poultry flock of over 110 birds, which he kept in three henhouses. **Michael Flanagan** acquired the small farm in 1922; as late as 1970 his son, **Michael Flanagan, Jr.**, was running an insurance agency there.

While both the Holbrook and Allen farmsteads retain their nineteenth-century barns, the third property in the area, the **Charles E. Boyles House** at 39 Princeton Road, has lost its large barn, which stood close to the road southwest of the house until the middle of the twentieth century. Although the 1974 inventory form states that the house dates to about 1820, its style and form, along with map and documentary evidence, indicate that it was probably built in the 1860s or early 1870s. (The 1855 map shows no building at this location, and the map of 1870 is confusing in regard to this property, as it shows Charles Boyles' name on a house that is west, rather than east of the intersection of Jewett Road. It is likely that at that time the property was much larger, and included the site of the Holbrook tannery [burned 1868] and the old house at 45 Princeton Road that burned down in 1874.) The 1870 census shows Mr. Boyles as the owner of a 35-acre farm, where he kept four cows, raised corn, oats, hay, potatoes, peas and beans, and had a medium-sized orchard. A Civil War veteran, as the only farmer at the intersection who was producing milk for market, he was one of the larger dairy farmers in Sterling, selling 3500 gallons in 1870. He and his wife, Josephine, were among the nineteen original members of the Sterling Grange, which was founded in the spring of 1874, with Mr. Boyles as the first Overseer. In 1904 he presided over the organization's thirtieth anniversary meeting. Charles Boyles owned this property through most of the 1890s, after which it was apparently one of several Sterling farms purchased by one or more of the Aroian brothers--**Jacob, Jeremiah, and Mariza**.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

33 to 46 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
N

Form Nos.
55, 58, 66, 406-409

BIBLIOGRAPHY and/or REFERENCES [] see continuation sheet

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Vital Records of Sterling.

AREA DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
55	105-65	33 Princeton Road	Allendale Academy	1847-49	Gothic Revival
406	" "		Allen-Howe barn (att.)	ca. 1848	utilitarian
407	" "		Flanagan garage	ca. 1930	utilitarian
408	" "		horse shed	late-20th C.	utilitarian
66	105-64	39 Princeton Road	Charles Boyles House	ca. 1870	astylistic
58	105-58	46 Princeton Road	Cyrus Holbrook House	ca. 1842	Greek Revival
409	" "		Holbrook barn (att.)	ca. 1842	utilitarian

Massachusetts Historical Commission
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Community	Property Address
Sterling	33 to 46 Princeton Road
Area(s)	Form No(s).
N	55, 58, 66, 406-409

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

This small area, which nearly abuts the west end of the 1988 Sterling Center National Register District, is eligible for the National Register as an expansion of that district. While several small mid-twentieth-century houses are located between the present district boundary and the east edge of this area, all three properties have both architectural and historical associations with the district properties nearby at the base of Princeton Road, and are visible from within the district.

The area is eligible for the National Register under Criterion A for several reasons. It includes, at 33 Princeton Road, the Allendale Academy--a combined agricultural property and private academy for boys which was founded by the minister of the Unitarian Church and enrolled many local youths in the third quarter of the nineteenth century. Just west of the academy at 39 Princeton Road is the Charles Boyles House, home of one of Sterling's larger dairy farmers in the 1870s and a founder of the Sterling Grange. Opposite it at 46 Princeton Road is the ca. 1842 residence of Deacon and tannery owner Cyrus Holbrook.

The area meets Criterion C for its inclusion of one of Sterling's best-preserved examples of Greek Revival domestic architecture, the Doric-columned Holbrook House at 46 Princeton Road, the small L-plan 1 1/2-story vernacular cottage of about 1870 at 39 Princeton Road, and a rare Gothic Revival house with multi-story New England barn at 33 Princeton Road. The latter residence is based on the same design as a nearby house within the district at 7 Princeton Road, and the Holbrook House is a close companion to the Greek Revival district property at 12 Meetinghouse Road.

In spite of some alterations in siding and fenestration, this cluster of properties retains integrity of setting, location, design, materials, workmanship, feeling, and association.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

125-4

STERLING

O

410-412, 939



XVII 1, 2, 4
XXIX 17

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

Sterling Junction

Name of Area Taylor/Boutelle/Kristoff Farm

70 Greenland Road

Present Use agricultural, residential

Construction Dates or Period mid-19th- to

late 20th century

Overall Condition _____

fair to good

Major Intrusions and Alterations Late 20th C.:

several concrete buildings for storage, office, etc.

Acreage 25 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) June, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

This old farmstead is located in a low area off the south side of Greenland Road, just north of the wetlands surrounding Muddy Pond--an environment which contributed to producing the peat deposits that were found on the property in the mid-twentieth century.

A nineteenth-century barn and at least two early-twentieth-century silos have been demolished, and the architectural resources on the property today are a modest combination of a mid-nineteenth-century cottage and a handful of late twentieth-century outbuildings and structures. The small gable-front farmhouse (#410) stands facing north close to the edge of Greenland Road. Scattered to its south and southeast are a mid-twentieth-century gable-roofed storage building (#412), and to its east, a small gambrel roofed barn (#411) of the late 1930s, with a shed-roofed cow- or equipment shed along its north side. A small mid-twentieth-century vinyl-sided building with a nearly flat roof just east of the barn houses the office for the peat business. Most of the other items on the property are temporary trucks, tractors, other vehicles, and farm equipment. Spread out to the rear of the complex is one of the most unusual agricultural landscapes (#939) in the Sterling vicinity--a low, flat area of peat deposits several acres wide. The area, which until recently was dug for peat, is nearly devoid of vegetation, and presently is partially occupied by large piles of sand, loam, and peat. In the 1990s a considerable portion of the backdrop of this farmstead was acquired by the commonwealth as part of the watershed protection area for the Wachusett Reservoir, which is fed by the nearby Stillwater River of which Muddy Brook, Muddy Pond, and their associated wetlands are part of the tributary system.

70 Greenland Road

Taylor/Boutelle House, mid-19th C. (#410)

~~The farmhouse, which~~ either replaces or incorporates an earlier one, is a mid-nineteenth-century gable front, two-story, side-hall-entry cottage, with a low one-story ell extending to the rear from the southwest corner of the main building. A shed-roofed porch on square posts spans the width of the east side of the ell. The facade is three bays wide at the first story, and two bays at the second. The windows are large 2-over-2-sash; the door, in the east end of the facade, is a mid-Victorian type with two long rectangular glass lights over two lower panels. The sides of the building each have two windows--those on the east are placed close to the south end. A twentieth-century shed dormer is located toward the rear of the west roof slope.

The building stands on a granite-block foundation, has an asphalt shingle roof, and is clad in wood clapboard. Architectural trim includes a molded, boxed cornice with a deep overhang, broad frieze, and narrow cornerboards. A tall brick chimney rises from the west slope of the main roof, and another from the ridge of the rear ell.

Kristoff Barn late 1930s (#411)

The barn, which dates to the Kristoff period of ownership, is one of the smaller of Sterling's group of Depression-era gambrel-roofed barns, positioned side to the road, and measuring about 25 by 35 feet. A prominent sign reading "Home of Sterling Peat" is painted on the lower north slope of its standing-seam metal roof. The main barn is sided with vertical board, and is nearly windowless except for a small opening high in each gable peak, and another lower in the east end gable. Below it, in the north part of that elevation, is an exterior-mounted sliding door with two glass lights in the upper section. The east end of the leanto is presently open to the weather. Two small windows are widely spaced along the low north wall of the leanto.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Sterling TaylorBoutelle/Kristoff Farm
70 Greenland Road
Area(s) Form Nos.
O 410-412, 939

HISTORICAL NARRATIVE *see continuation sheet*

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

This farm dates back to a member of the Taylor family. The "E. Taylor" shown here in both 1830 and 1855 is either Edward Taylor (1784-1859), or his brother Ebenezer Taylor (1780-1879), sons of Nathaniel Taylor. One of the brothers owned the nearby farm at 46 Jewett Road adjacent to their father's; the other lived here, either in an earlier house, or possibly in a small house which comprises the rear ell.

By 1870 the farm, with sixty acres, was owned by Charles S. Smith. In addition to the usual general farming that included a few cows milked for butter making, a small orchard, and the growing of corn, oats, and hay, he was one of only a few farmers in this part of Sterling to make some of his income from market gardening. He died during the 1870s, and in 1880 the farm was owned by Miss Helen S. Smith, apparently his daughter.

By the late 1890s, the owner was Ermon E. Boutelle (spelled "Herman Boutwell" in some of the tax records). He was apparently a Canadian immigrant, who kept a small number of cows and some poultry. He and his wife, Jennie were here for many years, and after his death she owned the property through the mid-1920s. The farm was subsequently owned by neighboring farmer Albert O. Bullard.

In 1934, Mr. Bullard sold the farm, reduced to forty acres, with some of the livestock, equipment, wood, and manure, to Christian and Catherine Kristoff. Mr. Kristoff was one of the sons of Michael and Agnes Kristoff, who had farmed in the vicinity of lower Redemption Rock Trail since the early years of the century. It is worth noting that he paid part of the purchase price in labor for Mr. Bullard.

The Kristoffs gradually increased their holdings, building up to 500 chickens, which they raised for both eggs and meat, and 40 cows, from which they delivered milk to households in Sterling and the vicinity. Like their relatives on Redemption Rock Trail, they also raised pigs, which they fed on corn, grains, and garbage they collected. They also maintained pastures of rape and clover where the pigs grazed. Their machinery was horse-drawn until the end of the 1930s.

Later in the twentieth century, the farm was enlarged in size, and its operations diversified into the growing of sweet corn, blueberries, and strawberries. In the late 1970s, however, fifty of the most productive acres of the farm were taken for the building of Route I-190. The road split the farm into four pieces. The Kristoffs negotiated two agricultural passes under the highway, and had to relocate a considerable number of animals and their shelters.

Also in the second half of the twentieth century, peat deposits were discovered on the farm during a land-clearing operation. Peat harvesting was subsequently a major activity of the farm, and the high-quality product was distributed throughout New England. Peat harvesting ceased in the late 1980s, however, due to wetlands issues.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Taylor/Boutelle/Kristoff Farm
70 Greenland Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
O

Form Nos.
410-412, 939

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

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U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
410	125-4	70 Greenland Road	Taylor/Boutelle House	mid-19th C.	side-hall-entry, gable-front cottage
411			Kristoff barn	late 1930s	utilitarian
412			storage building	mid-20th C.	utilitarian
939			agricultural landscape	mid-20th C.	landscape

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets

123-1, -3,

USGS Quad

STERLING

Area Letter

P

Form Numbers in Area

413-419, 940, 941



roll negative numbers

XVII 20, 22-24

XXVII 16, 20, 22, 23

XXVIII 4, 7, 9

XXX 6, 8, 9

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (*neighborhood or village*) _____

 Moore's Corner

Name of Area Heman Kendall Farm

132 Redemption Rock Trail (Rte. 140)

Present Use _____

 residential, agricultural

Construction Dates or Period ca. 1830-mid-

20th century

Overall Condition _____

 good

Major Intrusions and Alterations Late 20th C.:

large aluminum storage building; vertical-board hay

 barn

Acreage approximately 66 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (*month/day/year*) June, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

Like many farmsteads in Sterling, the old Heman Kendall property is arranged with the farmhouse and barn on either side of the street, facing each other. As modified in the twentieth century, the area on the west side of the road includes the ca. 1829-30 Kendall house facing east over the road, a ca. 1930s garage close beside it to the south, and behind the garage, a large concrete-block equipment shed facing south. A short distance up the hill to rear of the house is a large late-twentieth-century one-story standing-seam aluminum storage shed. The buildings of the livestock complex on the east side of the road include the long English barn, standing with its end to the road, and a wide, low gable-roofed ca. 1930s concrete-block cow barn extending back from the road just off the southwest corner of the older barn. A tall ca. 1960 concrete-stave silo is connected to the north side of the cow barn, and a short distance to the northeast, across a dirt wagon path, is a windowless gable-roofed vertical-board hay barn of the 1960s-'70s. The main agricultural landscape (#941) visible from Route 140 is the long, flat hay meadow that extends north from the barns to the intersection of Crowley Road. East of the main road, however, and along the stone-wall-lined south side of Crowley Road, the landscape turns to a more varied combination of rolling hay fields intermixed with deciduous trees, descending to the woods bordering the Stillwater River. Although now publicly owned, the land is still leased out for haying. Another adjoining 53 acres of the old farm (not included in the area) stretches west and southwest from Route 140 north of the farmstead.

132 Redemption Rock Trail

Heman Kendall, II House, ca. 1829-30 (#413) Heman Kendall, II, builder

This house, built by its first owner in the early years of the Greek Revival era, is still largely Federal in form and proportion. It is a large, square, double-pile hip-roofed house with a five-bay east facade and two-bay north and south elevations with 2-over-2-sash windows with molded casings. The building stands on a granite-block foundation, has an asphalt shingle roof, and is clad in aluminum siding. Architectural trim includes a molded, boxed cornice.

The building was enlarged and updated in the 1920s or '30s with narrow plank shutters at the windows, and by the addition of a hip-roofed enclosed entry on the south end which abuts what may be an earlier southwest one-story, hip-roofed ell. The main east entry, where the door is concealed by a vertical-board storm door, is sheltered by a hip-roofed hood on square posts, which was probably part of the same early-twentieth-century updating. One brick chimney rises from the south slope of the main roof.

Garage ca. 1930 (#414)

Another early-twentieth-century feature of the property is the wide, hip-roofed two-car garage just south of the house. This building is also aluminum-sided, with an asphalt-shingle roof, and retains its double-leaf doors with eight lights at the top over four long panels.

Equipment shed, 1950s (#415)

The large, long hip-roofed equipment shed standing perpendicular to the street just southwest of the garage is a building type characteristic of many farms of the post-World War II era. It is six bays long; all the bays are open to the south, with the exception of the easternmost, which has a large overhead panel-and-glass door. The walls of the building are concrete-block construction. Two small 2/2 windows are located in the east end of the building.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Heman Kendall Farm
132 Redemption Rock Tr.Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
PForm Nos.
413-419, 940, 941

ARCHITECTURAL DESCRIPTION, cont.

Kendall Barn, early 19th C. (#416)

Although the map of 1855 does not show a barn at this location, the building's structure suggests a construction date in the early part of the nineteenth century, followed within a few decades by two additions at the west end to create a building four bays long. The overall dimensions of the building are 28 by about 64 feet. This is a side-gabled, windowless English barn, which presently has a single exterior-mounted, sliding vertical-board door toward the east part of the north side. The remains of a high door header opposite it on the south side, however, indicates what was probably the location of the original wagon door. (The doorway may have been boarded over for the building of a leanto which is shown against the center portion of that side in an early-twentieth-century photograph). The roof is asphalt shingle. The building is clad in widely-spaced vertical board siding set into a rabbet toward the outside of the plates and end tie beams. It stands on a fieldstone foundation at the west end, and at least partially on the ground at the east end. There is no basement.

Barn interior and structure. Like the other English barns in Sterling, this building has a heavy pegged, post-and-beam frame. While there is some rebuilding and replacement of timbers, including what appear to be some added narrow braces rising from tie beams and rafters, the general characteristics and evolution of the building are evident on the interior. The earlier eastern end of the barn is a two-bay English barn, 28 by 30 feet. The west bay of this section, which includes the north and south door openings, and would have functioned as the drive floor, is twelve feet wide; the east bay is eighteen feet wide. The construction of the original barn is slightly different from the later bays to the west. The two intact original bents (the first and second, reading from east to west) have three posts, approximately 8 inches square, including one from floor to tie beam about 3/5 of the distance from the south to north wall. In the wider east bay, an intermediate wall post is located midway in the north wall. Portions of some posts here have been replaced, but three hewn gunstock posts remain in this part of the building. Three sets of hewn horizontal nailers, about 5" square, run from post to post on the outer walls. In the east gable, a pair of short queen post-like vertical braces rises from the outer sections of the end tie-beam to the rafters. These posts are missing from the frame of the original west end wall, but their mortises are visible in the rafters there.

All the posts rise uninterrupted to hewn tie beams. With the exception of a rebuilt area at the east end of the north roof slope, rafters in the two original east bays are about 5 inches square. The feet of the principal rafters are tenoned into the ends of the tie beams; the others are birdmouthed over the plates. The upper ends of the rafters are tapered, and set into mortises in a five-sided ridge purlin. The rafters support eight sets of log purlins which are tapered into mortises or trenches on the upper sides of the rafters. The roof boards run vertically. The southeast corner of the building has a mid-twentieth-century interior enclosure of circular-sawn boards. This space is partially filled with sawdust, suggesting that it was a storage area for bedding or other material at a late date. There is no evidence of a framed loft in the building. Two logs lying across the tie beams, however, may remain from a scaffold loft.

Structural evidence indicates that the barn was expanded twice, both times by adding an additional bay onto the west end of the existing barn. The under side of the tie-beam of the west end wall frame of the first expansion still shows the rabbet for the exterior siding. The second expansion consists of a

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

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413-419, 940, 941

ARCHITECTURAL DESCRIPTION, cont.

wider bay that incorporates an additional set of hewn posts and a tie beam, but no principal rafter, midway between the new west end wall and the previous one. The frame of the two sections includes a third post which rises from the floor to the center of the tie beam. In the west end wall, however, there are two posts, one to either side of the center, which appear to have been associated with a center window, and possibly a door. The roof of the later part of the building is framed with log rafters notched over open pockets in the plates, rather than the usual birdmouth configuration.

Janowicz cow barn ca. 1930 (#417)

Just southeast of the nineteenth-century barn is a long one-story cinderblock, gable-roofed cow stable. It has an asphalt shingle roof and asphalt siding in the main gable. The main west gable end has a centered vertical-board, double-leaf door with a small window opening in each upper portion. A 6-pane window is located in the wall to either side of the door, and a vertical-board loft door is centered in the gable. Twelve stanchion windows, now filled with plastic, line the long north and south sides of the building. One finishing touch to this utilitarian structure is the molded, boxed cornice at the roofline.

The interior of the building is laid out with cow stanchions down either side of a broad center concrete floor. Round metal posts support the upper structure on either side of the center aisle. In this barn, in contrast to some others, the cows faced outward, toward a concrete feed trough along the exterior wall. A wide gutter with a mechanized cleanout system runs along the edges of the central floor. 22 pipe stalls with metal stanchions and individual water troughs line each side aisle. Against the rear east end of the building are several individual calf pens and what appears to be a birthing pen.

A late-twentieth-century addition at the east end of the building added sixteen more stanchions, eight on either side of the center aisle, and beyond them a manure clean-out area with a garage door on the south side, where a truck could back into the building below the main floor level.

Milk room ca. 1930 (#418)

A small concrete block milk room extends south from the front portion of the cow stable. A double-leaf glass-and-panel exterior door in its west side has a four-pane light over three horizontal panels in each section. Other windows in the milk room are 2/2 sash, with concrete sills.

Silo ca. 1960 (#940)

The tall circular concrete stave silo with aluminum domed roof is connected to the north side of the cow stable by a board-and-batten passageway with a flat roof that slopes south toward the barn. The circular steel silage delivery mechanism remains inside the silo.

Janowicz hay barn 1960s (#419) Across a dirt drive north of the silo, at the east edge of the hay field along the road, is a modern side-gabled, vertical-board hay barn with an asphalt roof. The building is windowless, and has two high sliding vertical-board doors on the long west side.

INVENTORY FORM CONTINUATION SHEET

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HISTORICAL NARRATIVE *see continuation sheet*

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

This farm and farmstead, now in several large parcels under both private and public ownership, is significant to the agricultural development of Sterling in several eras--as the farm of Heman Kendall, Sr., as the homestead of Heman Kendall, II from at least 1830 through the late 1850s, as the late-nineteenth- and turn-of-the-century farm of John Lynch, one of several Irish-born farmers who settled in southwest Sterling after the Civil War, and as an early- through mid-twentieth century dairy farm.

According to the family genealogy, the builder and first owner of the house was **Heman Kendall, II** (1783-1857), who "about 1830 . . . built a new house a little way north of the old one. In building it he employed only such assistance as was absolutely necessary, and therefore it may be said to be the work of his own hands." He married Submit Tuttle in 1808, and they and their family of several children apparently had lived for many years in the farmhouse of his father, Heman, Sr. (1740-1800), (demolished), which was located just south of this one. Submit Kendall died in the early 1820s, however. In 1829 Heman married Mrs. Sarah H. Brooks, who was 23 years his junior, and it is likely that it was for that second marriage that he built this house--probably larger and more up-to-date than the old family farmhouse. The farm he was taxed for in 1840 covered 78 acres.

Mr. Kendall was one of the founding members of the Baptist Church in Sterling, and was responsible for bringing the first Baptist ministers to preach in Town Hall and at the Leg District Schoolhouse before a Sterling Baptist church was built. A strong temperance and reform advocate, he helped to finance the publication of the *Christian Reflector*, published in Worcester under editor Rev. C. P. Grosvenor. The Kendalls were here through the late-1850s, by which time the farm had been reduced to 56 acres, with a few cows, and fields of hay, potatoes, and a variety of grains. By 1870 the property is shown under the ownership of **Josiah W. Sawin**, who added a small apple orchard to the farm.

Mr. Sawin may have owned the farm only briefly, as by 1874 the property had been reduced to about 34 acres, and the owner was **John Lynch**, one of several Irish immigrants who, usually after a period of working as farm laborers for others, established their own farms in Sterling after the Civil War. He maintained a small dairy farm and orchard here through the turn of the twentieth century. He died between 1909 and 1914.

More research will be necessary to trace the evolution of the farm over the next decade. In 1925 it was purchased by the father of the present owner, **Walter A. Janowicz**. The twentieth-century owners acquired adjacent properties, including another Lynch family farm, that expanded the farm back to over 120 acres, and built the long cinder-block cow shed and milk room next to the old barn. Mr. Janowicz, who milked a large herd until about 1980, enlarged the cow shed in the 1970s, and in the 1960s added the tall concrete silo and the vertical-board hay barn. In 1992 the Metropolitan District Commission bought 44 acres of the farm on the east side of the road, including the barns, as part of its program to protect the watershed of the Wachusett Reservoir.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Heman Kendall Farm
132 Redemption Rock Trail

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
P

Form Nos.
413-419, 940, 941

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1830: H. Kendall; 1855: H. Kendall; 1857: H. Kendall; 1870: JW Sawin; 1898: J. Lynch.

Kendall, Oliver. Memorial of Josiah Kendall. Providence: published by the author, 1884.

Osgood, Samuel. "Sterling," in Hurd, D. H. ed. History of Worcester County, Mass. Vol II. Philadelphia: J.W. Lewis & Co., 1889.

Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records, various years from 1821 to 1973.

U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
413	123-3	132 Redemption Rock Tr.	Heman Kendall, II House	1829-30	late federal
414	" "	" "	garage	ca. 1930	utilitarian
415	" "	" "	equipment shed	1950s	utilitarian
<u>Opposite 132 Redemption Rock Trail</u>					
416	123-1		Kendall barn	early 19th C.	utilitarian
417	" "		Janowicz cow barn	ca. 1930/1980s	utilitarian
418	" "		Janowicz milk room	ca. 1930	utilitarian
940	" "		silo	ca. 1960	utilitarian
419	" "		hay barn	ca. 1960s	utilitarian
941	" "		agricultural landscape	19th-20th C.	landscape

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community	Property Address
Sterling	Heman Kendall Farm 132 Redemption Rock Tr.
Area(s) P	Form No(s). 413-419, 940, 941

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

The Heman Kendall Farm, which still comprises over 66 acres (under different owners), including sweeping hay fields, and a cluster of outbuildings spanning over a hundred years of agricultural evolution, is eligible for the National Register under Criteria A and C.

The complex meets Criterion A for its association with two generations of the Heman Kendall family through the 1850s; with John Lynch, one of Sterling's several late-nineteenth-century Irish-born farmers; and with the town's significant twentieth-century dairying industry under two generations of the Janowicz family.

The farm meets Criterion C for the survival of well-preserved architectural and agricultural resources from several eras, including the hip-roofed ca. 1830 farmhouse, an early-nineteenth-century English barn and an early twentieth-century cinder-block cow barn with milk room, a mid-twentieth-century silo, and a landscape of rolling hay meadows which has been in continuous agricultural use for two centuries.

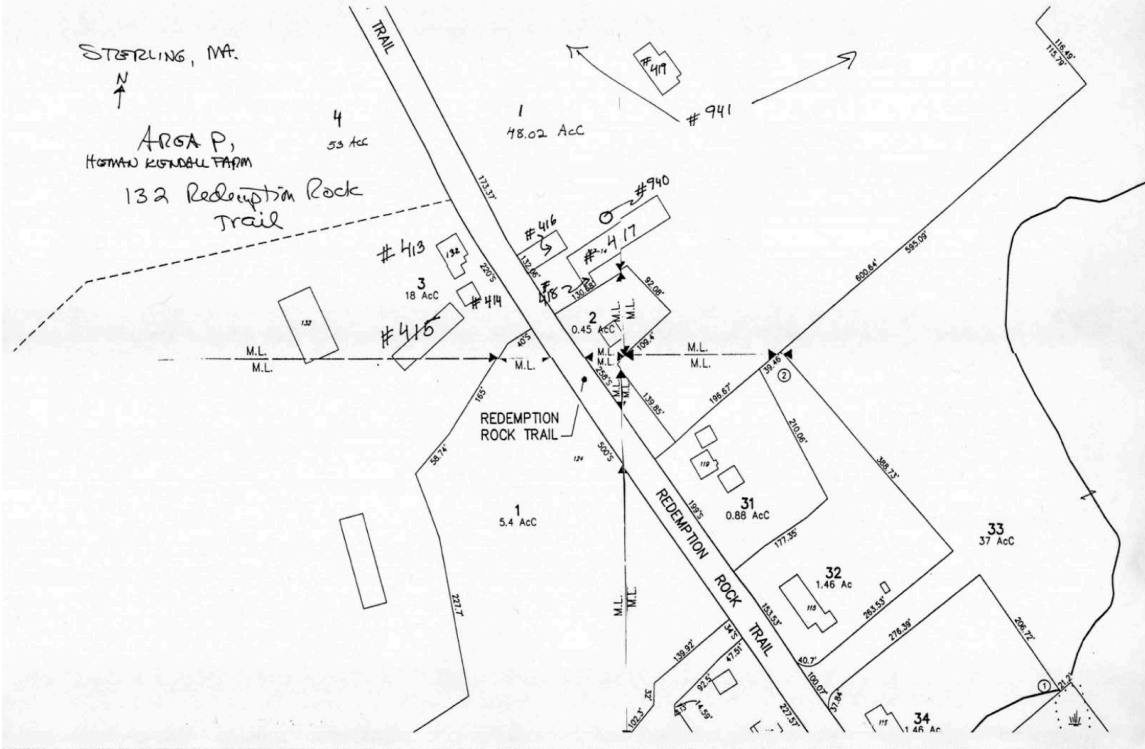
In spite of some alterations to the house and the intrusion of a large aluminum storage shed, the farm retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STERLING, MA.



AREA P,
HOMER KISSELL FARM

132 Redemption Rock
Trail





132 Redemption Rock Tr. (STE.414 + 413).
2001.



Opposite Redemption Rock Tr. (STE.416, 417, 940).
2001.



Opposite 132 Redemption Rock Tr. (STE.416, 417,
418, 940). 2001.



(STE. 416 and 940). 2001.



(STE. 419, 940, 417, 416). Looking south.
2001.



132 Redemption Rock Tr. Equipment shed
(STE. 415) and garage (STE. 414). 2001.



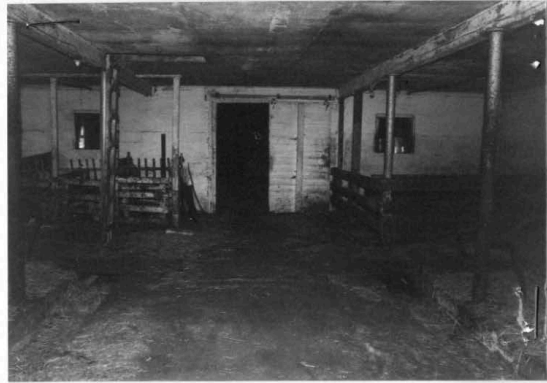
Barn (STE. 416), view east. 2001.



Barn (STE. 416), west wall. 2001.



Opposite 132 Redemption Rock Trail - barn (STE. 416), northeast corner view. 2001.



132 Redemption Rock Tr. Cow stable (STE. 417), view east of center aisle. 2001.



Opposite 132 Redemption Rock Trail - Calf pens, cow barn. 2001.



Opposite 132 Redemption Rock Tr. - Silo mechanism (STE. 940). 2001.



Opposite 132 Redemption Rock Tr - view south of hay fields (STE. 941). 2001.



Landscape (STE. 941). 2001. View North.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets

139-144,
159-161

USGS Quad

STERLING

Area Letter

Q

Form Numbers in Area

168, 420-429,
942-944



roll negative numbers
XVII 25, 27
XXVI 32, 35-37
XXVII 2, 3, 5, 6, 7, 9-11
XXX 2, 3, 5
XXX 36

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

_____ Leg District _____

Name of Area Happy Hollow Farm

Merrill Road, Redemption Rock Trail

Present Use conservation land (watershed

_____ protection area); residential, agricultural _____

Construction Dates or Period ca. 1895-1970s

Overall Condition deteriorated

Major Intrusions and Alterations loss of several

_____ 19th-C. houses and outbuildings _____

Acreage approximately 570 acres (in Sterling)

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) June, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

This large area, over 570 acres in the southwest corner of Sterling, with additional land in West Boylston and Holden, is composed of privately-owned remnants of the former Houghton Farm on the east side of Redemption Rock Trail (Route 140), with its 1895 house and collection of small late-twentieth-century equipment and storage sheds, and over 550 acres on the west side of the road with the surviving landscape and surviving buildings and structures of what in the middle of the twentieth century was New England's largest hog farm. The area borders Leg and Dana Hill Roads on the south and southeast, and extends south to the border of West Boylston and west and northwest to the edge of Holden.

From a point opposite the Houghton House, the short dead-end Merrill Road leads directly west into the bulk of the property that has been owned since 1998 by the Commonwealth of Massachusetts. Although included in this Area Form, two pieces west of Route 140--twelve acres along the south edge of Merrill Road, with the former Merrill House, and another 14-acre piece to its northwest--are still privately owned.

East portion:

The ca. 1895 **Frank and Ralph C. Houghton House (#168)** at 51 Redemption Rock Trail is a tall 2 1/2-story, side-gabled house with twin chimneys near the center of the roof ridge. It is largely clapboarded, with an asphalt roof and granite-block foundation. In spite of the later southern-style two-story front portico, it is largely a Queen Anne house, with patterned shingle in the end gables and in a broad central wall gable on both the front and rear elevations. Unusual decorative touches remain in the quoined corners and at the center entry, which has a broad elliptical fanlight over narrow, 4-pane sidelights, and in the round-headed window in each end gable. A shallow, gable-roofed bay projects to either side from the rear of each end wall. At the rear of the house is a deep, balconied porte-cochere. While a long one-story mid-twentieth-century vertical-board and drop-sided office/equipment shed west of the house (#420) has been highly altered by the installation of recent windows and doors, a small drop-sided, gable-roofed one-man farmstand (#422), about five feet wide, facing Dana Hill Road, is a rare surviving type of agricultural structure from the Depression era.

West portion:

Looking west from Route 140 and north from Leg Road, Happy Hollow Farm today is largely a gently rising agricultural landscape (#942) of meadows, former pastures, and woods, laced with barbed-wire fences and dotted with bales of hay. Two nineteenth-century buildings close to the west side of Route 140, a small farmhouse and a large barn, were torn down in 1989 after a tornado heavily damaged the barn. Only a mid-twentieth-century five-bay, shed-roofed vertical-board equipment shed (#421) remains from the former building cluster near the intersection. Today, Merrill Road, which begins opposite the Houghton House, leads the eye west past 500 feet up an undulating grassy slope, to end at a point between the modest ca. 1920 stone and shingle **Merrill farmhouse, 10 Merrill Road (#423)** and its associated, partially dismantled two-level barn (#424). The pavement ends here, and these two early-twentieth-century buildings form the gateway to the former hog-raising areas which are dispersed to the west and north throughout the rest of the property. The Merrill House is a small Craftsman, gable-front cottage with a glass-enclosed front porch. The first story of the building is built of rubble stone, as is a prominent chimney rising through the west portion of the roof. The rest of the building is clad in wood shingle, including two large shed dormers, one on either side of the roof, which appear to have been added in the 1950s or 1960s. The ca. 1920 barn has a first story of rock-faced concrete block. Its upper, stud-framed walls have recently had both their sheathing and asbestos siding removed.

From the point where Merrill Road ends at the house and barn, a network of narrow dirt farm roads leading deep into the property begins. Except for the two Merrill Road buildings, the approximately 35 structures and buildings remaining on the farm all date to the 1940s through 1970s. They are primarily

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

This large area, over 600 acres in the southwest corner of Sterling, with additional land in West Boylston and Holden, is composed of the remnants of the privately-owned former Houghton Farm on the east side of Redemption Rock Trail (Route 140), with its 1895 house and collection of small late-twentieth-century equipment and storage sheds, and over 500 acres on the west side of the road with the surviving landscape and 26 buildings and structures of what in the middle of the twentieth century was New England's largest hog farm. The area stretches north from Leg and Dana Hill Roads for a --- mile on the east side of Route 140, and on the west side west and northwest to the border of West Boylston and Holden.

From a point opposite the Houghton House, the short dead-end Merrill Road leads directly west into the bulk of the property that has been owned since 1998 by the Commonwealth of Massachusetts. Although included in this Area Form, two pieces west of Route 140--twelve acres along the south edge of Merrill Road, with the former Merrill House, and another 14-acre piece to its northwest--are still privately owned.

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From the point where Merrill Road ends at the house and barn, a network of narrow dirt farm roads leading deep into the property begins. Except for the two Merrill Road buildings, the approximately 35 structures and buildings remaining on the farm all date to the 1940s through 1970s. They are primarily

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Sterling

Happy Hollow Farm

Area(s)
QForm Nos.
168, 420-429, 942-944**ARCHITECTURAL DESCRIPTION, cont.**

located in two areas--a curving stretch of about 2/10 of a mile of farm road leading south, west and northwest from the end of Merrill Road, and a small cluster about a half-mile further in the northeast part of the property, about 300 feet from Route 140 opposite the foot of John Dee Road, which the Kristoff family called "Grandma's field." MHC numbers have been given to six of those which are most representative of the history of the farm.

Progressing west from the end of Merrill Road, notable examples from the first group include the following:

1. Garbage collection/feed preparation area:

About 500 feet west of the end of Merrill Road are some buildings and structures remaining from the feed preparation operations of the 1970s and '80s. Just beyond them is the area where, beginning in the late 1940s, garbage was collected and cooked for the hogs.

Cookers (#943). Two large riveted steel drums, enameled on the inside, are mounted at an angle against a high concrete pad. Garbage was dumped into them from a loader driven onto the concrete pad, and steam was driven through them to cook the garbage. Hydraulic lifts opened a pair of large steel doors at the base of the cookers, allowing the steamed garbage to drop into trucks backed into place below them. When in full operation, the cookers processed a trailer-truck load of garbage per day. Just northeast of the cookers is the concrete-block maintenance/equipment building (#425), which also contained the boilers for the steam.

Beyond the feed preparation area, an assortment of plain vertical-board hog barns, livestock shelters, hay sheds, and other mid- and late-twentieth-century field structures is scattered to either side of the dirt road as it loops west and north through the property. Along a grassed track leading north from the feed preparation area are a few specialized structures (see Map):

2. Sawmill (#426). The open-sided, shed-roofed Kristoff sawmill enclosure, built in the 1970s with a frame of tree trunks and vertical-board siding just under the corrugated metal roof, is characteristic of many of Sterling's mid- and late-twentieth-century sawmills. The sawmill machinery (#944) that it shelters, however, a Lane #1 sawmill, patented in 1894, dates to the turn of the century. With the exception of its saw blade and power source (probably a farm tractor), the sawmill, including its carriage, is intact.

3. Storage shed (#427). A shed-roofed building, about fifty feet long, was used for hay storage, and later to store squash from the Kristoff's fields. Sapling poles support the drop-sided walls. The middle third of the long south wall is unsided.

Grandma's field:

4. The "Grandma's field" area at the northeast edge of the property includes some former cow pastures, and some of the older hog farm buildings, probably built in the 1940s. The largest and best-preserved resources in this cluster are two long drop-sided and horizontal-sided, gable-front maternity barns, or winter farrowing houses, with center aisles lined with pens down either side. Each pen housed a sow and her offspring, who were kept in the barns until they were turned out into large board-fenced pens nearby. Long stretches of fencing from the pens still survive amid the underbrush. The two maternity barns (#s 428 and 429) have corrugated-metal roofs, and four-pane windows along each side. Their frames are simply-built of dimensioned lumber.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Happy Hollow Farm

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Q

Form Nos.
168, 420-429, 942-944

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

At over 580 acres, the farm which forms the main part of this area comprises the largest rural property in the south part of Sterling. Once a hog farm which was the largest in New England in the mid-twentieth century, it developed through the acquisition over time of several smaller farms and parcels by the twentieth-century owners of the late-Victorian house and farm on the east side of the street, **George and Joseph Kristoff**.

While Happy Hollow farm today is largely an area of twentieth-century agricultural resources, the mid-1890s **Houghton House** at 51 Redemption Rock Trail (#168,) which is still under the ownership of the Kristoff family, is a reminder of its origin, and of the longtime nineteenth-century presence here of the Houghton family. The Houghton House stands on the original site of the early-nineteenth-century farmhouse of Abner Houghton (1776-1866), which was moved a few hundred feet to the north when the later house was built, and was subsequently torn down and replaced with equipment sheds. The Houghton farm descended into the twentieth century through two more long-lived generations of Houghtons, including Abner's son Sawyer Houghton (1804-1884), and his sons, **Silas G.** (1846-1896), **Frank S.** (1853-1935) and **Robert Coolidge Houghton** (1850-1945), who built the existing house. Frank and Robert, along with their sister, **Lucy L. Houghton** (1848-1945)--all of them unmarried--operated the 80-acre farm through much of the early twentieth century. By 1900 they owned over 230 acres of land in other parcels, as well, and were running one of Sterling's largest dairy farms, with over 60 cows. Along with the land, they owned several houses, and by the turn of the twentieth century they had also acquired the neighboring **Thomas Lynch** farm to the north, which added 50 acres more.

The Lynch farmhouse eventually burned down. The Houghtons moved to Oakdale in West Boylston, and by 1930 the core of the Houghton farm was sold off, with about 42 acres, to two recent Italian immigrants, members of the **Calcia** family. Soon afterward, much of the remaining Houghton land was purchased by another pair of brothers, **George and Joseph Kristoff**, who had grown up with their mother on a nearby farm after the sudden death of their father in 1917. There they had been running a significant hog-raising operation, with at least 90 hogs in 1930.

While most of the original Houghton farm had apparently been located on the east side of Redemption Rock Trail, the land on the west side of the road which makes up most of the area today had also been farmed and inhabited well before 1830. The map of that year shows the line of Merrill Road as a farm lane leading past the house of "N. Bailey" to another owned either by him or by "J. Curtis," who had a house well off the road, north of the lane. Names of other owners of small farms on the west side during the nineteenth century which later became part of this vast property were **J. Lawrence**, **E. Fisher**, and **William Shaw**. By 1870, Sawyer Houghton had acquired the former Fisher farmhouse and outbuildings at the southwest corner of Merrill Road and Redemption Rock Trail, and possibly the whole Fisher farm. That small house was finally torn down in 1989, and its barn blew down in a tornado that same year. By 1880, over 130 acres on the west side, including the old farmhouse at the end of Merrill Road, were owned by **Charles H. Merrill**--hence the name for the road. His sons still owned 30 acres in 1930, which were eventually purchased by the Kristoffs.

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Community	Property
Sterling	Happy Hollow Farm
Area(s)	Form Nos.
Q	168, 420-429, 942-944

HISTORICAL NARRATIVE, cont.

In all, through a series of purchases from the 1930s on, the Kristoff brothers assembled a vast farm out of the former Houghton farm and at least four other old agricultural properties, which they named Happy Hollow Farm. For many years they had a dairy farm on a parcel they called "Grandma's field" (apparently part of their mother's original holdings), where they milked about 60 cows through the 1960s. Beginning in the late 1940s, however, they gradually developed most of the land into the largest hog farm in New England, with over 5,000 animals by 1960. Much of the feed for the pigs came from garbage collections and restaurant refuse, as well as from companies such as Table Talk Pie in Worcester, which would send tractor-trailer loads of material to be processed in the Kristoff's "cookers." For slaughtering, the hogs were trucked to a slaughterhouse in Clinton.

While most of the hog operations took place west of the road on what came to be known locally as Hog Hill, George Kristoff lived on the east side of Route 140 in the Houghton House, which he extensively remodeled. Joseph lived nearby in a newer house, and several other Kristoff family members established homes along Redemption Rock Trail and other roads in the vicinity. The Kristoffs also maintained several small houses for employes of the farm. Among the properties that were once part of the vast hog farm and were occupied by other families or Kristoff employees is the early-twentieth-century cottage nearby at 105 Redemption Rock Trail that was occupied by the farm manager, and the adjoining Leg District School on John Dee Road.

In the 1970s, members of the third Kristoff generation, sons of both George and Joseph, began a trash collection company called the Sons of Kristoff, with operations centered on the property at 51 Redemption Rock Trail. The company still operates there today.

The hog farm, however, had closed down by the mid-1980s. George Kristoff died in 1985, and Joseph, disabled from a farming accident, was confined to a nursing home for many years. After a proposal to build a golf course on the farm fell through, in the early 1990s the property was seriously considered by a succession of developers for a race track. In 1998, however, over 581 acres of the land the Kristoffs had owned west of Redemption Rock Trail in Sterling, and extending into Holden, and West Boylston, were purchased by the Metropolitan District Commission as part of its effort to acquire and conserve land in the Wachusett Reservoir watershed. Of primary concern were the two streams which flow through the property, Scanlon Brook, which flows into the Stillwater River, and Houghton Brook (or "Hog Creek"), a tributary of the Quinapoxet River. A major clean-up of the area in the vicinity of Merrill Road and the garbage-cooking site has recently been undertaken, and longterm plans include the demolition of most of the deteriorating hog sheds, storehouses, and barns. Two parcels were not purchased by the MDC--a twelve-acre residential lot on the west side of Merrill Road which includes the ca. 1920 house at 10 Merrill Road, and a 14-acre trash-disposal site in the center of the farm. As a large piece of conservation land, the former Happy Hollow Farm property now forms a key piece in a continuous publicly-owned landscape corridor with a large acreage owned by the White Oak Conservation Society in West Boylston, and with Trout Brook Reservation in Holden.

BIBLIOGRAPHY and/or REFERENCES [] see continuation sheet

Maps and Atlases: West portion: 1939 WPA map: dairy farm. 51 Redemption Rock Tr.: 1830: A. Houghton; 1855: S. Houghton; 1870: S. Houghton; 1898: RC Houghton (new house).

Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records, various years from 1821 to 1973.

Metropolitan District Commission files. (MDC)

Interview with James French, MDC, 6/8/01.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Happy Hollow Farm

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
Q

Form Nos.
168, 420-429, 942-944

AREA DATA SHEET

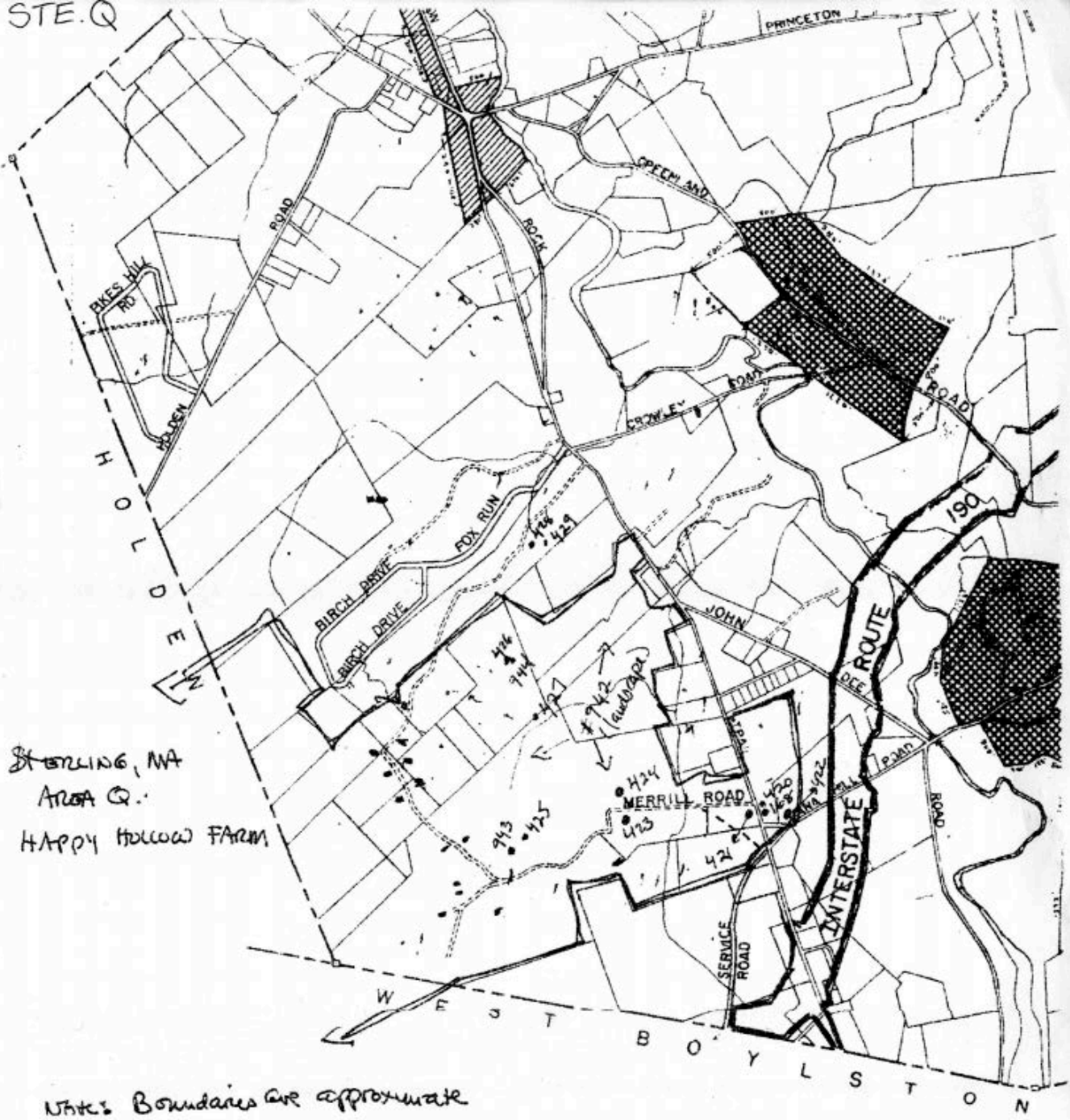
Resources listed for the hog farm are a sampling of the 35 buildings and structures which still remain on the farm in various states of preservation. For the locations of unnumbered hog sheds, field shelters, hay storage buildings, etc., refer to the Sketch Map.

Assessor's Map &		Street Address	Historic Name	Date	Style/type
MHC#	Parcel #				
168	144-19	51 Redemption Rock Tr.	Houghton House	mid-1890s	Queen Anne/Col. Revival
422	144-19		farmstand	1930s-'40s	utilitarian
420	144-19		equipment shed	mid-20th C.	utilitarian
423	143-1	10 Merrill Road	Merrill House	ca. 1920	Craftsman bungalow
424	159-14		Merrill barn	ca. 1920	utilitarian

Happy Hollow Farm:
Redemption Rock Trail, west side

421	159-14		equipment shed	mid-20th C.	utilitarian
943	" "		cookers	mid-20th C.	utilitarian
425	" "		maintenance/equipment building	mid-20th C.	utilitarian
426	" "		sawmill shed	mid-20th C.	utilitarian
944	" "		sawmill (machinery)	late 1890s	machinery
427	" "		storage shed	mid-20th C.	utilitarian
428	" "		maternity barn	mid-20th C.	utilitarian
429	" "		maternity barn	mid-20th C.	utilitarian
942	" "		agricultural landscape	19th-20th C.	landscape

STE. Q



STERLING, MA
AREA C.
HAPPY HOLLOW FARM

Notes: Boundaries are approximate



2001.



View west to Hog Hill. 2001.



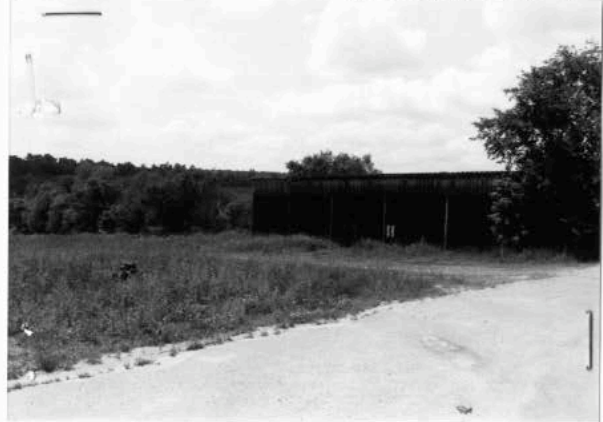
Merrill Road, view west. 2001.



View east to 51 Redemption Rock Tr. from
Hog Hill. 2001.



View SW from extension of Merrill Rd.
2001.



Equipment storage shed (STE. 421). 2001.



Farmstand (STE. 422). 2001.



10 Merrill Road (STE. 423). 2001.



Merrill Barn (STE. 424). 2001.



Storage shed (STE. 427). 2001.



Maternity Barn (STE. 429). 2001.



Maternity Barns (STE. 428, 429). 2001.



Maternity barn (STE. 428). 2001.



Maternity barn (STE. 428). 2001.



Cookers (STE. 943). 2001.



Sawmill (STE. 944). 2001.



Sawmill (STE. 426). 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

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

118	STERLING	R	80, 430-432, 945
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roll negative numbers
 XVII 16, 17
 XXVIII 14-17, 21, 22
 XXIII 18

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

Leg District _____

Name of Area "Sagatabscot;" Old Holman Place
19, 21 Johnson Road

Present Use _____

residential, agricultural

Construction Dates or Period mid-18th- to
mid-20th century

Overall Condition _____

good

Major Intrusions and Alterations Mid/late-20th

C: house, garage, horse barn, gatchouse (stall); main
house altered (see pp. 2-3); 2001: addn. to barn
Acreage 10.6 acres (farmstead); 55 +/-
adjoining

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) J u n e 2 0 0 1

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

This farmstead on the old line of the major north-south road through the west edge of Sterling consists of a cluster of buildings ranging in date from the eighteenth through the late twentieth century. Both the eighteenth-century farmhouse and the nineteenth-century barn are located one behind the other on the higher ground on the west side of the road. On the west, north, and east, they are surrounded by a compact hillside agricultural landscape (#945) consisting of apple orchards north of the house and on sloping land across the road, a hay meadow north of the south orchard, and a horse pasture up the hill, west of the barn. A curved drive sweeps south past the front of the house and on to a mid-1960s former horse stall close to the road. Across another drive ascending the hill just south of the house is a late-1990s two-car garage. Several yards to its west is a split-level house (#431) built in 1949-50. Facing the drive north of the newer house, its long west side built against the slope of the hill, is the handsome mid-nineteenth-century New England barn. The barn has a small mid-twentieth-century chicken-coop attachment on the lower part of the east side, and is currently being enlarged by the addition of a wood-frame storage shed extending north from the northeast rear corner. A small late-1960s vertical board and board-and-batten horse barn (#431) now used as an apple storage shed and dog-kennel, stands a few yards east of the rear of the barn.

Holman House, ca. 1746./ca. 1802 (#80)

The 2 1/2-story, side-gabled farmhouse is an enlargement of what is believed to be a mid-eighteenth-century "salthouse" half-house, 24 feet square. A leanto across the rear of the half-house extends south into a two-story one-bay jut-by or "Beverly jog." Viewed from the front, the original portion consists of the three southernmost bays. Probably about 1802, when Rufus Holman took possession of the property, the building was elongated to the north by two bays, the main roof was raised and extended west over the leanto to provide a second story at the rear, and the jog was raised under a new side-gabled roof. The 1 1/2-story ell extending to the rear of the jog formerly included a woodshed and other utility areas. A shed-roofed late-twentieth-century sun room spans most of the rear of the house.

The main building is clapboarded on the facade and shingled on the other walls. The north side of the rear ell is clad in modern-era homosote, the south in vertical board. The roof is asphalt shingle; the foundation is granite block. A broad painted brick interior end chimney rises from the front slope of the south part of the roof; another chimney is located in the northwest rear of the newer section.

The windows are replacement 6-over-9-sash, with molded crowns, and set into modern plank-type frames. The main entry at the south end of the facade has a modern 6-panel door in a reproduction pilastered surround, with a molded cornice. The north end of the building is two bays deep, with a 6/9 window at each story, and a 6/6 window in the gable peak. The south end of the house displays one bay of the main house and the south wall of the renovated jog and rear ell; the first story of the house wall is faced with a late-twentieth-century greenhouse. Above it toward the front of the second story is one 6/9 window, replacing a former window which was centered below the present 6/6 gable window at attic level. The south end of the jog, which was formerly windowless, has a 6/9 at the second story, and a three-part, multi-light picture window at the first. To its rear is a shed-roofed, late-twentieth-century glassed entry.

The southwest rear ell has been partly rebuilt, but parts of its post-and-beam structure, including hewn beams and whitewashed log joists, are visible in an inset woodshed area toward the rear.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

"Sagatabscot,"
Old Holman Place
19, 21 Johnson RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
RForm Nos.
80, 430-432, 945**ARCHITECTURAL DESCRIPTION, cont.****Bruce-Peters Barn** mid-19th C. (#432)

The barn measures 36 by 42 feet, and is sided in a combination of vertical board, board-and-batten, and wood-shingle siding. The roof is asphalt shingle on the east slope, and steel corrugated roofing on the west. A fieldstone basement extends under most of the structure. The main wagon entry, which is centered in the south gable end, has a pair of modern diagonal-board exterior-mounted sliding doors. One window opening is located in the wall to its east, and a low vertical-board, mid-twentieth-century door to its west. The long west side of the barn has a line of four 6-pane windows; the east side, which is abutted at the center by the gambrel-roofed, board-and-batten chicken coop, has six 6-pane windows. The west part of the north rear wall has two recent batten doors, one small 4-pane window at the end of the east aisle, and a small opening high in the gable peak.

Barn structure and interior.

This is a five-bent New England barn, with a symmetrical three-aisle floor plan consisting today of the center drive aisle, three modern stalls and a utility area in the west aisle, and a living area of three rooms in the former cow tie-up area in the east aisle. The latter section, which includes a stone fireplace and chimney, was converted to living quarters in 1912, and updated about 1968.

The pegged, post-and-beam structure is based on an H-frame system. Most of the main timbers are hewn; the braces and other smaller timbers are sawn. Posts and plates are approximately 8" square, girts are 7", and rafters average 6" square. Each bent is four-posted, with the posts on either side of the drive aisle rising to a heavy purlin that runs the length of the roof slope along the inner faces of the rafters. There are no tie beams spanning the full width of the building; instead, two sets of beams span between the outer and inner posts--one at the level of the caves, the other at a height of about 7 feet supporting a low loft floor over the side aisles which rests on a combination of log and square-hewn joists. At a height of about fifteen feet, cross ties between the inner posts support a higher loft over the drive aisle, its floor also resting primarily on log joists. The common rafters of the major-purlin, minor-rafter roof system are birdmouthed over the plates and tenoned into a four- or five-sided ridge beam. The roof boards run horizontally. Diagonal braces rising from the wall posts to the upper beams over the aisles, and from the beams to the inner posts, stabilize each bent. Consistent with most barns in Sterling, there appear to have been no original cross ties; an additional horizontal tie over the drive aisle is bolted into the tops of the inner posts, suggesting that it is an added feature.

While most of the lower siding boards are circular-sawn replacements, some older sections of siding remain in portions of the upper walls. The gaps between some of the boards are spanned by rough interior battens.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

"Sagatabscot,"
Old Holman Place
19, 21 Johnson RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
RForm Nos.
80, 430-432, 945HISTORICAL NARRATIVE *see continuation sheet*

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

This property, located on the original section of the north/south road from Westminster to West Boylston that was later bypassed in the nineteenth century by the present line of Redemption Rock Trail (Route 140), was significant to the development of Sterling in several eras. It is likely that the first section of the house dates as far back as about 1746, when the property was owned by Solomon Holman (b. 1723). He married Sarah Waite, and their son, Stephen Holman (1748-1833) was the next owner of the farm. In 1802, Stephen Holman conveyed the farm to his son, Rufus Holman (1776-1853), who had married Tryphena Rice of Holden in 1798. Rufus Holman was one of Sterling's many farmer-chairmakers in the early nineteenth century. The 1820 federal manufacturing census lists his production that year as 3000 chairs. A small shop, possibly the Holman chair shop, appears on tax lists for the property into the early part of the twentieth century. (This may have been the one-story shop building which was torn down in 1949. According to local residents, chairs, ladders, and straw hats were all made in the shop at one time.)

Over the course of the nineteenth century, the property descended through two more generations of daughters, rather than sons. The next owners of the farm were Rufus and Tryphena's daughter, Adeline, and her husband Mark Bruce. They were charter members of the Sterling Congregational Church at its founding in 1852. The farm they carried on here in the middle of the nineteenth century had a total of about 98 acres, where they raised less than a dozen cows, and had a few sheep. By 1870 they had enlarged the property to about 160 acres, and had established a sizable apple orchard.

By 1880 the farm measured a little over 100 acres. Much of it was apparently covered with woods, from which lumber was harvested and sold. As Mark Bruce grew older, the farm was operated by his son-in-law, Stephen R. Peters, husband of the youngest of the Bruces' four daughters, Charlotte. He was a Civil War veteran, and subsequently became the owner of the property, which then included most of the farmland and wetlands stretching east/northeast to a large bend in the Stillwater River. Under the Peters the property was a small dairy farm, with about fourteen cows. According to the memory of some local citizens, however, they eventually concentrated on raising chickens. Stephen and Charlotte had three sons, all of whom died of consumption (tuberculosis), the youngest, Dr. Solon Peters, shortly after getting his medical degree. Stephen Peters also died of tuberculosis in about 1909.

The farm passed briefly through the hands of Harry Buck (1907) and Arthur Wilder (1910), before being purchased in 1912 by Arthur W. French, a professor of civil engineering at Worcester Polytech. He and his son, Willard K. French, who later came into the ownership of the property, set out more apple orchards in the early twentieth century, and orcharding remains a significant activity on the property today. Both Arthur and Willard French, Principal of Worcester's North High School, lived in Worcester, and used the property, which was reduced for a time to about seven acres, for a summer residence.

Arthur W. French II, Willard French's son, purchased part of the property from his father in the 1950s, and later owned the entire remaining farm. Together, from the late 1940s through mid-1950s, they updated and restored the deteriorated farmhouse, and added a second house and small horse barn. Willard French moved permanently to the new house at 19 Johnson Road in the 1960s.

INVENTORY FORM CONTINUATION SHEET

Community

Property
"Sagatabscot,"
Old Holman Place
19, 21 Johnson Road

Sterling

Area(s)
R

Form Nos.
80, 430-432, 945

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1830: R. Holman; 1855: M. Bruce; 1870: M. Bruce; 1898: SR Peters. Metropolitan Water Works maps (swamp plans), 1908.

French, Arthur. conjectural sketches of house evolution and shop building.

Interview with owner, 6/01; research by owners.

Osgood, Samuel. "Sterling," in Hurd, D. H. ed. History of Worcester County, Mass. Vol II. Philadelphia: J.W. Lewis & Co., 1889.

Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records, various years from 1821 to 1973.

U.S. Census: manufacturing schedule for 1820; agricultural schedules for 1850, 1870, 1880.

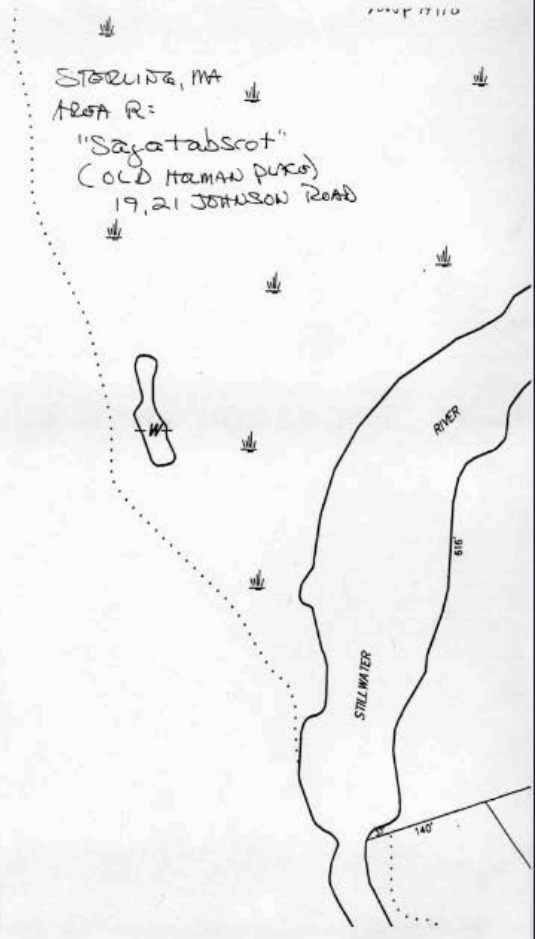
Vital Records of Sterling.

AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
80	118-12	21 Johnson Road	Holman House	ca. 1746/ca. 1802	Colonial/ Federal
430	" "	" " "	French horse barn/kennel	late-20th C.	utilitarian
431	118-13	19 Johnson Road	French house	1949-50	split-level
432	" "	" " "	Bruce-Peters barn	mid-19th C.	utilitarian
945	118-4, 118-5, 118-12 118-13	Johnson Road	agricultural landscape	19th-20th C.	orchards, meadow, pastures



STORING, MA
 AREA R:
 "Sagatabscot"
 (OLD HARMAN PLACE)
 19.21 JOHNSON ROAD





Barn (STE.432). 2001. - 19 Johnson Rd - Barn (STE.432). 2001.



Barn (STE.432). 2001. - 19 Johnson Rd - Barn interior. 2001.



19 Johnson Rd - barn interior. 2001.



19 Johnson Rd - barn interior. 2001.



19, 21 Johnson Rd - view west. 2001.



19, 21 Johnson Rd - view SE. 2001.



21 Johnson Rd. 2001.



21 Johnson Rd. 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets

101-7,-12,

USGS Quad

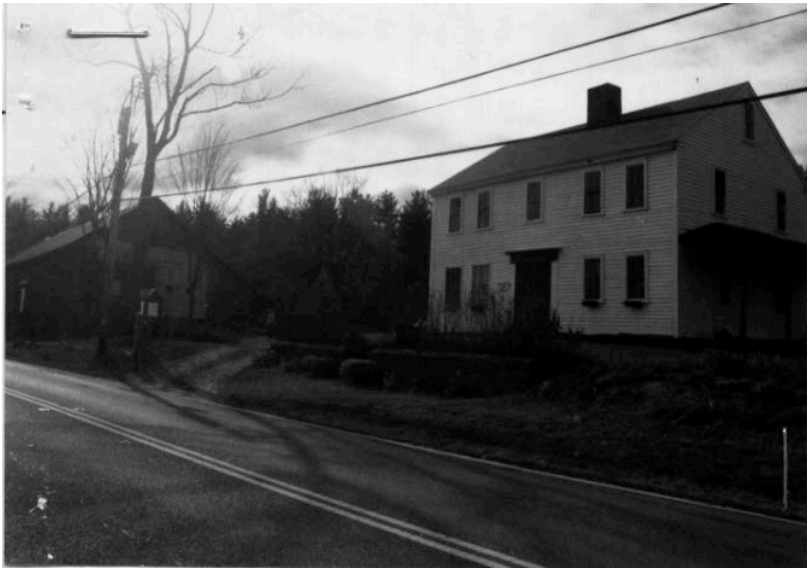
STERLING

Area Letter

S

Form Numbers in Area

174, 433-436, 947



I 2-8, 10

A 4-8, 11

XXXIII 27

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) _____

Moore's Corner

Name of Area Stillwater Farm; Redding-Chandler Farm; 228 Redemption Rock Trail (Rte. 140)

Present Use _____

public interpretive site

Construction Dates or Period ca. 1790-1940

Overall Condition _____

good

Major Intrusions and Alterations Late 20th C.:

demolition of 1880s house ell; two silos, small out-buildings

Acreage 133 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) January, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

The surviving portion of the late eighteenth- through mid twentieth-century Redding-Chandler Farm, today called "Stillwater Farm," still displays the remnants of a working farmstead that developed over many decades into a complex of buildings surrounding a broad barnyard with cattle- and wagon drive adjacent to the road. Local residents report that, after some later outbuildings and the large two-story ell of the house were built, this was one of the more sheltered agricultural work areas in town, with the buildings arranged to form a "three sided protective yard with an in and out drive way." (Thompson, MHC Inventory Form, 1973).

While the house ell and several small outbuildings and structures are gone, the property still includes five buildings. The 1790s Zebedee Redding House (#174) stands close to the road facing east. Just to the south across the barnyard the hundred-foot-long ca. 1890 New England cow barn of ca. 1890 is aligned along the edge of the road, with its main wagon door facing north toward the house, and the entire east side of the basement open to the road and the fields beyond. A line of irregularly-cut square granite posts, installed within the last year, is located between the barn and the roadside. Adjacent to the south end of the barn is the large fieldstone base of an early-twentieth-century silo. Abutting a narrow extension at the northwest corner of the barn is a dilapidated ca. 1900 vertical-board icehouse; to its south is a small gable-roofed outbuilding that is said to have been used as a milk shed or later as a toolshed. Several yards northwest of the house is the only surviving henhouse of what were once five poultry houses.

Although much of the acreage remaining with the farm has grown up to woods, parts of its historic agricultural landscape (#947) are still identifiable. A small meadow stretches west behind the farmstead, and a broad hayfield on the east side of the road survives from the long strips of hay meadows that lined portions of the Stillwater River in the eighteenth and nineteenth centuries. A low stone wall extends south of the barn along the road. At the roadside directly in front of the house is a mortared fieldstone retaining wall with a short flight of granite steps in the center. The wall is capped with a collection of small round stones in a manner fashionable in the 1910s-'20s. Just behind the wall is a lilac hedge--another possible remnant of early twentieth-century landscaping.

Zebedee Redding House, 1790s (#174)

The farmhouse, which according to local sources may have begun as a 1 1/2-story Cape Cod cottage and was later raised, is a center-chimney side-gabled building of 2 1/2 stories, two rooms deep. The facade is five bays wide. The north end is two bays deep, the south end has three bays at the first story and two at the second. The front bay on the south end at the first story is occupied by a polygonal bay window characteristic of the third quarter of the nineteenth century. A deteriorated hip-roofed porch of ca. 1900 vintage, supported on turned posts and retaining curved brackets and portions of a dowel balustrade and frieze screen, spans the north end of the building. The house is clapboarded, and has an asphalt-shingle roof. The foundation is a combination of fieldstone and granite block. To the rear of the southwest corner of the building, a steeply-sloped grassed runway leads down to the rear basement wall between two fieldstone retaining walls probably composed of foundation stones from the large 1880s ell located there until the 1990s.

Except for one surviving 6/9 window on the rear wall, the windows are all 2-over-2-sash, set into slightly projecting plank frames that probably remain from the original windows. A few louvered wooden blinds (shutters) remain in place; more are stored in the icehouse. The main center entry is fitted with a large ca. 1880 double-leafed glass-and-panel door with a single boarded-over glass light in each leaf. Wide trim boards frame the sides of the doorway. Above the entry is a federal entablature consisting of a molded cornice, frieze, architrave, and a pair of wide, flat pilaster capitals, each embellished with a carved oval sunburst/rosette. A second entry in the the south gable end has a recessed-panel, four-panel door.

Recommended for listing in the National Register of Historic Places. *If checked, a completed-National Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Stillwater Farm
 228 Redemption Rock Tr.

Area(s)
 S

Form No.
 174; 433-436, 947

ARCHITECTURAL DESCRIPTION, cont.

Other details include a wide water table, a slightly-projecting molded cornice with a bed molding below it, and shallow returns on the gable ends. The roof does not project beyond the gable ends--an indication that any raising of the house probably took place before 1830. The two front cornerboards are of different widths--very wide at the south end, and the more typical dimension of approximately five inches at the north.

Interior. Although the first-story interior of the 34 x 26' house displays many twentieth-century modifications, it retains several features characteristic of the 1790s, such as simply-cased corner posts, and in the rear two rooms, flat horizontal-board wainscoting. The center-chimney plan includes a lobby entrance and two front rooms, one on either side of the chimney, and a large rear room. The northeast room may have been the original kitchen. A small brick fireplace there has a simple mantel shelf, wide frieze, and unadorned pilasters, and a lintel consisting of a large slab of granite. Its hearth, composed of large square bricks, extends several feet west of the firebox, suggesting that a wood-paneled section of wall there may conceal the opening of a bake oven. The three-run stair in the center lobby entrance has a Greek Revival-era round-dowel balustrade and turned, columnar newel posts with squat ball finials. The firebox of the center fireplace in the rear room has been filled in with stone.

According to a 1993 Historic Structure Report by David P. Handlin & Associates, the roof structure of the house is a 5 x 5" common-rafter system, without purlins, and with a five-sided ridge beam. Summer beams in the attic floor structure are placed parallel to the roof ridge--a common practice in eighteenth-century Worcester County houses.

C. H. Chandler Barn, ca. 1890 (#433). One of the largest barns in Sterling stands several yards south of the house, its long east wall aligned close to the road. This 103 by 42-foot New England cow barn is one of the few double-ended cow barns in Sterling, and is also unusual for its side-aisle plan with full length integral leanto. A deeper shed-roofed ell, part of it shown on a map of 1908, but apparently expanded in the 1930s to enclose a cistern, abuts the northwest corner of the building. West of center in the north gable end, a former diagonal-board sliding door (still on the property) has recently been replaced by a tongue-and-groove vertical-board door with two six-pane windows, hung on an overhead sliding mechanism. Beside it in the front wall of the west leanto is a walk-in vertical-board batten door. East of the main wagon door is a boarded-over window; a 2-over-2-sash window occupies the gable peak. At the south gable end a large sliding door of tongue-and-groove boards with two six-pane windows rolls on an interior sliding track--a system which was apparently formerly in place on the north end. In the gable wall above the south door is a double-leaf hay door under a long hay hook with pulley system. A door to the barn cellar is cut into the brick foundation near the southeast corner of this elevation, and a six-pane window is located in the south wall of the west leanto. The east elevation along Redemption Rock Trail displays the full height of the brick and stone cellar/foundation wall, fitted with three pairs of large hinged, battened, vertical-board doors at what may once have been a series of open bays. The entire east wall above the foundation is clad in vertical-board siding. The one-story west side of the barn consists largely of the long wall of the leanto, fitted with six square stanchion windows and a centered doorway now covered with plywood. Much of its vertical board siding is either missing or covered with remnants of asphalt or metal siding. Cellar window openings, most boarded over, are spaced at regular intervals along this west elevation.

INVENTORY FORM CONTINUATION SHEET

Community Property

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 Boston, Massachusetts 02125

Sterling Stillwater Farm
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ARCHITECTURAL DESCRIPTION, cont.

The north and south gable ends of the barn are clapboarded. The roof is standing-seam metal. Architectural trim includes a wide boxed overhang at the eaves, with returns on the gable ends, and flat, unadorned window and door surrounds. The foundation is a combination of brick and stone, including large granite blocks and some dry-laid rubble on the rear, west side. The ca. 1930s northwest addition rests on a low fieldstone foundation. As one of Sterling's many "bank" barns, the Chandler barn has a full basement, and is positioned with the west foundation wall built against the slope of the hill. An earthen ramp leads to the main wagon entry in the north end, and what appears to be the remains of another ramp at the south end has been reconfigured into steps leading up to the south wagon entrance. Just west of the former south ramp area is the circular fieldstone base of a silo, also possibly built of stones from the former ramp.

Barn structure and interior

The overall floor plan of the building is a wide three-bay arrangement, with the drive aisle filling the west half of the main barn under the main gabled roof, and a haymow bay occupying the east half. A line of posts separating the drive- and haymow bays runs the length of the center of the building; another set of posts supports the west plate between the main barn roof and the leanto. The one-story west tie-up bay, or cow shed, appears to be integral to the original construction of the building, with no extant evidence that would indicate that there was an exterior wall along the drive aisle. Most of the main part of the barn is open to the roof. Two enclosed spaces, however, occupy the north part of the east aisle--a large box stall with manger and feed trough on its south wall, and to its south, a square room lined with planed horizontal boards that may have been an interior granary.

The heavy ten-bent, post-and-beam frame of the main barn is largely up-and-down sawn, pegged at the major intersections, and nailed at the more minor joints. Diagonal braces, many of which have been replaced or reinforced, rise from the posts to the main tie beams at the level of the eaves. No braces or purlins support the rafters; instead, collar ties span between the rafter pairs high up on the roof structure. The rafters are approximately 2 1/2 by 6-inch stock, spaced 24 inches apart, meeting at a narrow ridge board. A small, high loft is located against the south gable end. Evidence of some roof rebuilding or reuse of material is evident in the repositioning of some upper timbers which display empty mortises for joists. The vertical-board siding of the east wall is secured to three rows of horizontal nailers which measure approximately 3 by 4 inches. All nails observed were round wire nails.

The tie-up bay or cow shed in the west leanto has a row of over twenty wood stanchions, repaired in some places with metal. The design of this leanto enclosure is typical of New England dairy barns of the late nineteenth century, with a long manure trough of hinged boards running the length of the space behind the tie-up, and a row of barn windows above the narrow section of floor behind it. A description from an 1857 issue of one of the most influential agricultural journals of the early dairy-farm era, the *New England Farmer*, could easily describe this cow shed at the height of its operation:

The lean-to is on one side of the driveway, to which there is but one entrance . . . The cows are fastened by stanchions. . . the floor under the cows was the right length to keep clean, and the ample trench received all the droppings. The walk behind the trench was tidy enough for a lady's promenade. ("A Modern Barn," *New England Farmer*, December 1857, 233).

Such an arrangement, where the trap door behind the cows could be opened to shovel manure into the basement, was predominant in banked and cellared dairy barns for over half a century. Early twentieth-century owners added some technological improvements to the Chandler barn, however. In the feed area

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ARCHITECTURAL DESCRIPTION, cont.

in front of the stanchions are the pipes of a water system that filled and drained individual metal water troughs, many of which are still in place, with a long concrete drain trough beneath them. The water was pumped from a concrete cistern still located in the ca. 1930s shed-roofed addition that abuts the northwest corner of the cow stable. The north part of the addition is enclosed as a single room for use by the farm employees.

The barn cellar retains evidence that it performed multiple functions--some simultaneously, and some probably in sequence over time. In the approximate center of the east part is a square fieldstone enclosure--possibly used as a root cellar, but reported by local residents to be an interior silo (#946) that predated the exterior silo south of the barn. The main part of the basement would also have functioned as a manure storage area, especially in the winter. The line of openings in the above-ground level of the west foundation wall of the leanto may have had the dual function of ventilating the basement and receiving shoveled manure from a cow yard to the rear. In later years, at least, the main basement was probably an equipment storage area. The barn floor above the basement is supported by a collection of posts--some granite, some brick, and some log. The upper structure is a combination of log joists and vertical-sawn beams and floor boards. The floor of the main basement space is largely dirt, with the exception of a rough-surfaced concrete ramp that descends from the road just south of the stone enclosure. The south end of the cellar is divided from the rest by a mortared fieldstone and board wall to form an additional early-twentieth-century tie-up bay, with a row of several metal stanchions and a concrete floor.

Icehouse, ca. 1900 (#434) A dilapidated icehouse, approximately 20 by 30 feet, is presently leaning in a northerly direction. It rests on a fieldstone foundation with many stones loose and out of place. The nailed stud frame is composed of narrow-dimensioned stock lumber; the roof has common rafters, with collar ties about five feet below the ridge. Corner posts and door posts are 6-inches square. The east gable end has an upper opening in the gable peak, where a horizontal-board door with strap hinges presently leans against it. The walls are sheathed on both the outside and most of the interior with 6 to 12"-wide horizontal boards. The upper gables are unstudded, and sheathed on the exterior with vertical boards supported by horizontal nailers. The roof is standing-scam metal.

Milk shed/tool house, ca. 1940s (#436) The tiny gable-roofed one-story building south of the icehouse, believed to have been a milk shed, is also in deteriorated condition. It measures approximately five by eight feet, and rests on a concrete slab atop a cinder-block foundation. The east end wall has been removed. Shingles cover the wide-board sheathing. The wide door frame on the west end is trimmed with a simple flat board, as are the corner posts and cornice. The roof is asphalt.

Henhouse, early 20th C. (#435) The three-bay henhouse is in a state of severe disrepair, with a caved-in shed roof and nearly no wall remaining on the north side. Remaining sheathing is vertical board. The floor is concrete. Chicken wire covers window openings and forms an interior cage in the easternmost bay. There are door openings at each end of the building. The first two bays (from east to west) were built first, and the third bay added, as is evidenced by the exterior wall on the interior of the third bay.

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HISTORICAL NARRATIVE *see continuation sheet*

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

At the end of the eighteenth century, Zebedee Redding (1769/70-1856) established a farm at this location, which was farmed continuously for over a hundred and fifty years. The house he built in the 1790s is said to have begun as a 1 1/2-story building. Although Sterling was incorporated in 1781, the area of southwest Sterling where the farm was located had originally been part of Shrewsbury, called the "Shrewsbury Leg," and had been settled for some time. Redemption Rock Trail follows the general line of the old road that by 1830 was referred to as the Marlborough Road from Westminster. According to a sign in front of the house, there was originally an Indian habitation on the farm, on the west side of the Stillwater River, where some of the lingering native population were living as late as 1720.

In 1830 and 1840, the Redding farm covered 160 acres. Two dwellings were listed on the property by 1854, along with one barn. While the era of progressive, specialized farming in Worcester County was just beginning at that time, the agriculture that Zebedee Redding practiced into the 1850s was apparently still a form of general farming, involving a handful of livestock that included two or three cows, and a variety of field crops that were grown with the aid of a pair of oxen. A small orchard produced fruit for the family, but apparently no marketable products. While in the 1850s the Redding farm was not a true dairy farm, it did take advantage of the increased profitability of cheese and butter in the middle of the nineteenth century--a time when the farmers of Worcester County produced more of both commodities than any other county in Massachusetts. In 1850 the Redding family were among the minority in Sterling who made and marketed cheese. They produced 200 pounds of cheese that year, indicating that they may have been associated with the cheese factory that was established at the town center in 1845.

After Zebedee Redding's death in 1856, the farm was purchased by Samuel Howe and his wife, Sophia (Hildreth), who came to Sterling from West Boylston, and had been married in 1849.

Although the 1973 survey form says that Ephraim Chandler of Princeton was the next owner, he died the same year as Zebedee Redding, and maps, tax lists, and census records show that by 1870 the fifty-acre homestead portion of the farm at 228 Redemption Rock Trail was owned by his eldest son, Charles Chandler (b. 1811). Some confusion may have been caused by the fact that Charles's youngest brother, Ephraim Hartwell Chandler, who began by farming their father's land, had moved to Sterling by 1874 [see Form #204: 93 Redstone Hill Road]. Another brother, Leonard Chandler, remained just across the Stillwater River in Princeton.

In the 1870s Charles Chandler was running one of the smaller dairy farms in town, with from nine to sixteen cows, and although they apparently sold no milk for profit, his family was one of Sterling's larger butter producers, and also made a small profit from market produce. Over the years, Charles Chandler increased his real estate holdings to include a desirable parcel of meadow along the Stillwater River, and three acres extending north of the house to the intersection of Princeton Road, where a dwelling belonging to the Smith family had formerly stood. By 1880 the buildings on the farm included the two houses, two barns, and an artisan's shop.

Charles Chandler had a succession of four wives. In a repeat of a tragedy all too common in the mid-nineteenth century, at least two of them died in their twenties. The first and third, Sarah Eliza Nichols and Hannah Nichols Grover, were sisters. By 1880 Mr. Chandler had acquired two more meadow lots.

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HISTORICAL NARRATIVE, cont.

By that year his youngest son, **Charles Herbert Chandler** (b. 1854), who had been married the year before to **Mary** (or **May**) **Newton**, is also listed as owning some farmland--a three-acre meadow lot, probably along the river.

It was **Charles H. Chandler** who eventually expanded the old farm and developed it into one of the town's more prosperous dairy farms in the last quarter of the nineteenth century, a process which he began while his father was still alive. By 1887, at a time when many older farms were being consolidated under one owner, he had acquired a hundred-acre farm nearby, (the old **Silas Buss** farm on **Princeton Road**), 48 acres of sprout land, and ten more acres of meadow. In that year his father no longer owned any livestock, but **Charles H.** had a herd of twenty cows and five calves. It was also around this time that he built a large two-story addition to the farmhouse, where he boarded an increased number of farmhands. A map of 1908 shows a large barn--possibly the second barn previously mentioned in tax records--attached to the southwest corner of the bunkhouse addition.

The elder **Charles Chandler** died about 1890, and **Charles H.** and **Ella M. Chandler** (apparently his stepmother) jointly inherited the fifty-acre home farm with the Redding house, the old barn and the shop. (The second house had apparently been removed). There were also five hen houses on the property by that time. In 1888 **Charles H.** tore down the old **Silas Buss** house, but retained its barn. In about 1890 he built the large **New England** barn at the edge of **Redemption Rock Trail** to shelter a herd that had grown to over forty head. By that time the combined farms covered over 250 acres of prime agricultural land in southwest **Sterling**; by 1900 his holdings had increased to 300 acres--one of the largest agricultural properties in the west part of town. At the turn of the twentieth century **Charles** and **Mary** were raising a flock of over 230 chickens, and had built an ice house and a freestanding granary. **Mary Chandler** ran a Sunday School for many years in the early twentieth century. The school was held in the **Chandler** house during the winter, and in the nearby **River District Schoolhouse** in the summer.

Ella Chandler died in about 1915. **Charles H. Chandler** retired from farming at about the same time, and sold much of his **Sterling** property to brothers **Jacob**, **Jeremiah**, and **Mariza Aroian**. While the **Aroian** brothers owned over 400 acres of land in 1919, by 1925 they had subdivided and sold off most of it. In 1919 they had a herd of over 60 cows and a bull, and had built a silo, a windmill, and an additional horse barn on the old **Redding/Chandler Farm**.

By 1925 the horse barn had burned down, however. Within a few years the **Aroians** sold off the old **Redding** homestead, as well, to farmer **Joseph Wronski**. In 1930 **Mr. Wronski** had a dairy herd of 26 head, with a bull. His property, composed of several of the parcels that **Charles H. Chandler** had assembled, included the old 50-acre homestead farm and another farm of 76 acres (possibly the **Silas Buss** farm) that **Mr. Chandler** had called the **Hill Farm**.

Joseph Wronski farmed the land for over thirty years. After his death, the property was owned for several years by his heirs, several of whom lived in the vicinity, but by the early 1970s, while the fields were still in use, the house was unoccupied. In June of 1990, the house, outbuildings, and thirty-four adjoining acres of the old farm were purchased by the Commonwealth of Massachusetts as part of its **Wachusett Reservoir** watershed protection program under the **Metropolitan District Commission**. Two years later the nonprofit **Friends of the Wachusett Watershed** was formed, and launched an effort to preserve the farmhouse and some of the outbuildings as an interpretive site for the watershed.

Over the course of the mid-1990s, several deteriorated features of the farmstead were demolished, including two silos beside the barn, and the large two-story ell at the southwest corner of the house.

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Sterling

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BIBLIOGRAPHY/REFERENCES.

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 Thompson, Clara B. MHC Historic Resources Inventory Form, 1973.
 U.S. Census: agricultural schedules for 1850, 1870.
 Vital Records of Sterling, New Braintree, and Princeton.

AREA DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
174	101-12	228 Redemption Rock Tr.	Zebedee Redding House	1790s	Federal
433	" "		C.H. Chandler Barn	ca. 1890	utilitarian
946	" "		interior silo	ca. 1890	utilitarian
434	" "		icchouse	ca. 1900	utilitarian
436	" "		milk shed/toolhouse	ca. 1940s	utilitarian
435	" "		henhouse	early 20th C.	utilitarian
947	101-7, -12		agricultural landscape	19th-20th C.	meadows, hay fields

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Community	Property Address
Sterling	Stillwater Farm 228 Redemption Rock Tr.
Area(s)	Form No(s).
S	174; 433-435, 947

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

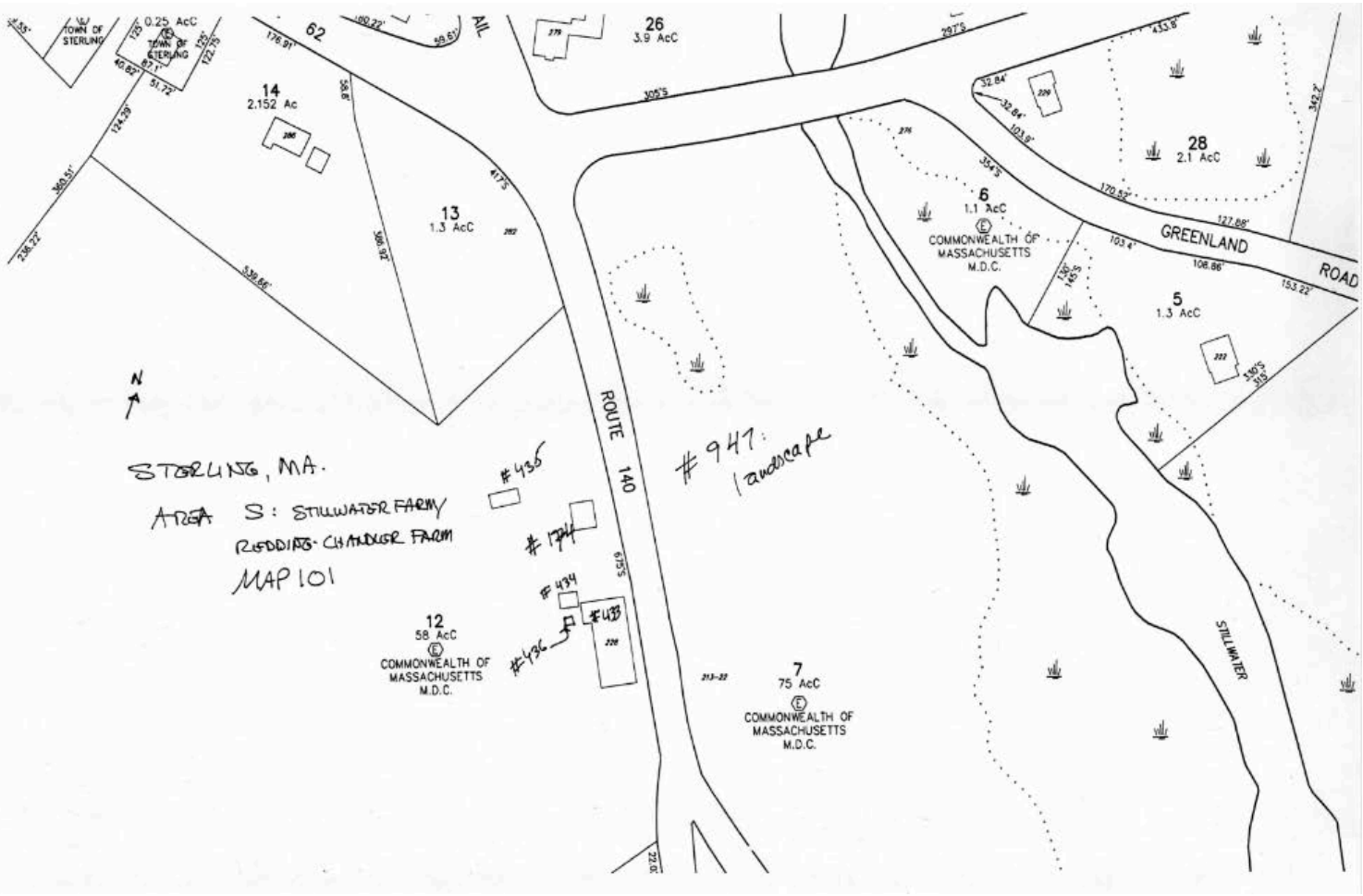
The criteria that are checked in the above sections must be justified here.

The old Redding-Chandler Farm, today known as Stillwater Farm, still comprising over 130 acres which include hay meadows along the Stillwater River and a cluster of farm buildings dating to the late eighteenth and nineteenth centuries, is eligible for the National Register under Criteria A and C.

The complex meets Criterion A for its association with longtime general farmer Zebedee Redding (1769/70-1856) and two generations of the Chandler family, Charles and Charles Herbert, who developed the property into one of Sterling's largest and most prosperous dairy farms in the latter part of the nineteenth century. The property also illustrates one trend in Sterling's agriculture of the early twentieth century, the raising of large flocks of chickens.

The farm meets Criterion C for the survival of well-preserved architectural and agricultural resources from several eras, including the 1790s Federal farmhouse, 103 foot-long ca. 1890 side-aisle, double-ended New England barn, and a turn-of-the-century icchouse.

In spite of some alterations to the house and the loss and deterioration of some minor outbuildings and agricultural structures, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.



STERLING, MA.

AREA S: STILLWATER FARM
 RODDIAS-CHANDLER FARM
 MAP 101

#435

#174

#434

#436

#947
 Landscape

12
 58 AcC
 COMMONWEALTH OF MASSACHUSETTS M.D.C.

7
 75 AcC
 COMMONWEALTH OF MASSACHUSETTS M.D.C.

6
 1.1 AcC
 COMMONWEALTH OF MASSACHUSETTS M.D.C.

5
 1.3 AcC

28

ROUTE 140

GREENLAND ROAD

STILLWATER





House. 2000.



Barn. 11/00.



Main door to house. 2000.



Barn. 11/00.



Barn - center aisle looking south. 2000.



Barn - box stall. 2000.



Barn - cow tie-up bay, looking NE. 2000.



Interior of barn cellar. 2000.



Ice house (STE.434). 2000.



Ice house interior. 2000.



Poultry house (STE.435). 11/00.



Landscape, looking northeast. 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

98

STERLING

T

89, 90, 437-441



roll negative numbers

IV 1-7

Town Sterling

Place (neighborhood or village) _____

Moore's Corner

Name of Area Richardson Tavern area

Present Use residential, agricultural

Construction Dates or Period mid-18th to late 19th century

Overall Condition _____

good

Major Intrusions and Alterations #315: NW ell removed, 2001; barn demolished.. #321: porch re-configured, rear vestibule added 1980s.

Acreage approximately 15 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) January, 2001

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

General description. A cluster of buildings on flat, open land on Princeton Road (Route 62) just east of the Princeton line at the intersection of Burpee Road still evokes the residential/agricultural feeling that this area possessed for well over two centuries. The area includes two 2 1/2-story side-gabled houses--315 Princeton Road, dating to about 1810, and 321 Princeton Road, a mid-18th-century center-chimney residence, which was later expanded with the addition of one of Sterling's major taverns of the Revolutionary era. Two venerable outbuildings on the property of #321 add to the agricultural atmosphere. A shingled barn now directly behind the house was moved from a position just west of the tavern in the early part of this century, and a small gable-roofed granary, dismantled and moved to the site from another town in the late 1980s, stands reassembled several yards west of the barn. Close to the south side of the road directly opposite the house at #315 is a rapidly vanishing symbol of agriculture in the early modern period--a tiny shed-roofed, one-man roadside farmstand of about 1940. Most of the acreage in the area is still farmed as part of Thompson Gardens, a market-gardening business that totals about a dozen acres of vegetable fields, two large roadside farmstands/produce markets, both built since 1960 (one, now an equipment shed [#439] within the area), and a complex of seven late-twentieth-century metal-frame greenhouses and a concrete-block shed (#438).

321 Princeton Road mid- and late 18th century (#89)

The origin of the area is embodied in its westernmost building, the Richardson Tavern, a long, rectangular double-pile building that evolved over time from a smaller, rear-leanto "saltbox" house which is likely to date to about 1760-62. In its present form the building has two large stuccoed ridge chimneys and a six-bay, two-entry facade sheltered by a shed-roofed porch on unfluted Doric columns. In the 1980s the porch was both reduced and restored from a configuration it had taken on in the early twentieth century, when it wrapped around both ends of the building and had a wood-shingled balustrade. The gable-end elevations display the full two-room-deep mass of the building. The west end has a single 9-over-6-sash window under the gable peak, two 9/6's symmetrically placed at the second story, and at the first story two 9/6's toward the rear and a paired 8-over-12-sash toward the south front. With the exception of a pair of 9-over-6's at attic level, the five-bay, symmetrically arranged east gable end has the same 8-over-12-sash windows as the main south facade. All the windows are of the plank-framed type; most have molded, projecting crowns, and are fitted with louvered wood shutters.

The fenestration of the six-bay south facade is asymmetrical, reflecting its expansion under the Heywoods in the late eighteenth century. Two windows are placed close together near the approximate center of the elevation at both stories; the rest of the openings are spaced further apart. The two doorways are located in the second and fifth bays; the westernmost entry has a nineteenth-century door with two glass lights over four panels; the door of the eastern entry has three long lights over two rows of three panels. Its surround has fluted Doric pilasters and a high frieze. An identical door and pilastered surround, positioned under a five-light transom, is located in the center bay of the east gable-end elevation. The building is clapboarded, and has an asphalt-shingle roof and a fieldstone foundation. The architectural trim includes narrow cornerboards and a molded, boxed cornice with a bed molding across the facade, and cornice returns, but no roof overhang, on the gable ends. The pedimented projecting central "porch," or vestibule on the rear north wall of the building was added in the 1980s.

The interior of the building includes a 20 x 30-foot ballroom with a vaulted ceiling.

321 Princeton Road: barn 19th century (#440)

The relocated barn is a fairly small 1 1/2-story building oriented with the long north/south side facing east toward Burpee Road. The vertical-board, interior-rolling wagon door is located slightly off-center on this side under a four-part, 3/3 transom. An 8/12 window is located in the wall south of the door. The long sides of the barn are shingled; the north and south gable ends are clad in vertical-board siding. A narrow walk-in door is located in the east gable end, and there is a variety of windows, most of them 8/12's, throughout the building.

321 Princeton Road, granary 19th century (#441)

Standing about fifty yards west of the barn is a small gable-roofed, nearly windowless granary or hay barn. This building, clad in vertical board, with horizontal siding in the gables, was moved to the property in the 1980s.

[x] Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Richardson Tavern area
315, 321 Princeton Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
T

Form Nos.
89, 90, 437-441

ARCHITECTURAL DESCRIPTION, cont.

315 Princeton Road 1810-11/early 1870s (#90)

Although it has been documented as the early-nineteenth-century residence built for William Richardson, (the date of 1810 is inscribed on parts of the frame), this side-gabled, 2 1/2-story, five- by two-bay house underwent a radical update under Jonathan Reed, Jr. in the early 1870s. Today its general appearance is that of a late-Victorian, twin-chimneyed house with Italianate accents, complete with the steeper-pitched slate roof put on at that time. Most of the windows are 2-over-2-sash in flat, plain surrounds; a pair of wide, one-story polygonal bay windows on brick foundations at either end of the facade has 1-over-1-sash. The main center entry has a recent replacement doorway with a 6-panel door, but the narrow entry porch and its chamfered, square posts appear to date to the 1870s renovations. Each gable end also has its own entry. The central door at the west end is presently covered, but the one in the rear portion of the east end is a typical late-Victorian glass-and-panel example with two beveled-glass panels in the upper section. Architectural trim here is all 1870s Italianate, including a decorative cornice with saw-cut motifs at the bay windows, a heavy-bracketed hood at each of the side doors, and a molded, deeply-boxed cornice at the eaves. The house is clapboarded, and stands on a granite foundation. A late nineteenth-century northwest one-story service ell has just been demolished, and is presently undergoing replacement.

The tiny ca. 1940 roadside farmstand (#437) directly across the street from the house is about four feet wide and deep, with a shed roof. It is clad in the novelty drop siding popular at that time, and has wooden shutters over the front opening. A narrow vertical-board batten door occupies most of the west side.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Princeton Road, as the major eighteenth-century east-west route through the middle of Sterling, and part of what became the main stage, wagon, and postal route west to Greenfield and Albany in the early nineteenth century, sprouted several early inns, taverns, and retail liquor establishments.

Although there are multiple theories about the construction date of the earliest buildings in the area, it is most likely that two early settlers of the Shrewsbury Lcg portion of what was later to become Sterling, Seth and Timothy Heywood, built houses on the sites of 315 and 321 Princeton Road within a few years after their father, Phineas Heywood, had purchased 233 acres at this location in 1760. In 1762, they each received half of the property. Seth Heywood, a blacksmith, is believed to have put up the house which forms the older part of the Richardson Tavern around that time. Timothy Heywood's house, which was also apparently built in the 1760s, stood on the site of #315. It was demolished for the building of the present house early in the nineteenth century.

In 1777, both Seth and Timothy Heywood's houses, and both parts of the 233-acre farm which extended from the Stillwater River to the Holden line and bordered the east edge of Princeton, were purchased by Capt. Benjamin Richardson (1732-1821). He had opened a potash factory in his native Leicester in the 1750s, and later entered the grocery business. During the Revolution, he had been a First Lieutenant, and was commissioned Captain of the First Regimental Militia of Worcester County in April, 1776. He left military service in 1777, and moved to the west precinct of Lancaster which was to become the town of Sterling in 1781. He was appointed Justice of the Peace, and became one of Sterling's most eminent and influential

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Richardson Tavern area
315, 321 Princeton RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
TForm Nos.
89, 90, 437-441**HISTORICAL NARRATIVE, cont.**

citizens at the time of its incorporation and the early years of its existence as a town. Among the many public offices he held over the years, he served as Selectman, and as Sterling's Representative to the General Court in 1800. He was also credited with suggesting that the town be named for William Alexander, Lord Stirling, under whose command many local men had served during the Revolution.

Capt. Richardson enlarged the Seth Heywood house to 60 by 40 feet, opening a tavern in the newer section in 1779 which served travelers on the busy east-west stage- and postal route through Sterling. On the first floor were a dining room and taproom. Both rooms had corner fireplaces, and the taproom included a closet where slippers were kept for the guests. The large kitchen was located in the rear part of the building.

Early in the nineteenth century, the elderly Capt. Richardson asked his son, William, to run the family farm and chair shop which stood on the south side of the road. William Richardson (1783-1828) had married Prudence Burpee in 1807. They replaced Timothy Heywood's house with the present 315 Princeton Road in 1810-1811, and lived there for several years. In 1818 William took over the tavern from his father, and apparently moved there with his family, though he continued to own both properties. By some accounts, it was Capt. Richardson who built the 18 by 45-foot ballroom on the second floor and fitted it up for the hall for the Masonic lodge of Sterling, with the installation of hinge-topped bench seats around the room's perimeter, where Masonic regalia and the clothing of visitors were stored. Other sources, however, say it was William Richardson who built the ballroom for use by the Sterling Masonic lodge. That organization, called Farmers Lodge, A. F. & A. M., closed in 1825. The vaulted ceiling of the ballroom was ornamented with Masonic symbols which were visible until after the Civil War, when the ceiling was whitewashed. Later in the century the lodge room was divided into three bedrooms, which were rented out to boarders--employees at the Richardson chair factory across the road and at the nearby sawmill.

Among the building's other interior features reported by local residents that probably dated to William Richardson's time were stenciled wall decoration, a floor painted with diamond border designs and landscapes in the center, and Franklin stoves for the fireplaces. At one time the tavern farm included four barns, a store positioned close to the road east of the house, a cider mill, and both a gristmill and sawmill.

After William Richardson died, 315 Princeton Road was sold at auction in 1830. The advertisement for the sale described the accompanying property as eleven acres, with "a large new house, a good barn, and a water turning lathe and shop for chair manufacturing." The chair shop, one of many such operated by Sterling farmers in the first third of the nineteenth century, stood on the south side of the road opposite #315. Its lathe was powered by the stream that ran north/south under the road. (The shop building burned down in 1910). The 1830 purchaser of the property was William Richardson's brother, Charles Richardson, who is shown as its owner on the map of 1830.

However, it was William Richardson's young son, William Burpee Richardson (1808-1881), who became both owner and proprietor of the tavern and tavern farm after his father's death. Little is known about the store which appears midway between the two buildings on the map of 1830, or whether it was built by Benjamin, Charles, or one of the Williams. While further research will be necessary to determine exactly when the tavern ceased operation, it was evidently put out of business in the 1840s by the combined forces of changing fashion, the decline in road traffic due to competition from the regional railroads, and the temperance movement. William B. Richardson, a Deacon in the Unitarian church, married Rebekah Buss in 1830.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Richardson Tavern area
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HISTORICAL NARRATIVE, cont.

They continued to use the tavern as a residence, and operated a successful 300-acre farm on the property through the 1870s. In 1850, their farm was valued among the ten highest in Sterling, and had the largest cow-and cattle herd in town--over two dozen head. That year they produced the largest amount of butter in Sterling (1600 pounds), and among the farms where cheese was made, tied Samuel Sawyer's for the largest production of cheese--600 pounds. William B. also had an extensive apple orchard on the south side of the road, which provided fruit that was processed in the family cider mill on the west part of the property. The family also ran a sawmill on the brook north of the house.

By 1855 Charles Richardson had left Sterling, and 315 Princeton Road had been purchased by a member of the **Holman** family, who ran it as a rental property. In 1869, it was acquired by **Jonathan Reed, Jr.** and his wife, **Mary**. In 1870, their 245-acre farm had a value of \$4500. They had a modest dairy herd of a dozen head, producing 650 gallons of milk that year, and grew a variety of grains and vegetables. Among the changes they made to the house between 1873 and 1875 was the enlargement and replacement of all the windows, the reduction of the brick chimneys, and the replacement of the front door with a double-leaf Victorian door (recently replaced). Fireplaces were filled in and refitted for stoves. Mr. Reed had a charcoal-burning kiln east of the house near Route 140.

Later history

Early in the twentieth century 315 Princeton Road was acquired by Jonathan Reed's son-in-law, **George Ball**, who came to Sterling from Boylston. The property passed to his daughter, **Clara**, and her husband **Stanley Thompson**, who owned it into the 1970s. It is now owned by their son.

George Ball converted the former Richardson chair factory to a blacksmith shop, where he made wheels, and also built wagons and sleds. The building may have dated back to Timothy Heywood, who was also a blacksmith. After it burned down, he replaced it with another shop, which was removed in 1937.

While the William Richardson/Reed farm progressed through several generations of Reed descendants, after W. B. Richardson's death the tavern property passed rapidly through several hands in the late-nineteenth and early twentieth centuries. After many years of ownership by his heirs, during which it was gradually subdivided and portions sold off, the tavern was purchased by the West Sterling postmaster, **Charles Flint** in 1894, who apparently kept the post office in the house while he lived there. It is said that his purchase included the main barn complete with the carriage, wagon and horse. In 1898, the property was bought by **Leonard Darty**, and soon afterward by **Thurston Buck** (1851-1928), who remodeled the building into a two-family house. After he died, the property was bought in 1930 by **Herbert and Ruth Waters**, who owned it through the years of the Great Depression. It was during their ownership that the large cow barn that stood on the east side of Burpee Road burned down in 1938. In the middle of the twentieth century, the owner was **James Simpson**. His two sons, **James** and **William Simpson**, continued to farm the property, and built the farmstand at the east corner of Princeton and Burpee Roads which was subsequently purchased by the owners of 315 Princeton Road for their Thompson Gardens.

INVENTORY FORM CONTINUATION SHEET

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Property

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BIBLIOGRAPHY and/or REFERENCES [] see continuation sheet

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Weis. Two Sterling Squires.

AREA DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
90	98-17	315 Princeton Road	Richardson/Reed House	ca. 1810/1870s	Federal/Italianate
438	98-17, -16		greenhouse complex	late-20th C.	utilitarian
437	98-2		farmstand	ca. 1940	utilitarian
439	98-16		farmstand/market	late-20th C.	utilitarian
89	98-10	321 Princeton Road	Richardson Tavern	mid- & late-18th C.	Federal
440	" "		barn	19th C.	utilitarian
441	" "		granary	19th C.	utilitarian

Massachusetts Historical Commission
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Boston, Massachusetts 02125

Community

Property Address

Sterling

Richardson Tavern area
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

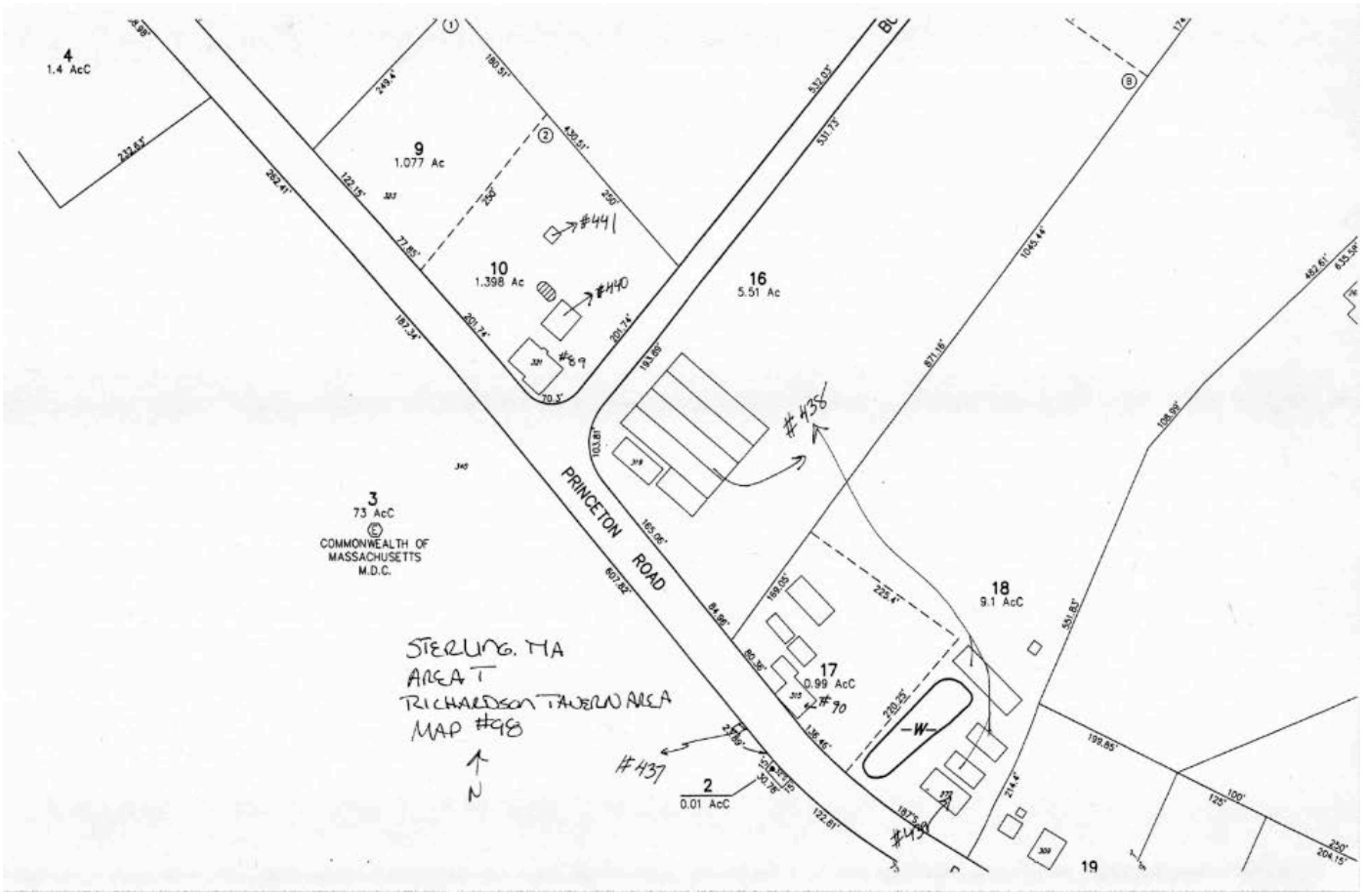
The criteria that are checked in the above sections must be justified here.

The 18th-century Richardson Tavern and the ca. 1810 William Richardson House, with their associated outbuildings from several eras, are eligible for the National Register under Criteria A and C.

Among the area's qualifications for the Register under Criterion A is its association with Benjamin Richardson (1732-1821), one of Sterling's most eminent and influential citizens in the latter part of the 18th century. Instrumental in the founding of the town in 1781, he is best remembered for the tavern he opened at 321 Princeton Road in 1779, which was a major stopping-place on the main east-west route through Sterling until the 1840s. It was apparently under his son, William Richardson (1783-1828), who built the house at 315 Princeton Road, that the tavern acquired the second-story ballroom which became the hall for the Masonic Lodge of Sterling. The area also meets Criterion A for its later nineteenth-century role as the center of one of the largest and most prosperous local farms in the latter part of the 19th century, which housed the largest cattle herd in town in 1850, and for its uninterrupted agricultural use, which continues to the present day.

The area meets Criterion C for the survival of well-preserved architectural and agricultural resources from several eras, including the evolved 18th-century residence/tavern with its rare surviving Masonic lodge room; the ca. 1810 William Richardson House, updated with Italianate features by Jonathan Reed, Jr. in the early 1870s; a small, well-preserved 19th-century barn; and a tiny ca. 1940 farmstand.

In spite of some loss of outbuildings and agricultural structures, the area retains integrity of setting, location, design, materials, workmanship, feeling, and association.





315 Princeton Rd. 2001.



315 Princeton Rd. 2001.



315 Princeton Rd. 2001.



315-321 Princeton Rd (STE. 438). 2001.



Opposite 315 Princeton Rd.
(STE. 437). 2001.



315, 321 Princeton Rd (STE. 439). 2001.



321 Princeton Rd. (STE. 440). 2001.



321 Princeton Rd - barn. (STE. 440).
2001.



321 Princeton Rd (STE. 441)
Granary. 2001.

FORM A - AREA

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

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

74	Sterling	U	165,442-446, 948
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Town STERLING

Place (neighborhood or village) Area Bottom of Rowley Hill

Name of Area Taft-Listowich Farm/Wyndhaven

Present Use residential, commercial, agricultural

Construction Dates of Period mid 19th c. – 1950s

Overall Condition fair

Major Intrusions and Alteration synthetic siding, substantial deterioration, overgrowth (orchards)

Acreage 50 acres

Recorded by Schuler/Forbes, Preservation Consultants

Organization Sterling Historical Commission

Date (month/year) June 2001

Sketch Map

Draw a map of the area indicating properties within it. Circle and number properties for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a continuation sheet if space is not sufficient here. Indicate north.

See Attached Map

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

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General Site Layout

Once an old stage route, Taft Road now ends at the Taft-Listowich Farm so named for its owner from the late nineteenth century to the middle 1900s and for the owner since 1948. This unique farm, also known as Wyndhaven, is about a mile back from Rowley Hill Road as it emerges from Sterling Center and is crossed by the Interstate Highway Rt. I-190. Because Taft Road heads west before it turns south the farm is set away from the highway. Reached by a narrow rough paved road that peters out at the largest barn in Sterling, the Taft Farm lines both sides of the road with overgrown **apple orchards** on the right had side and some late twentieth century development on small lots that once were part of the farm. After the unused apple orchards there is a **stone farm stand** on the right and the **main house** on the left. The road that becomes dirt and gravel as it passes in front of the house winds to the left leading between the house and barn leading to **equipment sheds**, the concrete block **Wyndhaven dairy barn** attached to the large **New England barn**, and a nineteenth-century **smaller barn** that was converted to a poultry house. Back at the end of Taft Road a carpath can be taken to the right between the stone farm stand and the barn that leads back to newer active orchards. The older and newer orchards define the **agricultural landscape** (MHC # 948) and articulate the twentieth century history of this property. Large maple trees form a canopy over the house and the fruit stand. A large willow tree stands at the southeast corner of the barn and overgrown shrubs and volunteer trees crowd many of the buildings.

John H. Davis House, 70 Taft Road, ca. 1870 or 1898, MHC # 165

The tall five-bay, two and one-half story with side wing and rear ell is somewhat sheltered from the farm activities by mature maple trees placed in front of the house. Built on a granite block foundation the house has been covered with aluminum siding and retains its slate roof. Twin chimneys that are corbelled at the top pierce the roof at the ridge. Windows have six-over-six sash set in plain frames, most of which is covered by the siding. The flat roofed entrance porch carried by fluted columns has a concrete deck only a step up and is the depth that one would expect for a full length porch rather than a centered entrance porch. The Colonial Revival six-paneled door has half-side lights, a wide surround and a projecting cornice which is hardly visible due to the porch that probably was added in the early 1900s. The house is four bays deep with only three windows at the first and second story levels and two in the peak. Most trim is covered by the siding with the exception of the boxed cornice and flat returns. The one and one-half story rear ell extends from the eastern end of the rear elevation and the side wing projects eastwardly from the rear ell.

John H. Davis Barn, ca. 1870, MHC # 442

The largest extant barn in Sterling is this New England barn that measures 150 feet long by 45 feet wide. The view down the center aisle past the eleven bents is exceptional. The barn has a stone foundation much of which has been reinforced by concrete block and poured concrete, asphalt shingle and vertical board siding, and a failing asphalt shingled and corrugated sheet metal roof. Trim is minimal and includes corner boards, a molded boxed cornice with no returns and flat door and window **frames**. Attached to the huge nineteenth century barn are a wagon shed /poultry barn (MHC # 444)

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STERLINGProperty Address
TAFT-LISTOWICH FARM

AREA

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165, 442-
446, 948**Architectural Description (continued)**

projecting from the south rear corner, a concrete block dairy barn and adjoining milk room (MHC # 443) on the long south side, and a shed roof wing on the front of the long north side that is severely dilapidated. The main façade faces the end of Taft Road and makes the barn the center piece or the focus of the farm when approaching the property. A grassy ramp leads to the centered sliding door mounted on an interior track. Above in the gable peak are two six-over-six windows set in plain frames. To the right of the ramp and center door is a slightly dug out area with low concrete retaining walls leading to an interior loading pad. The long loading dock is below the main floor and above the cellar floor level. This main façade is covered with asphalt shingles. The long south side is three stories high with the projecting wings that will be discussed as separate buildings, open cellar bays, asphalt shingles at main floor level and vertical board siding marking the loft to eave level. The long two-story north side has some openings, vertical board siding, and mostly obscured with heavy shrub and tree cover. The rear gable end, also banked by a wide grassy ramp with a similar slope to the main façade, retains its vertical board siding with separate boards in the gable peak as is customary and a large metal sliding door mounted on an exterior track. A green plastic corrugated sheet covers the transom. A cow door, leading to the side aisle, is in each corner of this elevation. In the peak is a nine-light window topped with a louvered vent. Evidence of a larger opening here may have been a hay door. The front of the barn has been covered with asphalt shingles so that possible evidence of a hay door in that end is obscured.

Interior. The twelve bent plan forming eleven bays, each approximately fourteen feet apart, makes this the largest recorded barn in Sterling. Although there has been substantial deterioration including the failed roof, collapsed roof braces, and collapsed floors, the overall plan and use of the barn remains apparent. The large stone foundation, is topped with huge cut granite sill blocks and topped with wood sills. Large half log joists carry the floor above and are supported by reinforced posts of concrete block, metal and some wood. Most of the cellar is not visible due to the condition and inability to access the barn except for viewing from openings. The main level of the barn displays conventional post-and-beam construction with many hewn members. The three aisle plan retains the open center drive-through aisle with platforms over the entire length carried by beams that stretch between each set of center posts below the cross ties. The right aisle is open to the loading platform below for the first seven bays which are separated from the rear five bays by a horizontal board wall. On the left aisle are enclosed stalls in the front and former cow stanchions in the rear, all of which have collapsed into the cellar. A hay loft is over much of this aisle. Each bent consists of center aisle posts and end posts carrying the cross ties with the middle section of the cross tie dropped to carry the hay platforms. Each bent has a Queen post-like vertical brace extending from the cross tie to the purlin above on each of the two roof slopes. Due to the inability to enter the barn and see directly above the center platform it is not known if collar ties run between the tops of these vertical braces forming a completed truss system. All posts are braced to the cross tie and/or plate. The exterior walls of the barn, where visible, are reinforced with studs and nailers or wall girts in addition to the main post and beam framing. Common rafters are laid over the

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BOSTON, MASSACHUSETTS 02125

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U

165, 442-
446, 948**Architectural Description (continued)**

purlin and horizontal roofing boards are laid over the rafters where not failed. The joint of the rafters with the plates is not visible. The center aisle platforms are laid over stripped half tree sections.

Emerging from the platform over the first center bay is a wheel and hay hook arrangement suggesting that there is a track at the ridge for loading hay into the barn.

Wyndham Dairy Barn and Milk Room, ca. 1950, MHC # 443

The wide concrete block dairy barn and milk room are attached to the south side of the main barn; however they no longer are accessible from the large barn. Said to have been built to accommodate "state of the art" practices of the time, the barn is reported to be lined with cow stanchions adjacent to the near- by milk room. The gambrel roof dairy barn has a concrete block base and tar paper over wood sheathing in the gable end of the gambrel roof. A cow door is centered in the gable end with a metal hay door above. Square openings flank the hay door and now are boarded up. Six-light windows line the sides of the dairy barn. The name of the farm, Wyndhaven, is worked into the asphalt shingles on the east side of the dairy barn. The hipped roof milk room, also of concrete block, is tucked into the corner in front of the dairy barn against the long nineteenth century barn.

Davis Wagon Shed and Poultry Barn, ca. 1830s/early 20th c., MHC # 444

This shed probably preceded the long barn and now is partially attached at the rear corner of the barn. Due to the very poor state of repair the building cannot be entered so can only be viewed from the gable end opening. The barn has dilapidated vertical board siding with some asphalt shingle covering portions of the exterior walls. Small square openings line the upper level under the eave on the east side, similar to poultry house plans. Large hewn square posts are visible on the interior carrying very large cross ties with mortise and tenon joints. A nailer or wall girt runs between each side wall post, and vertical board siding extends from sill to plate. Half tree joists are mortised from end girt to cross ties and carry a wide board floor above. The shed appears to be three bays long and due to the plan, size of structural members and the fact that posts and beams are hewn may indicate a ca. 1830s English barn with entrance on the east side, now dilapidated. There is no access to the upper level to view the post configuration or the roof construction.

Taft Equipment Shed/Garage, ca. 1940s, MHC # 445

The long four-bay gable roof shed is constructed on wood sills that are laid on concrete and has stone and mortar as well as wood shingled wall surface, wood corner posts, and a standing seam metal roof. There are two large vertical board sliding doors on the front one hung on an exterior track and one on an interior track. A large apple is painted on the left side door. In the gable end is a double leaf door with posts that extend to the rafters on the inside. A platform loft is laid over the three open bays from the left end of the building.

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165, 442-
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Architectural Description (continued)

William Taft Farm Stand, ca. 1930s, MHC # 446

The single-story stone farmstand is three bays wide with stone piers dividing the bays capped by a hipped roof. On the main façade at the road edge the three bays consist of a pedestrian door, a pair of carriage shed doors that open out in the center bay, and an overhead paneled garage door with a row of glazing in the right end bay. A tiny name sign, Wyndhaven, hangs from the eave overhang which is boxed. The left (southwest) end of the building has a chimney placed in the middle with flanking six-light windows. Pine and some deciduous trees are growing close to the rear and sides of the building and hang over the wide hipped roof.

Agricultural Landscape, 20th c., MHC # 948

The farm house and buildings are surrounded by orchards that have been in continued use since the early 1900s. On the northwest side of the road approaching the farm is an orchard of inactive trees that have not been pruned or sprayed and that no longer produce fruit. The cart path to the right of the barn leads to the presently active orchards.

HISTORICAL NARRATIVE *see continuation sheet*

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

Once a stage route from Lancaster to Westminster, Taft Road had several eighteenth century properties. The first house at this site is believed to have been built in ca. 1768 by **Samuel Sawyer, 2nd** on land that was owned by his new father-in-law. Sawyer married Phebe Cooper, daughter of Moses Cooper who lived on the same road (See MHC #166). This farm with a no longer extant house passed to their son, **Samuel Sawyer 3rd** (b. 1770s) and then to a fourth generation, **Samuel T. Sawyer** by the 1840s. In 1850 the Agricultural Census reported that Samuel Sawyer had a 151-acre farm with twenty cows (which is more than most in this census) and produced 1200 lbs. of butter for market. Sawyer had to have a substantial barn for this level of production and may have been responsible for building the unusually long New England barn which has an 1850 plaque on it; however it is known that by 1854 the property had changed hands and first known high valuation for a barn is 1870.

Thus, with the exception of the possible ca. 1830s English barn that may have been built by one of the Sawyers, the property's present resources and history stem from the mid 1800s when **John Haskell Davis** (b. 1811) became the owner. By 1874 Davis was assessed for a house worth \$1800 and a barn worth \$1600 on his 250-acre farm. In that same year he also was assessed for an "old house" worth only \$100. This probably was the old Sawyer place which according to a newspaper clipping of 1878 was torn down by C. W. Wood on the "J.H. Davis place". Although John Haskell Davis was listed on

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Area(s) Form No.

U

165, 442-
446, 948**Historical Narrative (continued)**

the 1855 and 1857 maps and assessed for this property in 1874 and 1880, the 1870 map recorded Frederick Riley as the owner in that year who may have built the existing house. In the same year the Agricultural Census reported that Riley had a 251-acre farm on which he had over 20 cows but interestingly enough had not converted to milk production as had most other dairy farmers, consistent with Samuel Osgood's agricultural history as reported to the Farmers Club in 1886. In 1870 butter was still the main product of this farm amounting to 800 lbs. for market.

The dairy business was continued in the mid 1880s by new owner **John G. Allen** who continued to be assessed for the house and barn, shed and cider mill on the 250-acre farm. Allen was followed in ca. 1900 by his two sons, **Miner S. and Frank E. Allen** who in 1905 had nearly 50 cows and for the first time a flock of 30 chickens. This may have been when the English barn/wagon shed was converted to a poultry barn.

Additional research is necessary to confirm the date of construction of the existing house which is believed to have shown up in the 1874 valuation and is reported in Sterling Historical Society records to have been built by Frederick Riley the ca. 1870 owner. However the 1973 MHC form reports that the house burned in 1898 at which time the present house was built to replace the lost property. This fact does not appear in any other records.

William O. Taft from Randolph, Vermont purchased the farm in ca. 1913 with plans to specialize in milk production. A newspaper article of the day (undated in files) reported that "Arthur E. Davis has sold his farm to William O. Taft". The article went on to describe Davis' farm as one of the best in Worcester County with 165 acres, a hay harvest of 150 tons, and a 12-room house and modern barn and outbuildings. Additional research is necessary to make the connection between the Allens and Arthur Davis and a possible connection between the mid to late nineteenth century owner, John Haskell Davis, and Arthur E. Davis. Taft's wife, **Monica L. Sanborn Taft** (ca. 1883-1967) probably was intimately involved in farming here. She had the distinction of being the first woman graduate from the Massachusetts Agricultural College (now University of Massachusetts) in 1905. In 1914 Monica Taft was assessed for the 158-acre Allen farm, and house and "barn and shed" consistent with past valuations. At the time Taft was assessed for the live stock which only amounted to ten cows and 130 chickens. In 1914 William Taft set out 1000 apple trees, which appears to have been the beginning of the orchard business on this farm. In the 1920s the Tafts kept sheep also and by 1930 they were reported to have only 20 cows, which does not seem to be enough for the milk production that Taft envisioned or for the size of this barn; however Luther Rugg's report of milk production in the 1931 Brief History of Sterling lists Tafts dairy farm among the out-standing dairy farms of that time. After moving from the farm the Tafts moved to the center of town on Meetinghouse Hill Road. According to Mrs. Taft's obituary notice in 1967, her husband was still alive.

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
TAFT-LISTOWICH FARM

AREA

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

Area(s) Form No.

U

165, 442-
446, 948**Historical Narrative (continued)**

In 1947 the farm was sold to **Joseph W. and Eleanor B. Listowich** who attended the farm auction held in the stone farm stand opposite the house. Listowich gained a dairy farm and orchard with the supporting buildings; however all livestock apparently had been sold prior to the sale of the farm. Thus, to begin his herd, Listowich leased from Hycrest Farm as many local farmers did to start their businesses. The large barn had cow stanchions in the rear and horse stalls in the front. Also Listowich carried on the orchard business. In the 1950s the dairy end of the barn began to fail so Listowich built the separate (but attached) dairy barn with separate milk room incorporating the advancements in milk production of the time. One requirement was a separate milk room with proper refrigeration which Listowich was able to include in his new state-of-the-art building. In the 1960s Listowich converted from dairy cows to beef cattle, which finally was abandoned in the 1970s. To date, Listowich's heirs carry on the orchard business under the name of Wyndhaven, a name given to the farm by Listowich because there always was a breeze. Under the Taft proprietorship the property was called Hill Top Farm.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (S. Sawyer), 1855 and 1857 (J.H. Davis), 1870 (F. Riley), 1898 (J. G. Allen)

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883. SHS

Interview: Ms. Peasha, daughter of Joseph and Eleanor Listowich.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939. Mass. Archives

Osgood, Samuel. 25th Anniversary Address to Farmers Club, unpublished. 1886.

A Brief History of Sterling, Massachusetts, 1931.

Sterling Historical Society: House file, house card file, obituary file (Taft, Monica, 1967--no specific date).

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
TAFT-LISTOWICH FARM

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

Area(s) Form No.

U

165, 442-
446, 948

DATA SHEET FOR THE TAFT FARM

MHC #	ADDRESS	ASSESSORS #	NAME OR RESOURCE TYPE	DATE
165	70 Taft	74-05	Frederick Riley or John H. Davis House	Ca. 1870
442			John H. Davis Barn	Ca. 1870
443			Wyndham Dairy Barn and Milk Room	Ca. 1950s
444			Sawyer Barn – Allen Poultry Barn	Ca. 1850s or ca. 1830s
445			Taft Equipment Garage	Ca. 1940s
446			William Taft Farm Stand	Ca. 1930s
948			Agricultural Landscape – orchards	20 th c.

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

Community Property Address
STERLING TAFT-LISTOWICH FARM
70 TAFT ROAD

Area(s) Form No.

U	165, 442- 446, 948
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

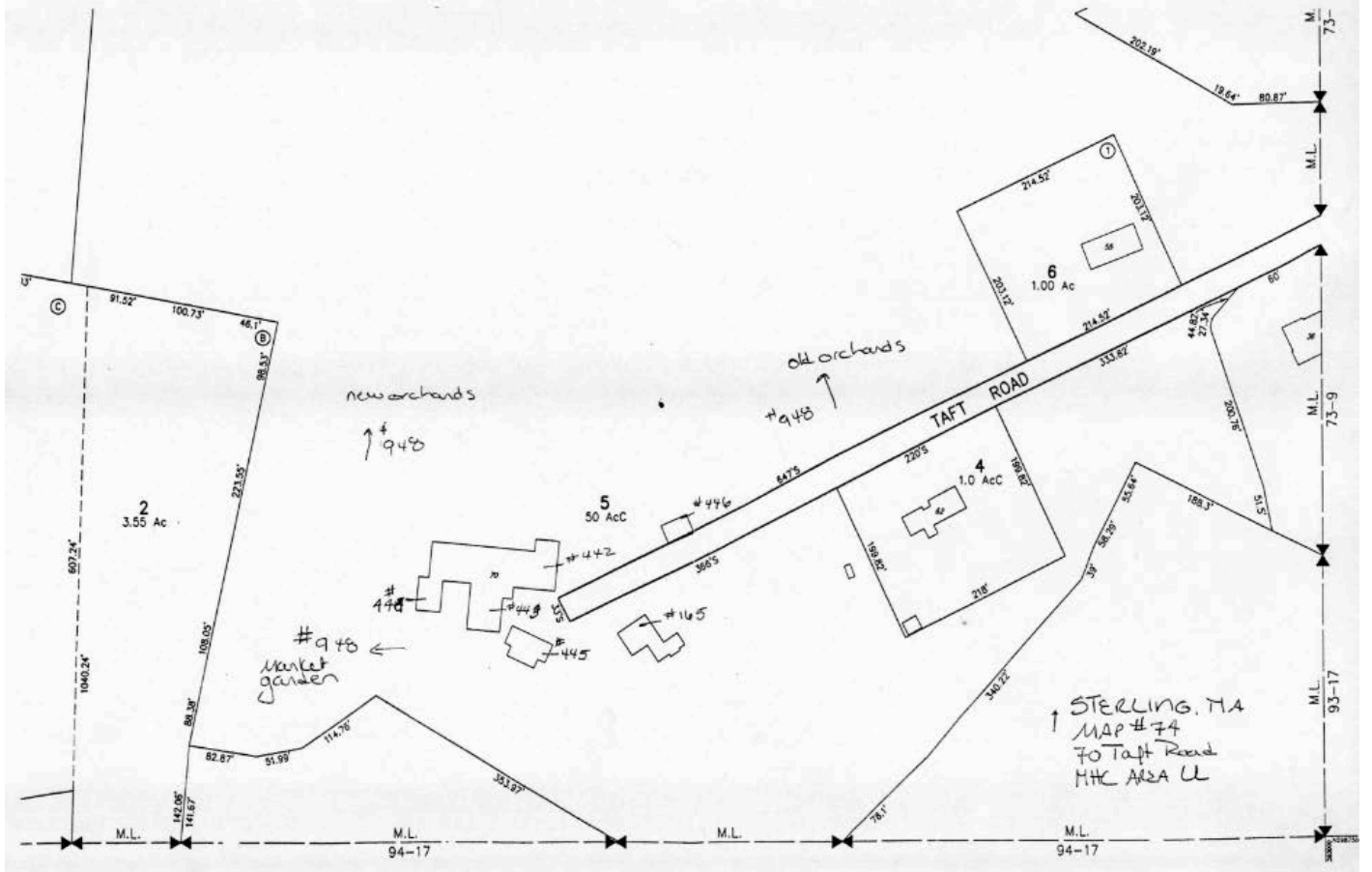
Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants _____
The criteria that are checked in the above sections must be justified here.

The Taft-Listowich Farm represents an example of a property with a continuum of resources that support an understanding of a large dairy and hay business, followed by fruit growing. In spite of the condition of the buildings, there is important information about the adaptation and advancements in dairy farming and fruit growing in the construction and arrangement of buildings from early to mid nineteenth century to the 1950s. It retains evidence of dairy farming in Sterling until the 1970s and continued orcharding to the present. Architecturally the property informs one of the development of a homestead to accommodate the nineteenth and twentieth century changing tastes and economy. The arrangement of resources within the context of the agricultural landscape also contributes to an understanding of the development of agriculture in Sterling.

STE. U





House - side elevation, looking west. 5/01.



Barn. 5/01.



Rear of barn (STE. 443). 5/01.



Dairy barn addition (STE. 443). 5/01.



Dairy barn addition (STE.443). 5/01.



Barn-center scaffold w/wheel for hay hoisting.
5/01.



Barn-interior - failed roof. 5/01.



Barn-center aisle (STE.444). 5/01.



Small barn + end of large barn (STE.444). 5/01.



Equipment shed (STE.445). 5/01.



Interior-small barn/wagon shed/
poultry barn (STE.444). 5/01.



Fruit stand (STE. 446). 5/01.

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

56-1

STERLING

V

113, 447-450, 949



roll negative numbers

XXVIII 23, 25, 26, 28, 30, 35-37

XXIX 1, 2

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (neighborhood or village) Justice Hill

Name of Area Old Nelson Place
53 South Nelson Road

Present Use residential

Construction Dates or Period 1763/ca. 1880s

Overall Condition fair to good

Major Intrusions and Alterations 20th C.: re-
placement of windows & doors; loss of small
outbuildings

Acreage approximately 30 acres

Recorded by Forbes/Shuler, consultants

Organization Sterling Historical Commission

Date (month/day/year) June, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

The Nelson homestead farm retains 36 acres of its original mid-eighteenth-century tract, which was apparently reduced at a fairly early date by dividing homesteads for later generations. Today, portions of the former farm along South Nelson Road are undergoing considerable single-family residential development. Much of the land on the two parcels in this area has grown up to woods since its days as a working farm ended in the mid-twentieth century. However, the configuration of this off-road, hillside farmstead is still recognizable in its surviving house, barn, farm lane, and in the placement of two deteriorated small 20th-century outbuildings.

The farmstead is set well off the west side of Nelson Road at the end of the old farm lane, which is lined on both sides with fieldstone walls. A late-1950s board-and-batten two-car garage stands facing the west end of the lane. The long, three-part gable-front house faces south, straddling the hillside, surrounded by sloping lawns broken up by flower- and vegetable gardens and clumps of trees. A fieldstone retaining wall runs north/south along the hillside just west of the house. Against its west side are the collapsed remains of a small tumble-down outbuilding (#949) of tongue-and-groove, beaded board. Just northwest of that is a shed-roofed, tarpapered late-twentieth-century peacock shed (#450) with a screened-in run on either side--possibly a former chicken coop. To its north is the old English barn, which predates the main part of the house. Another small early-twentieth-century henhouse/shed, in deteriorated condition, is located about twenty yards northeast of the house.

Nelson House, ca. 1763/ca. 1880 (#113)

An interior inspection would be needed to verify whether the date of "1763" inscribed on a timber in the rear ell is likely to indicate the date of its construction. Although by all appearances the main part of the house dates to the late 1870s or early 1880s, the small barn abutting the rear of the ell has a hewn, post-and-beam frame, and might also predate 1800.

The building consists mainly of a small 1 1/2-story gable-front, sidehall-entry cottage, the one-story rear ell with its roof ridge parallel to the main house roof, and, offset slightly to the east, a slightly higher gable-roofed shed ell or small attached barn (#447), its roof ridge also aligned north/south. Twentieth-century additions include an enclosed porch along the east side of the ell, and a late-twentieth-century shed-roofed glassed porch/family room on a concrete foundation abutting the west side of the main house. At the north rear of the attached barn/shed is a board-and-batten, shed-roofed extension which appears to date to the mid-twentieth century. It abuts an earlier shed-roofed privy at the northwest corner of the barn. A low greenhouse on a rubble foundation was added abutting the east side of the shed in the 1930s or 1940s.

With the exception of the glassed greenhouse and the board-and-batten section, all parts of the house are clapboarded. The roofs are asphalt shingle; the foundation is brick under the main part, and fieldstone under the ell and the rear barn/shed.

The main south facade of the house is two bays wide, with a one-story polygonal bay window with 2/2 and 1/1 windows on the east portion, and a glass-and-panel door with a large square light and both horizontal and vertical panels in the west part, under a deep hood supported on diagonal braces. A large late-twentieth-century double casement window is centered in the gable. The one-story wall of

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Nelson Place
53 South Nelson RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125Area(s)
VForm Nos.
113, 447-450, 949**ARCHITECTURAL DESCRIPTION, cont.**

the east side of the main house has a paired 1/1 sash toward the south end, with louvered wood shutters. The north portion of the wall is abutted by a tall two-story polygonal bay window, its upper portion forming a large roof dormer. The second-story section of the bay window retains its 2/2 and 1/1 sash; the windows at the first story have been replaced with modern casements. A brick chimney is positioned in the slope of the main roof above the bay. The west side of the main ca. 1880 house is covered by the late-twentieth-century glass-enclosed porch or sitting room. A shed-roofed dormer breaks the north portion of the roof slope on that side.

The rear ell has a 2/2-sash window toward the south end of the west side. In front of it is a tall narrow brick exterior chimney. The east side of the ell is covered by an enclosed porch, glassed-in with a line of 2/2-sash. Architectural detailing on both the main house and the rear ell consists of flat window casings flush with the siding, a deep, molded, boxed cornice with frieze, and narrow cornerboards.

The rear attached barn/shed has no cornice or roof overhang. It has a few 2/2-sash, and a wide vertical-board interior-sliding door toward the center of the west side. Areas of missing clapboards on that side reveal vertical-board sheathing underneath. A small shed-roofed dormer has been added toward the rear of this section, too. A brick chimney pierces the east roof slope.

Nelson barn late 18th C. (#448)

The major outbuilding on this farmstead appears to predate the main part of the house by at least 75 years, and may have been built before 1800. This is a three-bay, four-bent English barn, 30 by 40 feet, with its main wagon entry positioned slightly west of center in the long south side, opposite a lower doorway on the north side. Both wagon entries are fitted with vertical-board, exterior-mounted sliding doors of about 1900 or later. Most of the vertical-board siding appears to have been replaced over time. The roof is aging asphalt shingle. The building stands on a fieldstone foundation, and has no basement. In addition to the wagon entries, other openings are few, and appear to have been made sometime after the barn was built. They include a walk-in interior-mounted, horizontal board door at the west end of the south facade, with a window opening beside it, and another walk-in door and window opening of the same size and type north of the wagon entry. There is a small window opening under each gable peak, a 6-pane window in the west part of the north side, and a row of three window openings (one with 6-pane sash) along the west end. Remnants of horizontal timbers and marks in the siding above those windows indicate that a structure of some sort may have abutted the west wall in the twentieth century.

Barn structure and interior.

This barn has the typical three-bay proportions of a late-eighteenth- or early nineteenth-century English barn, with a 13-foot-wide drive floor between a wide haymow (16') east bay, and a narrower (11') tie-up bay on the west. Common features are the single intermediate wall post in the north and south walls of the east bay, and the low floored loft over the tie-up bay on log joists.

The components of the pegged, post-and-beam frame are a mixture of hewn and mill-sawn. Most of the main timbers, including "gunstock" outer posts (with flared shoulders), plates, tie beams, girts, and rafters are hewn, while braces and some replacement timbers are sawn. Each section of framing includes at least three posts, approximately 6 x 7.5 inches--the north and south wall posts, and a third

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

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53 South Nelson Road

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ARCHITECTURAL DESCRIPTION, cont.

unflared post a third of the way in from the south wall. The east and west end walls are framed with a fourth post located a third of the way in from the north wall, as is the east side of the drive aisle. The west side of the drive floor apparently never had a fourth post. The posts support 9 x 8" tie beams, which are set on top of the 9 x 7" plates. The feet of a pair of principal 8 x 6" rafters are tenoned into the ends of the tie beams; their upper ends are tenoned into a five-sided ridge beam. Slightly longer common rafters are of similar proportions to the principals, with feet birdmouthed over the plates. One pair of slightly angled braces (possibly a later alteration) rises from the tie beam west of the drive aisle to its rafters. There are no purlins; the roof boards are laid horizontally. In the main walls, three sets of horizontal nailers are tenoned into the exterior posts, supporting the vertical siding. Two are about 4 inches square; the nailer approximately 4 feet above floor level, however, is much larger than the others. This is a hewn beam about 7-8 inches square. A high loft over the drive floor, set about 10 inches above the eaves due to the position of the tie beams on top of the plates, rests on log joists.

Judging by the combination of vertical-sawn boards and studs and wire nails in an enclosure in the south part of the east bay, that section may represent an alteration of the third quarter of the nineteenth century or later. The boards of its north wall are horizontal; those in the west wall are vertical. A door to the drive aisle there is a later nineteenth-century or early twentieth-century overhead-mounted sliding door. The west tie-up bay is also enclosed with horizontal vertical-sawn boards on the drive-aisle side, hinged at the bottom with early-twentieth-century hinges to allow them to open for feeding. Four wooden stanchions set into a wood frame remain in the south part of the tie-up bay, which is whitewashed on the interior. The heavy wooden floor under the cow area remains in the east, stanchioned portion of this section; a dirt-floored gutter for manure clean-out runs north-south between the floor and the west wall. The north part of the west bay is divided for two box stalls, which appear to date to the first half of the twentieth century.

Henhouse/shed 1930s-1940s (#449)

A small drop-sided poultry house, now used as a shed, stands in deteriorated condition several yards north of the house. This square, gable-roofed building is screened on three sides. The south end has two large 2/2 windows.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

The farm of which this property was a part was one of the homesteads established in the middle of the eighteenth century by settlers from Essex County. Contrary to some of the others, however, this one remained in the hands of several generations of one family for over 150 years, until the early twentieth century.

The first owner, and probably the builder of the oldest part of the house, was **Jonathan Nelson** (1713-1804). He apparently came to Lancaster from Boxford about the same time as his brother, David, who settled a short distance to the northeast at the intersection of today's Rowley Hill and Heywood Roads.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Nelson Place
53 South Nelson RoadMassachusetts Historical Commission
220 Morrissey Boulevard
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HISTORICAL NARRATIVE, cont.

(See Form #134, 6 Heywood Road). According to an early deed, Jonathan's land was a grant from the king, probably given to him as a reward for military or other service. As a young man he married Hannah Buss, and may have had a second wife after her death.

It is possible that Jonathan and Hannah's son, Jonathan, Jr. (1751-1799) owned or occupied the property for a while, as the next known owner was his eldest son, Ephraim Nelson (1786-1858). Jonathan, Jr.'s two other sons, David and Cephas, also settled nearby--David just to the south at 65 South Nelson Road, (#108), and Cephas at the Roper Homestead at 1 South Nelson Road (#110). In 1809 Ephraim, later referred to as Deacon Ephraim Nelson, married Olive Brown, who died of consumption ten years later, leaving him with three small children. In 1842 he married Keziah Buss, who was apparently the mother of William A. (Willie) Nelson, who owned the farm in the early twentieth century.

In 1850, Ephraim Nelson's farm covered 81 acres, many of them wooded. Having had a handful of cows and a half-dozen sheep in 1830, by that time he had a few cows, and was growing a variety of grains. After his death in 1858, the property, which reached 90 acres in 1870, was owned and managed by his daughter, Olive Capen Nelson (b. 1815). By 1880, Willie Nelson was apparently the main farmer, and owned the livestock, while he and Olive jointly owned the farm, by then reduced to about 60 acres.

By the end of the nineteenth century Olive Nelson had died, and Willie, who still owned the farm, had moved to Fitchburg. Sometime after 1930, the property was purchased by F. Lorenzo Rimbach, who owned it until the 1960s. As a proponent of the rural electrification efforts of the 1930s, Mr. Rimbach helped bring electrical service to the outlying parts of Sterling.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1830: E. Nelson; 1855: E Nelson; 1870: OC Nelson; 1898: Wm. Nelson. Marvin, Abijah. "Sterling," in Jewett, C.F., ed.. History of Worcester County. Vol. I. Boston: C. F. Jewett & Co., 1879.

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Vital Records of Sterling.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Nelson Place
53 South Nelson Road

Area(s)

Form Nos.

V

113, 447-450, 949

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

AREA DATA SHEET

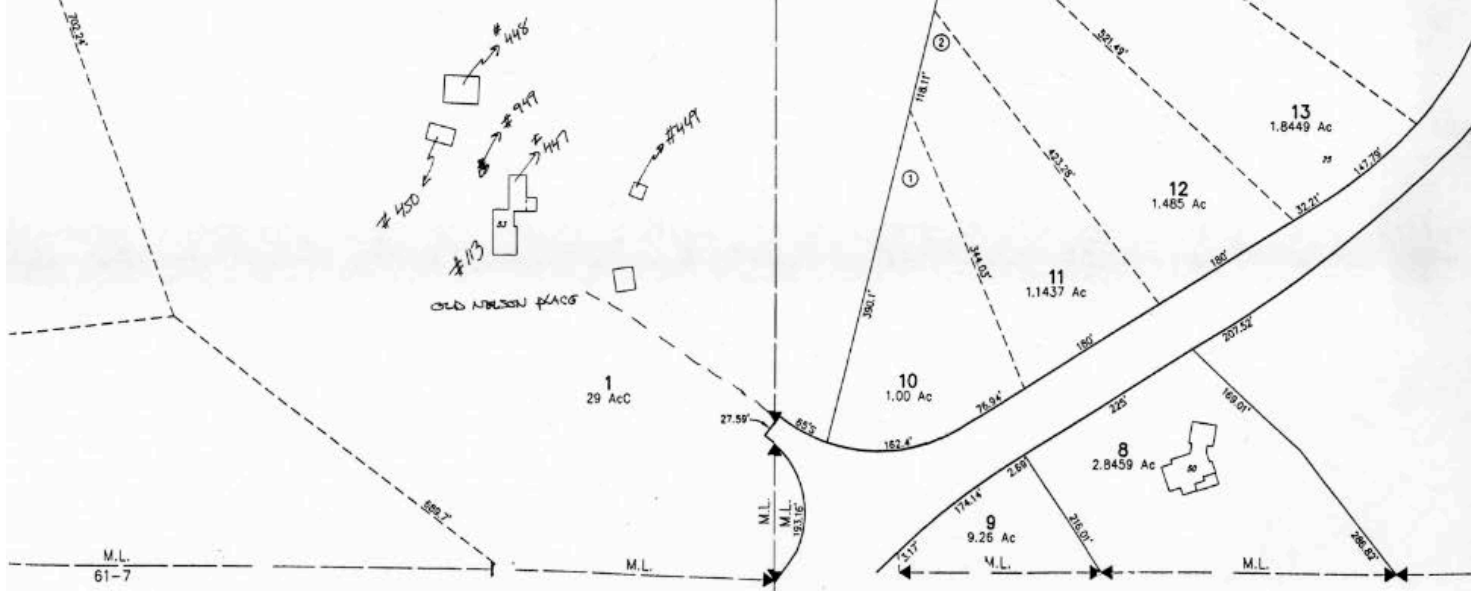
<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
113		53 S. Nelson Road	Old Nelson House	1763/ca. 1880	1 1/2-s., front-gabled
447			attached barn/shed	late 18th C.	utilitarian
448			Nelson barn	late 18th-C.	English barn
449			henhouse/shed	1930s/'40s	utilitarian
450			peacock house	late 20th C.	utilitarian
949			outbuilding ruins	mid-20th C.	utilitarian

STE.V

14
8.8 Ac



STERLING, MA
OLD NELSON PLACE
MAP # 56
AREA V



M.L.
61-7

M.L.
M.L.
M.L.
193.16'

M.L.

M.L.



Overview. 2001.



Barn, south side. 2001.



Barn, south view. 2001.



Barn. 2001.



Barn - NW corner. 2001.



Barn, view southeast. 2001.



Cow tie-up, view northeast. 2001.



Hen house - (STE.449). 2001.



Peacock shed (STE. 450). 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

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

55	STERLING	W	109, 451-454, 950-953
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roll negative numbers
XII 5, 6, 9, 10, 11, 13, 14, 16, 17, 19, 21, 22, 24

Town Sterling

Place (*neighborhood or village*) _____

Justice Hill

Name of Area Bigelow-Stuart Farmstead
 23 South Nelson Road

Present Use residential, agricultural,
 storage

Construction Dates or Period mid-18th- to
 early 20th century

Overall Condition _____
 good

Major Intrusions and Alterations Addn.s to

barn--ca. 1890s, early 20th C. Enlargement, alt.
 to Stuart House (see P. 2)

Acreage 21 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (*month/day/year*) March, 2001

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

Twenty-one remaining acres of the 270-year-old Bigelow/Stuart farm are spread out on either side of a bend in South Nelson Road, along the east face of one of Sterling's lower hills. Like many farmsteads in town, the main house (23 S. Nelson Road) and barn are oriented opposite each other. Here, the ca. 1813 Solomon Stuart, Jr. House occupies the upper slope on the west side of the street, facing east, with a modern swimming pool and pool house on the hill directly behind it. At the edge of the road on the east side is the Stuart Barn, one of Sterling's earlier gable-front, New England bank barns. Its west front is built into the hillside; its basement opens east onto six acres of pastures and fields. Two silos abut the barn's north side. Extending south from the main barn is a long cow shed, with a milk room attached to its south end. Several yards southwest of the barn, also close to the road, is the small restored "saltbox" Bigelow-Stuart House (#109) of the farm's first colonial owners, moved and converted to a manufacturing shop in the mid-nineteenth century. Above it to the west, on the opposite side of the road, the upper part of the surviving farm landscape (#953) continues in a large corn field in the vicinity of the house's original site. Behind the barn on the east side of the road, the ground slopes down through several acres of pastures to a wetland.

A roughly chronological description of the buildings and structures follows:

Bigelow-Stuart House/Stuart Needle Shop, ca. 1733-1746 (#109)

The origin of the farmstead is embodied in its southernmost building, the Bigelow-Stuart House, which is believed to have been built sometime between 1733 and 1746, on a site across the street from its present position. It is a small two-story building, 25' 6" wide by 36' 4" deep, sided with wood clapboard on the facade and wood shingle on the other elevations. The steeply-pitched "saltbox" roof is covered in asphalt shingle, and the basement is fieldstone and brick. The west facade is three bays wide at the first story, with a wide, interior-mounted diagonal-board door in the north portion, a walk-in diagonal-board door to its south, and a 6-over-9-sash window close to the south corner. At the second story, two 6/9's are spread far apart, their top edges meeting the eaves. Both ends of the building have one 6/9 centered at the first story with another above it at the second, and a single 6/9 in the end of the rear leanto. Two widely spaced 6/9s are positioned in the low rear wall. There is a broad opening at basement level in the northwest front of the south side. A former tall chimney that rose from the rear roof slope was recently removed.

Architectural trim consists of narrow, unadorned boards at the window and door openings, corners, rake, and eaves. There is no roof overhang at either the gables or eaves. One notable feature, remaining from the early twentieth century, when the building was apparently used as an equipment garage, is a tall, round gasoline pump (#952) standing close to the north wall.

23 South Nelson Road: Solomon Stuart, Jr. House, ca. 1813 (#451)

The east-facing, early-nineteenth-century federal-style house of Solomon Stuart, Jr. is a center-chimney, side-gabled, double-pile building, five- by two bays, with a long two-story south wing and a high cross-gabled two-story rear wing extending west from the south end of the main block. It stands on a granite-block foundation, has wood clapboard siding, and a shallow-pitched, asphalt shingle roof. An open shed-roofed porch on square posts spans the north part of the rear wall. The windows are 6-over-9-sash, set into flat surrounds. While the window casings are modern replacements, other architectural trim consistent with the federal period, includes narrow cornerboards, a molded, boxed cornice with bed molding and narrow frieze below it, and no roof overhang at the gable ends. The center entry is a modern sidelighted replacement unit, with a shallow pediment and four-panel door with four glass panes across the top. Early twentieth-century photographs show the house with 2-over-2-sash windows and a horizontal-linteled entry flanked by sidelights.

Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Bigelow-Stuart Farmstead
23 South Nelson Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)
WForm Nos.
109, 451-454, 950-953

ARCHITECTURAL DESCRIPTION, cont.

The north end has two symmetrical window bays; the south has one window at each story in front of the side wing. Both have a single 6/9 high in the gable peak. The large south wing was formerly a one-story "line of sheds" with large sliding doors. Since a late twentieth-century enlargement, it is two stories high, with a line of four 6/9 windows at the second story. The first story, reading north to south, has a modern door with a narrow hip-roofed entry porch, one window, one elliptical-arched carriage- or shed-opening with a vertical-board door, and, in the south portion, two rectangular garage openings with flush overhead garage doors. The south end of the wing has the most modern appearance of any of the elevations: two 6-pane casement windows occupy the first story, and a large three-part picture window, with a divided-light lunette above it, occupies the upper part of the wall. A one-story shed-roofed ell, with a 6-over-9-sash window in the south wall, extends to the rear from the south portion of the wing.

Solomon Stuart, Jr. Barn mid-19th C. (#452)

The sturdy New England barn, after the middle of the 19th century, had one of the highest tax valuations of any outbuilding standing in the west part of Sterling in 1880. In spite of several enlargements and some alterations, it is in better condition than most today. This is one of Sterling's many large outbuildings classified in the late nineteenth century as a "barn and shed" complex for its combination of a New England barn with attached stable or cow shed. In this case, the present south cross-gabled cow shed represents an early modern enlargement or replacement of a narrower vertical-board wing, either a cow- or wagonshed, shown in photographs of about 1930.

The original three-level barn, approximately 35 by 40 feet, is a building of five bents, with its front west wall built into the slope of the hillside. The barn was lengthened to about 60 feet with the addition of two more bents on the east end in about 1905. The building incorporates a spacious fieldstone basement with a ground-story livestock access to the rear. Abutting the south side, an earthen ramp, supported on the east by a fieldstone retaining wall, rises to a former livestock entry in the south wall of the main story. The building is clad in vertical boards covered with corrugated aluminum on most of the north side, and by wood shingle on the east and south walls and the lower part of the west facade. The roof is asphalt shingle. The architectural trim is extremely simple, without a roof overhang on any elevation, and with narrow cornerboards. The main facade, which retains its vertical-board siding on the upper part of the wall, has a large centered wagon opening with a vertical-board, interior-mounted rolling door with a long multi-light transom above it, and a new 6-over-9-sash window in the gable. A wide former opening in the mid-section of the north basement foundation wall is filled in with concrete block. The south elevation of the original building east of the cow shed has two modern 2-pane windows in the main story. The rear, east end of the building displays the high shingled wall of the ca. 1905 addition, with a central door opening about 6-feet-square covered by a recent door, and three windows--one 1/1 sash in the gable peak, a four-pane window over the doorway, and a two-pane window in the east end of the cow tie-up.

The barn was enlarged at least three times. The earliest addition was apparently the former south vertical-board cow stable or wagon house. The second would have been the ca. 1905 two-bay cast extension of the main barn. About 1943 the long one-story shingled cow shed (#453), with a concrete floor and foundation and a wide gabled roof, was built, possibly incorporating the earlier cow- or wagon shed. The milk room (#454) at the south end may have been built at the same time. A small gable-roofed room was subsequently built in the southeast angle between the stable and main barn. Its roof was later changed to a single pitch.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Bigelow-Stuart Farmstead
23 South Nelson RoadMassachusetts Historical Commission
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Boston, Massachusetts 02125Area(s)
WForm Nos.
109, 451-454, 950-953**ARCHITECTURAL DESCRIPTION, cont.**

The west wall of the 1940s cow shed has an interior-rolling, diagonal-board walk-in door at its north end, a four-panel door at the south corner, and eight square, single-pane stanchion windows between them. An exterior-mounted vertical-board, double-leaf door with a 6-pane window in the upper part of each section is located in the south gable end. A window above it in the gable peak is boarded over. There are seven stanchion windows along the rear east wall, and a diagonal-board door with a 6-pane window in the upper section just to their south. Two round metal ventilators are mounted on the roof ridge.

The shingled, gable-roofed milk room abutting the south end of the cow stable has a concrete-block foundation. A diagonal-board door with a window in the top section is located in its west facade. Vertical-board siding is exposed on the rear, east wall. The metal stove pipe and square, gable-roofed wooden ventilator at the roof peak date to its contemporary use as a maple-sugar shack.

Two of Sterling's few remaining silos stand against the north side of the original barn. Both are of the round, wooden stave type. The earlier of the two, which has a mansard asphalt roof, is the front one (#950), standing by 1930. The rear silo (#951) is lower in height, with a gabled roof with exposed rafter ends.

Barn interior: original building. The three-level interior of the original Stuart barn has a typical longitudinal three-bay plan, with center drive aisle, haymow on the north, and cow tie-up on the south. In the front west part of the north aisle is an enclosed room, finished on the interior with horizontal boards--possibly a former granary and later a tack- or storage room. A wide vertical-board batten door showing the marks of former strap hinges opens from this room into the center aisle. Opposite it in the front of the south aisle is another enclosed space of unknown use, which incorporates the stairs to the basement. The lower three feet of the vertical-board south wall of this room is double-thickness; most of the rest is lined with horizontal boards; those on the east wall continue up into the loft. Just behind this space, in the west part of the cow stable aisle is a mid-twentieth-century plywood and aluminum feed hopper.

The five-bent frame of the older part of the barn is pegged, braced post-and-beam construction, composed of a combination of hewn and sawn timbers. The two-story posts, the plates, and the girts are 8 inches square; the rafters, which are tenoned into both the plates and a four-sided ridge beam, measure about 6-7 inches square. Full-width tie beams spanning from plate to plate are present only at eaves level; midway up the side walls, short girts extend across the side aisles to the line of posts on either side of the drive aisle, supporting what is primarily a floorless lower loft over the north aisle, but floored on south over the cow tie-up aisle. Diagonal braces rise from the posts to the girts, and from the outer span of the girts inward to diagonal braces that rise from the girts to a major purlin. Horizontal braces from plate to girt stabilize each outer corner at the level of the eaves. The joists are primarily narrow logs, flattened on top; some are hewn. According to owners' records, this barn had a full-length, floored loft over the drive aisle. The west end of this upper loft between the first and second bents was removed, along with its joists, sometime in the early twentieth century when a track and pulley system for lifting the hay was put in.

The cow tie-up area in the south aisle still retains most of its whitewash, the rough interior battens which helped to minimize drafts, and parts of the horizontal-board wall that separated it from the main drive floor. A door is still mounted in this wall between the fourth and fifth bents. Two batten doors (no longer functional) remain in the exterior south wall of the tie-up area--one is a narrow door into the small south

INVENTORY FORM CONTINUATION SHEET

Community

Property

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109, 451-454, 950-953

ARCHITECTURAL DESCRIPTION, cont.

room, the other is a double-leaf livestock door that opened out onto the side ramp leading down the hill to the south. Characteristic cow stable flooring, with a long clean-out trap-door trench several feet in from the outer wall, remains in place.

This building is one of Sterling's clearest illustrations of the prevailing construction method for vertical-sided barns for much of the nineteenth century, wherein the sheathing boards were nailed to 4-inch-square horizontal nailers midway up the wall between the lower and upper plates or girts. Large areas of sheathing even retain the rough vertical interior battens which cover gaps between the up-and-down-sawn boards. The east exterior end wall of the original barn (which has been an interior wall since the building was lengthened in the early twentieth century), is still largely intact. It clearly displays the rabbet along the lower outer edge of both upper and lower girts, into which the upper end of the siding is fitted. The lower ends of the siding boards are fastened with cut nails to the outer faces of the girts--thus accounting for a shallow overhang of one story over another on the outside of the building. The same method of securing the siding continues on the long sides of the building.

The barn cellar, like others in town from the same era, was probably used for a combination of manure storage and the housing of small livestock, usually a pig or two, who could tolerate the conditions there, and work over the manure, as well. Today it functions as a sheep pen, with three enclosures across the front fenced partly with railings made of older horizontal boards. Most of the barn above is supported on the fieldstone retaining wall at the west, and on the fieldstone foundation on the south and most of the north (except for the filled-in area of concrete block). Except for a few stones at the outer edges, any original east foundation wall was apparently dismantled when the east addition was built. Two rows of log posts are aligned in the basement under the posts of the center aisle in the structure above. Log joists run east to west under the north and middle bays. The joists under the south tie-up bay run south to north, and are spaced closely together--between 22 and 28 inches on-center. The fourth and fifth bents of the original building, where the ground slopes sharply downward, have lower sills than those further west, and incorporate a second sill. The lower two north-south sills are joined to the first by short stud-like struts.

Barn interior: additions. The ca. 1905 two-bent east addition to the main barn is constructed of narrower timbers than its earlier counterpart, but its structure is similar, with the main timbers pegged, and vertical-board siding nailed to horizontal nailers. The siding is tighter-fitting, however, with no interior battens, and most of it is circular-sawn. The rafters are 2 x 4" stock lumber, with no ridge board. There are no joists over the haymow; the joists in the upper loft and the extension of the old cow stable are 3 x 4." The small shed-roofed addition on the south side is lined on the interior with tightly-fitted horizontal boards, and has a concrete floor.

The interior of the 1940s south cow shed addition (#453) is presently used as a workshop, but retains its two lines of fifteen wood and metal cow stanchions on either side of an open center aisle. An eight-inch wide gutter runs along either side of the center concrete floor in front of the side bays, and some of what appears to be the original piping system is still in evidence. A wood floor is still in place along the side aisles. The walls are sheathed with tongue-and-groove horizontal siding. On the 2 x 4" framework above the stanchions, the painted names of some of the St. Martin cows are still legible. Many of them evoke popular women's names of the 1940s, such as Dotty, Patty, Cathy, Betty, Mary Jane, Jean, and Mary Ellen, while others are more traditional livestock names, such as Beauty, Spotty, Whity, Curly, and Rosey.

INVENTORY FORM CONTINUATION SHEET

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ARCHITECTURAL DESCRIPTION, cont.

The milk room (#454), apparently constructed about the same time as the 1940s cow shed, has a concrete floor with a drain in the center, and walls of whitewashed horizontal tongue-and-groove boards. The roof is supported by log rafters, which meet at a narrow ridge board. It is presently used as a maple-sugar shack.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

This farmstead, which apparently includes one of the oldest buildings in Sterling, traces its roots back to the first settlement in the Indian territory just north of the farms established in the Chocksett settlement in the vicinity of Rowley Hill in the 1720s and '30s. By 1746, like several farms to the south, its development was associated with a family from Rowley, the Stuarts, and continued through three more generations of Stuart descendants until the end of the nineteenth century. It is significant not only as an agricultural property which evolved over two hundred years, but also for its connections with industry in Sterling, through the machine shop established by Silas and Lucian Stuart in the mid-nineteenth century for the making of early sewing machine needles, called today the "Stuart Needle Shop."

The first house on the property, the small "saltbox" on the east side of the road (MHC #109), is believed to have been constructed by **Jonathan Bigelow** (Biglo), who came to Lancaster from Weston, and in 1733 bought 70 1/2 acres here in the "additional grant" of Lancaster from Samuel Sawyer. In 1746 he sold both the land and a house in which he had been living to **Charles Stuart** of Rowley. Both Jonathan Bigelow and Charles Stuart were farmers, and probably engaged in subsistence agriculture here on the homestead that they were carving out of the wilderness in the western part of Lancaster that was later to become part of the town of Sterling. The difficulty of the settler's life is underscored by the fact that Charles Stuart lived only four years after acquiring the property. He died in 1750 at the age of 32, along with his three eldest children, leaving his wife, **Sarah (Fiske) Stuart** to carry on the farm and raise their two youngest children, who were born here in 1748 and 1750.

Their surviving son, **Solomon Stuart** (1748-1835) grew up to manage the farm, and eventually to own it. He married **Elizabeth Moor(c)** in 1769, and saw military action in the Revolution, first as a Lieutenant, and later as Captain of a company in Col. Asa Whitcomb's Lancaster regiment.

In 1813, Solomon and Elizabeth's son, **Solomon Stuart, Jr.**, married **Nancy Roper**, daughter of neighboring farmer **Manasseh Roper** of 1 Nelson Road (see Form #110). Solomon, Sr. apparently had the house at 23 South Nelson Road (#451) built for them. Solomon, Jr. and Nancy had four sons, three of whom never married. The eldest son, **Merrill**, apparently established a small farm nearby. The three others lived on the property after their father's death, and carried on a variety of enterprises. For many years, the second eldest son, **Silas Stuart** (1817-1890), appears to have been the major farmer among them. In 1850 he was running the 70+-acre family farm as a mixed-agricultural operation, with a variety of livestock and tillage crops that included wheat, rye, corn, oats, hay, and potatoes. The farm soon reached 90 acres, plus a 15-acre woodlot.

INVENTORY FORM CONTINUATION SHEET

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HISTORICAL NARRATIVE, cont.

By the third quarter of the nineteenth century, a third brother, **Lucian Stuart** (b. 1821), was engaged primarily in manufacturing. Said to have been a "mechanical genius," he invented a machine for making steel needles for sewing machines. In about 1850, he and Silas turned the old Bigelow/Stuart House into an artisan's shop. The brothers may have made shoes and/or other items there for a while, (the map of 1855 calls the building a "machine shop and chair tool factory,") but the building is best remembered for the manufacture of needles using both steam and horsepower. In 1860, Lucian Stuart's needle business had the third or fourth highest capitalization of any industry in Sterling, and he had eight employees. That same year the brothers patented a needle-making machine called the "Stuart Trace Snap." Shortly afterward, however, Silas apparently took over the business and moved it to a shop he had bought in 1858 on School Street at Sterling Center, where the 1870 map lists him as manufacturing "Silver Steel Spring Tempered Sewing Machine Needles." He built a new residence on 16 acres near the new shop at 2 Newell Hill Road (#262--NR) in 1865. The needle-making business had apparently closed by 1882, when he began leasing the shop building for a grist mill. In 1879 Lucian also opened a shop at the center--a tin shop--where he both manufactured and repaired items. He moved to Lcominster in 1883.

It was apparently the youngest brother, **Pierson T. K. Stuart** (1839-1896), a Civil War veteran, who came into the ownership of the 90-acre Stuart farm in the late 1870s, who continued as the main farmer on South Nelson Road until the 1890s. He grew a variety of crops, but the old family farm may have largely grown back up to woods, as his larger property had a much lower value than his brother's small acreage at the town center. Much of his business seems to have been in the sale of cord wood, of which he was one of the largest dealers in Sterling.

According to the 1969 inventory form and research by local historians, P. T. K. Stuart was the last of the Stuart heirs to the property, and after his death in 1896 the farm was sold to **George T. Nelson**, owner of the farm next north at 1 South Nelson Road, who bought it for his two sons, **S. Herbert** and **Cephas Leslie Nelson**. (Through the Ropers, the Stuarts were closely related to the Nelsons; George Nelson was P.T.K.'s cousin, son of Nancy Roper Stuart's sister, Eunice, and her husband, Cephas Nelson). While the 1969 inventory form states that C. Leslie Nelson (b. 1880) owned and operated the Stuart farm, this is not borne out by town records until after 1900. S. Herbert Nelson (b. 1876) is listed as the owner in 1900. He apparently gave up the ownership to his brother between 1900 and 1905.

C. Leslie Nelson continued to operate the farm until his death. In 1943, the property was purchased by **Leon St. Martin**, who came to Sterling from Newburyport. It was inherited by his wife, **May St. Martin**, in the 1960s.

INVENTORY FORM CONTINUATION SHEET

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Sterling Bigelow-Stuart Farmstead
23 South Nelson Road

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Area(s) Form Nos.
W 109, 451-454, 950-953

BIBLIOGRAPHY and/or REFERENCES [x] see continuation sheet

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AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
451	55-14	23 S. Nelson Road	Solomon Stuart, Jr. Hse.	ca. 1813	Federal
109	55-6	opposite 23 South Nelson Road	Bigelow-Stuart Hse./ Stuart Needle Shop	mid-18th C.	Colonial
452	" "		Solomon Stuart, Jr. Barn	mid-19th C.	utilitarian
453	" "		St. Martin cow shed	ca. 1943	utilitarian
454	" "		milk room	ca. 1940s	utilitarian
950	" "		Nelson silo	early 20th C.	utilitarian
951	" "		silo	1940s	utilitarian
952	" "		gasoline pump	1930s-'40s	utilitarian
953	55-6, -14		agricultural landscape	18th-20th C.	landscape

Massachusetts Historical Commission
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Community

Property Address

Sterling

Bigelow-Stuart Farmstead
23 South Nelson Road

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W

Form No(s).
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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

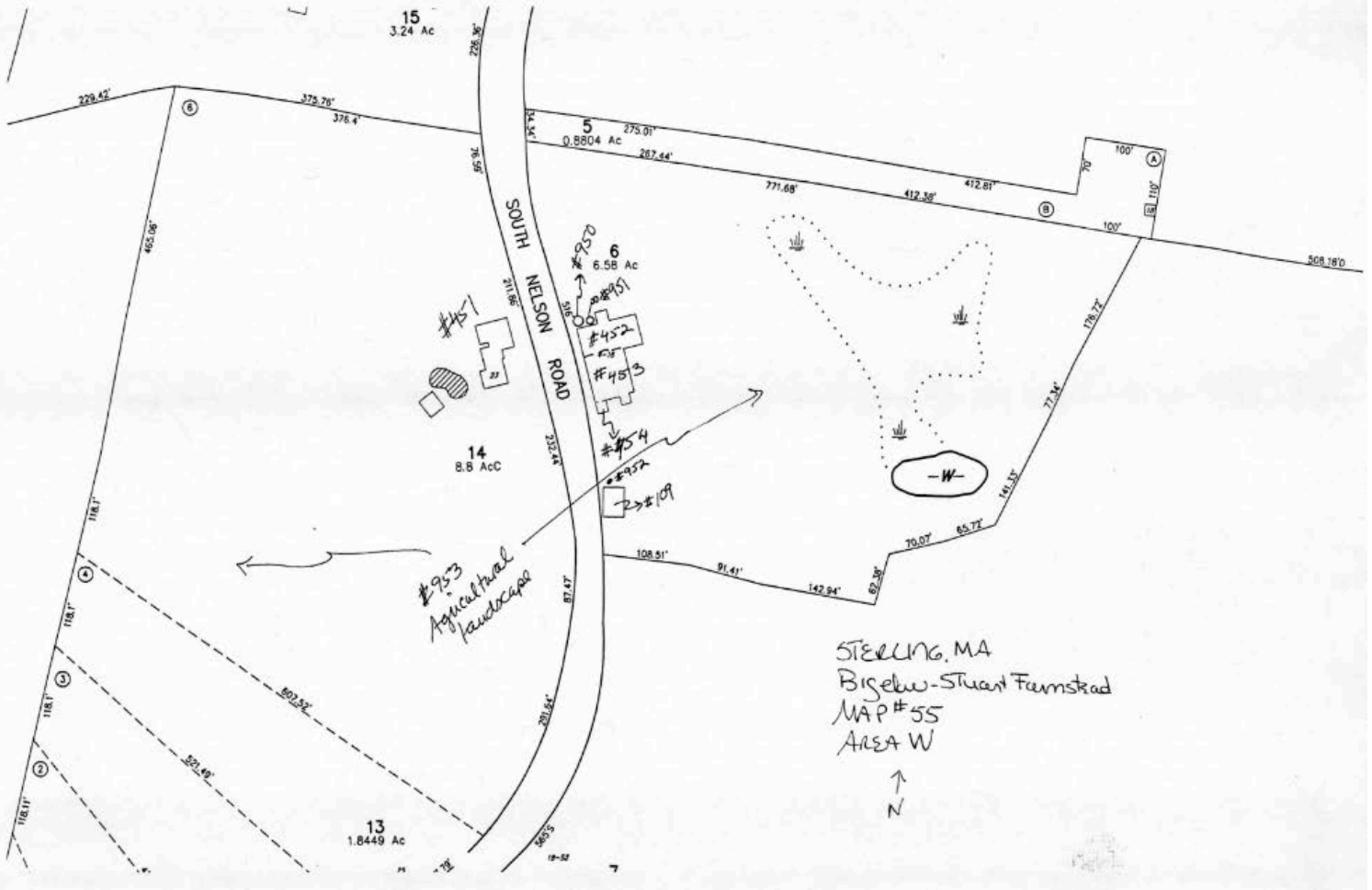
The old Bigelow-Stuart Farm, which still covers 21 acres and retains a cluster of farm buildings and structures dating from the mid-eighteenth through early twentieth centuries, is eligible for the National Register under Criteria A and C.

The complex meets Criterion A for its long association with the Stuart family, of whom four generations farmed and raised livestock on the property, and one generation developed a significant cottage industry (manufacturing sewing-machine needles) in the original farmhouse.

The farm meets Criterion C for the survival of well-preserved architectural and agricultural resources from several eras. They include the recently restored mid-18th-century Bigelow-Stuart House--a rare surviving small two-story "saltbox" house--the enlarged 2 1/2-story Federal Solomon Stuart, Jr. House of about 1813, and one of Sterling's earlier and better-preserved examples of a nineteenth-century three-aisle New England barn. Also contributing under Criterion C are two of the town's last remaining silos, a good example of an early-twentieth-century one-story cow shed with attached milk room, and several acres of agricultural landscape surrounding the clustered farmstead.

In spite of some alterations to both houses, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STE.W





House (STE. 451). 2001.



View south. 2001.



View south. 2001.



View north, to milk shed, cow shed, and barn.
2001.



View north. 2001.



Gas pump - left (STE. 952) and needle shop (STE. 109) right. 2001.



Barn, view southeast to southern aisle. 2001.



Barn, view southeast to southern aisle. 2001.



Barn, view north. 2001.



Barn, view northeast. 2001.



Barn cellar. 2001.



Cow shed, view south. 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
64, 73	STERLING	X	128, 454, 455, 954-960



roll negative numbers

- XIV 17
- XV 4, 6, 7, 8, 9, 13
- XVI 6, 12, 13
- XXX1 5-7, 9, 11, 12

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (*neighborhood or village*) _____

Rowley Hill area

Name of Area Jeremiah Burpee Farmstead
 29 Tuttle Road

Present Use _____
 residential, agricultural

Construction Dates or Period ca. 1732-40

Overall Condition _____
 good

Major Intrusions and Alterations Barn relo-
 cated by 1910; house updated and enlarged
 (see text); several outbuildings demolished

Acreage approximately 50 acres

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (*month/day/year*) April, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

The Jeremiah Burpee farmstead is set about a hundred yards off the east side of Tuttle Road, astride a farm lane (briefly called Schenk Road in the middle of the twentieth century), that may once have extended a quarter mile east to another farmhouse belonging to Mr. Burpee's uncle, Samuel. Fieldstone walls line parts of the lane, where ornamental trees and shrubs lend a "gentleman's farm" aspect to the property. At a narrow grassed island and a brick terrace at the west side of the farmhouse, the pavement ends, and the well-worn lane swings southeast to the barn and the one other remaining outbuilding. Plantings near the house include a tall larch, rhododendrons in the island, and clumps of lilacs in the southeast part of the south front yard. Just west of the lilacs, two tall trees have grown up on either side of the most unusual feature of this property--a long flat leach stone, or "lye stone," (#955) measuring about 4 by 7 feet. The stone is quite similar to one at Old Sturbridge Village--with a circular groove about two feet in diameter in the center, which collected pearl ash or lye seeping from the bottom of an ash barrel placed on the stone, and channeled it down a carved narrow spout into another container, to be made into soap.

The handsome English barn, which was relocated about 1910 from a spot adjoining the west part of the house, faces west against a hillside which rises up to a long upland hayfield stretching to the south along Tuttle Road. The last remnants of three smaller early-twentieth-century outbuildings--a northeast attached carriage/equipment shed, a small wagon shed, and a greenhouse/springhouse, are clustered northeast, east, and south of the barn. The farm lane turns east around the barn, continuing past the remains of the greenhouse and a long henhouse which lies in a collapsed state just to its east, past a well-preserved two-bay, shed-roofed equipment shed, and on to a wooded area at the edge of Route I-190. Behind the equipment shed is a rare surviving raised early-twentieth-century water tank/pump(well)house. Some distance north of the main farmstead, a later raised water tank and two more pump- and springhouses lie in a hollow 150 yards north and northeast of the farmhouse near a small, shallow pond (#959), which was dug about 1950 as a water source for the Schenk apple orchards. Today, most of the agricultural landscape (#960) on this large property consists of rolling hayfields. Some aging apple trees from the early twentieth-century orchard remain in an open area east of the farmstead.

Other buildings and structures on the farm have disappeared, including an icehouse and at least one entire barn and a cabin to the east of the farmstead that was built in the early twentieth century by Harry Schenk. Ruins of other structures--some consisting only of cellar holes or piles of foundation stones--are scattered across the property.

Jeremiah Burpee House, 1732-1745 (#128)

The farmhouse is a south-facing 2 1/2-story, double-pile, five- by three-bay, center-chimney house with a succession of attachments to the north and northwest. A 1 1/2-story leanto spans the rear two-thirds of the main block, extending west into a single-bay "Beverly jog" or "jut-by. Abutting the west end of the jog is a deeper, two-story, side-gabled wing which was raised from 1 1/2-stories about 1940. Across the west end of the wing is a shed-roofed two-story addition of about 1945, consisting of a single-car garage at the first story, and a glazed porch at the second. A shed-roofed veranda or porch on three unfluted columns which spans the west end of the main block remains from a wraparound porch which once extended to the southeast corner of the facade. A low, narrow wooden terrace with a square-doweled balustrade and square posts with ball finials, added sometime after 1910, now follows the contours of the south front.

The building is clad in wood clapboards, and has an asphalt-shingle roof. The veranda has a wood-shingle roof. The foundation, which is covered with concrete on the east and north sides and hidden by the porch and terrace floor on the west and south, is not visible from the exterior. The brick lining of the upper

Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
 Massachusetts Archives Building
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 Boston, Massachusetts 02125

Community

Property

Sterling

Jeremiah Burpee House
and farmstead

Area(s)

Form No.

X

128, 454, 455, 954-960

ARCHITECTURAL DESCRIPTION, cont.

foundation visible in the basement, however, suggests that the exterior face is granite block. The chimney is covered with stucco. The architectural trim of the main house includes narrow cornerboards, and a narrow molded, boxed cornice without any returns on the gable ends. The short extension of the roof out over the gable ends was apparently added sometime after 1835.

The symmetrical main facade has 6-over-9-sash windows at the second story, and 2-over-2-sash at the first. All the windows, which formerly had louvered wood shutters, are set into flat, unadorned frames that are flush with the wall plane. The handsome projecting, flat-roofed center vestibule, or "porch" at the main entry is an addition of about 1910. It was added by the Rev. Charles Place, an antiquarian and authority on federal architecture who is believed to have had the doorway moved from a house in Providence, R.I., where he formerly resided. The entry surround incorporates a large elliptical louvered fan over four-pane sidelights with paneled aprons below. The fan composition displays masterful carpentry in the carved balls which form the broad arch over the fan, the carved seashell at the lower center, and a center divider executed in what appears to be a motif of woven branches. Four narrow engaged colonnettes with acanthus leaf capitals frame the doorway and sidelights. The broad, straight fluted pilasters at the corners of the vestibule and its dentiled cornice are likely to date to ca. 1910. The door itself is a seven-panel type, with recessed panels with applied moldings, and bullseye glass in the two small uppermost panels.

The second story of the west end of the main block displays the three-bay arrangement of two 6/9 windows toward the front, and one toward the rear. At the first story, three 2/2 windows are aligned with the 6/9s above them. A double 6/6 occupies the gable peak. The upper section of the east gable end echoes the arrangement of the west end, but at the first story, a triple twentieth-century 6/9 window is located to the rear of the front 2/2's. On the north rear elevation, a small shed-roofed open porch added since 1955 at the northeast corner fills the angle of the main house and the leanto.

While the leanto with Beverly jog is not an unusual feature for the end of the eighteenth century, it is rare to see one attached to the rear of a double-pile, rather than single-pile, house. The one-bay facade of the jog has a 6-over-9-sash window at second-story level, over a 6-panel door with glass in the top four panels.

A photo of about 1900 shows that the west wing was formerly 1 1/2 stories, with a steeper front roof slope descending over small, widely-spaced eave windows. Two broad wagon- or shed-openings appear in the first story facade in the photograph; today one elliptical-arched, keystone opening with a pair of tongue-and-groove carriage doors occupies the west part of the wing facade. Two sets of small paired 6-pane windows are positioned in the wall to its east. Above, in the raised second story wall, are two pairs of 6-over-6-sash windows. The one-bay garage extension at the west end of the wing has a pair of vertical-board, tongue-and-groove doors. The shed-roofed porch above it was glazed with 4-pane storm windows after 1955. The west elevation of this section has vertical-board door to an interior stairway inset at the northwest corner. Above the door at second-story level, north of the line of 4-pane storm sash, is a large 6-over-6-sash window.

INVENTORY FORM CONTINUATION SHEET

Community

Property

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Sterling

Jeremiah Burpee House
 and farmstead

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X

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ARCHITECTURAL DESCRIPTION, cont.

Interior. The first-story layout of the main house today consists of two rooms at the front flanking a narrow center stairhall and chimney bay, and a single wide room across the rear. The leanto contains the present kitchen (updated and paneled in the 1950s) and, in the southwest corner against its front wall, the enclosed stairs to the basement and second story. The jog is occupied at the first story by a small entry space and a lavatory. All the house ceilings are plastered, and the corner posts of the main rooms, which protrude a few inches on the interior, are boxed with quirk-beaded casings. There are four-paneled doors throughout, with Suffolk latches and H- and H-and-L hinges. The main stair is a two-run, rather than three-run arrangement, and appears to have been rebuilt in the twentieth century. The fireplaces are small, with angled sidewalls in the fireboxes. No bake oven is evident at the fireplace in the rear room, which may indicate that its opening was within, rather than outside, the firebox. The fireplaces have simply-detailed surrounds with federal moldings, and in some cases, flat pilasters. Three have small chimney cabinets above them.

At the second story, the southeast and southwest chambers also have fireplaces. The surround of the fireplace in the southwest chamber is recent, however, and replaces a grand federal mantelpiece with engaged columns (still stored on-site), which, like the main entry, is believed to have come from a house in the Providence area.

Interior structure. While it has grown and changed over time to resemble an updated house more typical of the late-eighteenth/early nineteenth centuries, an interior inspection of visible parts of the structure corroborates the date of between 1732 and 1745 which is suggested by deeds for the earliest part of the building. The basement, which is present under the west, south, and southeast portions of the main block and the west part of the leanto, reveals more than one type of floor construction. Log joists extend north/south under the southeast portion of the house, and east/west under the west half of the house. In the chimney bay, south of the great rubble chimney base, the east/west joists are the sawn, square type, approximately 3 1/2 by 4 inches.

In the second story of the main house, the hewn northwest corner post is exposed. It has a flared "gunstock" shoulder, and, on its east side, the mortise and cut-off end of a rear diagonal brace--an indication that this was once the rear wall of the house. Contrary to the arrangement of parallel longitudinal summer beams in both the second-story and attic framing that is commonly found in Worcester County, this house has transverse (front-to-back) summer beams at the attic floor level--a method of construction which is more characteristic of Middlesex County. Its use here may be linked to the background of the first owner of the house, Samuel Gibbs, who moved to Sterling from Framingham. One long transverse summer beam appears to run the full depth of the east half of the main house. Its rear portion, in a small northeast bedroom, is cased, and the section in the southeast chamber is covered by a later plastered ceiling. A short, uncased section of the beam which is exposed in a narrow east-west passage between the front and rear rooms, however, displays what appears to be the tapered end of a beveled chamfer, about one inch wide. The chamfered summer beam and the flared northwest corner post are consistent with the traditional date of the 1730s for the main block. Horizontal feather-edge sheathing, which is characteristic of the same time period, as well as the next several decades, covers the south interior wall of the leanto inside the rear stairs to the basement. Its presence suggests that the leanto may have been built at about the same time, or only slightly later.

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ARCHITECTURAL DESCRIPTION, cont.

Burpee Barn, ca. 1800 (#454)

The 50' by 30' three-bay English barn is a bank(ed) barn, facing west, with a full-height foundation story accessible on the north and east sides. The foundation story would date to the relocation of the building in about 1910. Much of the foundation was reinforced with concrete block during a mid-twentieth-century repair campaign, and the support structure in the basement has been rebuilt with metal columns and wood beams, 2 x 6" joists, and replacement subflooring. Sections of the rubble stone foundation wall, however, remain on the north elevation, and against the bank on the west side. The main exterior siding of the building is vertical board, exposed on the north, east, and most of the south sides. The siding is covered with wood shingle on the west and with asphalt shingle on the east portion of the south end. The roof is asphalt shingle on the west slope and corrugated metal on the east.

The full-height wagon entry is positioned slightly south of center in the barn's west side. Its door is a two-part vertical-board exterior-mounted sliding door installed in the 1990s after a tornado ripped off a former single, exterior-mounted door. Low in the wall just south of the wagon opening is a double 6-pane window. The north end of the barn is windowless; its only opening is a large wood-louvered vent in the gable peak. At foundation level, however, a narrow center opening is flanked by two 6-over-6-sash windows. The east side of the barn is also nearly windowless, with only a small double six-pane window in the center, and a boarded-over loft window above it. The basement story on this side was once almost entirely open. Today it is walled in by a combination of concrete-block and board-and-batten siding, and has a center sliding vertical-board door, a walk-in door at either end, and banks of plexiglass windows between them. The south end of the barn shows the outline of the shed roof of a henhouse which was formerly attached to its west portion, now turned into a shallow pent roof over a vertical-board door flanked by 6-pane windows. Another 6-pane window is located toward the center of this elevation. The twentieth-century asphalt siding covers a second vertical-board door in the east corner of the wall.

Barn interior. The interior of this barn is laid out in the common three-bay arrangement of slightly off-center drive floor, (12'4" wide), with side bays of differing dimensions. The north bay is 17'10" wide; the south is 19'10". There are lofts at two general levels--a high, eave-level loft over the west two-thirds of the drive floor, and a low-ceilinged loft over the entire south bay and the east end of the drive floor. The lower loft appears to have been reconfigured at least twice. Lingering whitewash and joist pockets in the frame indicate that at one time a low loft, about six feet high, spanned the length of the east wall. Open mortises about 3 1/2 feet up the posts of this section were apparently meant for a horizontal rail, indicating that a livestock enclosure may have been located across the full length of the east side of the barn. The lines of a wide opening in the east wall of the center bay, now filled in with horizontal sheathing, suggest that a livestock entry was located there when the barn stood at its former location west of the farmhouse. Today, this six-foot-high east loft exists only over the north portion of the south bay, with evidence for it remaining in a series of 3-foot-long cut-off joists extending into the center bay, as well. (Wooden cow stanchions were still in place in this area in the 1950s.) Over the east portion of the center drive floor and the rest of the south bay, the loft floor is a good two feet higher, and is supported on log joists about 5" in diameter, set on top of additional higher girts about 8" in diameter. A metal cistern is still in place on the lower-level loft section of the south bay. A sliding vertical-board door mounted on the interior girt of the middle third of the south bay indicates that that section was once enclosed. The west third of the south bay was enclosed for a horse stall late in the twentieth century.

The north bay of the barn, apparently the original haymow bay, is open to the roof, and displays the full height of the hewn post-and-beam frame. The tall 8"-square corner posts are unflared at the shoulders; the ends of both the plates and girts sit on top of the posts, where they are braced with rising diagonal braces

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ARCHITECTURAL DESCRIPTION, cont.

and horizontal braces. (In the south part of the barn, however, falling braces are also visible.) Three rows of horizontal nailers framed into the posts support the vertical siding. On the ends of the building, an additional nailer spans each gable end above the end girt. Midway in the east and west walls of the north and south bays is a braced, intermediate post which is not positioned below a rafter. The roof structure consists of all common rafters about 6" square. Some are hewn; others are trimmed logs. The feet of the rafters are bird-mouthed over the plates, and their upper ends are tapered to a tenon fitted into a five-sided ridge beam. The interior face of the siding in this section displays some of the roughly-shaped interior battens which appear in some other barns in Sterling.

Equipment shed early 20th C. (#455)

Southeast of the barn, and east of the ruin of a long henhouse, is a long one-story shed-roofed building of about 1920, clad in wood shingle, and resting on fieldstone footings. The roof is covered with asphalt shingle, and overhangs the front south wall by about two feet on exposed rafter ends. The building is about thirty feet long, and its high south side has two wide, exterior-mounted sliding doors and a low vertical-board walk-in door at the west corner. Part of the interior has a loft level, which may have been used for apple storage. Two six-pane windows are positioned widely apart on the rear wall. Abutting the east end of this well-preserved shed are the ruins of another shed.

Water tank and pump house ca. 1920s (#954)

Just behind the equipment shed is a rare surviving riveted metal water tank--apparently the only one of its type remaining in Sterling. Oval in shape, about seven feet long, the tank is set high on a platform supported on slanted wood stilts, with some sections of piping still attached. Probably dating to the 1920s, the support structure includes four vertical inner posts which also frame the corners of the small shed-roofed, shingled pump house positioned directly below the tank and over one of several wells on the property. A vertical-board door is set off-center in the south face of the pump house. The roof of the pump house is asphalt shingle. The corner posts of the support framework for the tank are set on deteriorating concrete footings.

Spring house (well house) early 20th C. (#956)

Another type of well house, located in a wooded area north of the house, covers the seasonal pool of a shallow well or spring. This is a low A-frame wooden structure, consisting mainly of an asphalt-shingled gabled roof, about 10 by 22 feet, supported on a ring of fieldstones. The two gable ends are sheathed with horizontal boards. A low vertical-board door bearing traces of blue paint is located in the east end.

Pumphouse ca. 1950 (#957)

Down the hillside from the spring house, at the end of a long grassed path, is another shallow well which receives the overflow from the spring. Standing over this well is a square vertical-board pump house about 8 feet square and 7 feet high. Its roof is slightly peaked, and supported on narrow rafters with exposed rafter ends. A batten door is located in the west part of the east side. Most of the remaining walls are filled with broad fixed wooden louvers, apparently placed there to provide ventilation for the pump that formerly stood on the raised floor inside. Areas of dark green paint remain on the door and louvers.

Water tank ca. 1950 (#958)

The pump in the pumphouse forced water from the well, and probably from the pond as well, up to a long cylindrical steel water tank that is located about ten yards to the southeast, raised up on a deteriorating wooden framework.

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HISTORICAL NARRATIVE [x] *see continuation sheet*

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

This farmstead is significant to the town of Sterling for its role at several periods during its history--as the centerpiece of an eighteenth- and nineteenth-century farm of which outbuildings and portions of the agricultural landscape are still extant, and as the site of one of the town's twentieth-century orchards.

While the construction date of the earliest section of the farmhouse is still speculative, both documentary and architectural evidence indicate that it was built by Samuel Gibbs (1685-1758). He was born in Sudbury, and became one of the proprietors of the town of Framingham about 1710. About 1730 he was a proprietor of the Additional Grant of Lancaster, from which the town of Sterling was later formed in 1781. He purchased 215 acres of land in the area of Rowley Hill from John Bigelow in June of 1731, on which he established a farm. He married his second wife, Lydia (More) of Lancaster in April of the next year, and it is possible that the construction of the house was associated with their marriage.

In the late 1730s Mr. Gibbs started selling off pieces of the farm, and in 1748 sold the remainder to two members of the Burpee family--Samuel, who bought 67 acres of the northeast part, and Samuel's nephew Jeremiah Burpee, who purchased 96 acres with the buildings--the portion where Gibbs resided. Due to the presence of some architectural details in the rear second story that would have gone out of fashion by the late 1740s (see ARCHITECTURAL DESCRIPTION, above) it is possible that the house on the farm at that time was the full double-pile main block, and that Jeremiah Burpee proceeded to add the rear leanto soon after his purchase. The Burpees were one of several families who came to Lancaster from Rowley, and after whom the area around Rowley Hill was named.

Jeremiah Burpee (1724-1817), one of several long-lived members of the family, had married Elizabeth Brocklebank the year before he purchased the Gibbs farm. In 1771, he was a member of Capt. James Carter's Company in the Second Worcester Regiment of Militia. He and Elizabeth eventually had nine children, some of whom settled nearby. In a common pattern of succession in landed colonial families, their eldest son, Moses Burpee, received his own farm on land adjacent to his father's, (see Form #127, 36 Tuttle Road), and it was the youngest son, Jeremiah Burpee, Jr. (1770-1822), who ultimately received the home farm.

It is likely that Jeremiah, Jr., possibly along with other family members, was operating the farm for the aging Jeremiah, Sr. as early as the 1790s, and it may have been he who built the barn. He came into the ownership of the property shortly after his second marriage, to Elizabeth Prescott, whom he married in 1801. He was also apparently the one responsible for making some of the stylish federal renovations to the house. In 1818, he sold the farm to his son, Abel Burpee (1795-1842). Abel, a chairmaker, leased the farm for a year or so to his brother, Jonathan, and in 1822, possibly in a transaction associated with paying the debts of their father's estate, it was acquired by Lewis Ross in what appears to have been a mortgage foreclosure.

The property passed rapidly through the hands of several of the more prosperous local farmers in the early 1820s, until it was purchased in 1827 by Fiske Houghton. In 1835, Mr. Houghton sold the farm to Joshua Abbott Jewett, Jr. (1800/01-1875) of Westford. Over the middle of the nineteenth century Mr. Jewett operated the property, which at one time had two barns on it, and fluctuated between 100 and 127 acres in size, as a dairy farm. His specialty after the Civil War appears to have been butter, of which he was the largest producer in Sterling in 1870.

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HISTORICAL NARRATIVE, cont.

After Joshua Jewett's death, the farm was owned by his son, **Nathaniel Sumner Jewett**, who continued the dairy operations, grew a variety of grains, corn, hay, potatoes, and had a small apple orchard of forty trees. Like several farmers in the north part of Sterling, he also sold a significant amount of cordwood.

In 1891 Nathaniel Jewett was apparently severely ill (he died in 1892), and the property, by then reduced to 75 acres, was sold to **Charles A. Kendall** and his mother or aunt, **Hattie L. Kendall** (wife of Charles Henry Kendall). In 1900 they still owned the farm, with the house, two barns, and 75 acres, but Charles Henry Kendall owned the livestock--eight cows and four horses.

The elder Charles Kendall died in 1903, and in 1910 Charles A. Kendall sold the farm to the new minister of the Sterling Unitarian church, the **Rev. Charles Place**. In 1895, he had married Martha S. Kendall of Providence, RI, where they had lived before coming to Sterling. Mrs. Place, a distant relative of Charles Kendall, illustrated the family genealogy, the Kendall Memorial. Charles Place was minister in Sterling from 1910 to 1916, whereupon he left to take up the ministry of the "Bulfinch" church (First Unitarian) in Lancaster. After his retirement from the ministry in 1928 he wrote a biography of Charles Bulfinch.

In 1918 the Places sold the 75-acre farm with the house, one barn, and multiple henhouses, to its longtime owners of the first half of the twentieth century, **Harry F. Schenk** and his wife, **Mabel**. The Schenks planted extensive apple and peach orchards on the old farm, and built most of the auxiliary structures still in place today, including an elaborate water system that eventually included a manmade pond (dug by local farmer and excavator **Ralph Nourse**--see 26 Rugg Road, Buttrick-Nourse Farm), and two elevated water tanks. It was apparently Mrs. Schenk who managed the orchards for many years. In the 1930s, this was also one of Sterling's larger poultry farms, with three large henhouses and an incubator house.

In 1954 the farm was purchased by **Ralph and Ruth Hopfmann**, who continued to operate the orchards for many years.

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INVENTORY FORM CONTINUATION SHEET

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Property

Sterling

Jeremiah Burpee House
and farmstead

Massachusetts Historical Commission
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Form No.
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AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
128	73-31	29 Tuttle Road	Jeremiah Burpee House	1732-1745	Georgian
454	" "		barn	ca. 1800	utilitarian
455	" "		equipment shed	ca. 1920s	utilitarian
955	" "		leach stone	18th C.	flat, carved stone
954	" "		water tank/pumphouse	ca. 1920s	utilitarian
956	" "		spring/wellhouse	early 20th C.	utilitarian
957	" "		well/pumphouse	ca. 1950	utilitarian
958	" "		water tank	ca. 1950	utilitarian
959	" "		farm pond	ca. 1950	manmade pond
960	Map 73-31, Map 64		agricultural landscape	18th-20th C.	landscape

Massachusetts Historical Commission
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Boston, Massachusetts 02125

Community	Property Address
Sterling	Jeremiah Burpee Farmstead 29 Tuttle Road
Area(s) X	Form No(s). 128, 454, 455, 954-960

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants
The criteria that are checked in the above sections must be justified here.

Approximately fifty acres of the original eighteenth-century Jeremiah Burpee Farm, including a considerable agricultural landscape and the remaining farmstead, is eligible individually for the National Register under Criteria A and C at the local level. The property is also eligible as part of a potential National Register District which would include the adjoining farmstead of Jeremiah Burpee's son, Moses, at 36 Tuttle Road.

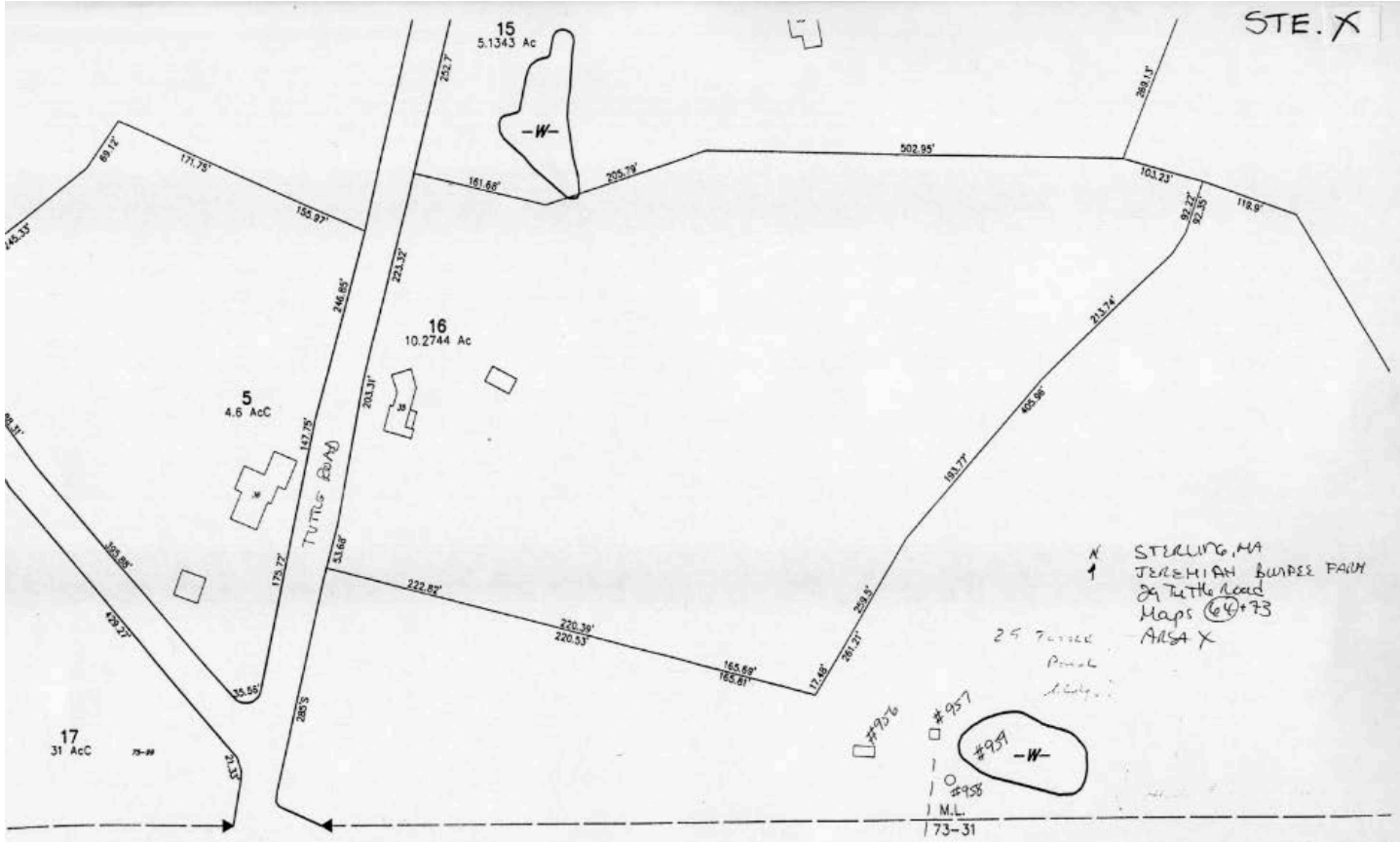
The property meets Criterion A for its role in the development of Sterling at several periods--as the centerpiece of an eighteenth- and nineteenth-century farm of which the farmhouse and some outbuildings and structures are extant, and as the site of one of the town's twentieth-century orchards. Originally part of the 215-acre farm established in the 1730s by Samuel Gibbs, a proprietor of the Additional Grant of Lancaster, the property has a long association with the Burpee family, of whom three generations farmed and raised livestock here. It is also significant as a nineteenth-century dairy farm, including during the period after the Civil War when its owner of that time, Joshua A. Jewett, Jr., was the largest producer of butter in Sterling.

The farm took on a new significance in the early twentieth century as the home of the Rev. Charles Place, minister in Sterling for several years, and later of the First Unitarian Church in Lancaster, who wrote a biography of Charles Bulfinch after his retirement. From 1918 through the early 1950s the property was developed by Harry and Mabel Schenk into one of Sterling's most extensive apple and peach orchards, complete with a state-of-the-art irrigation system which employed a springhouse, at least two pumphouses with raised water tanks, and a manmade pond.

The farmstead meets Criterion C for the survival of well-preserved architectural and agricultural resources from several eras. They include, in addition to structures associated with the water system, the mid- and late eighteenth-century 2 1/2-story center-chimney farmhouse with rear leanto, one of the town's earliest and best-preserved English barns, an intact early twentieth-century equipment shed, and a very rare leach stone or "lyc stone."

In spite of the loss of some nineteenth- and twentieth-century outbuildings, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STE. X



N
 ↑
 STERLING, MA
 JEREMIAH BUNDEE FARM
 ON Tuttle Road
 Maps 64+73
 AREA X

25' Fence
 Pond
 etc.

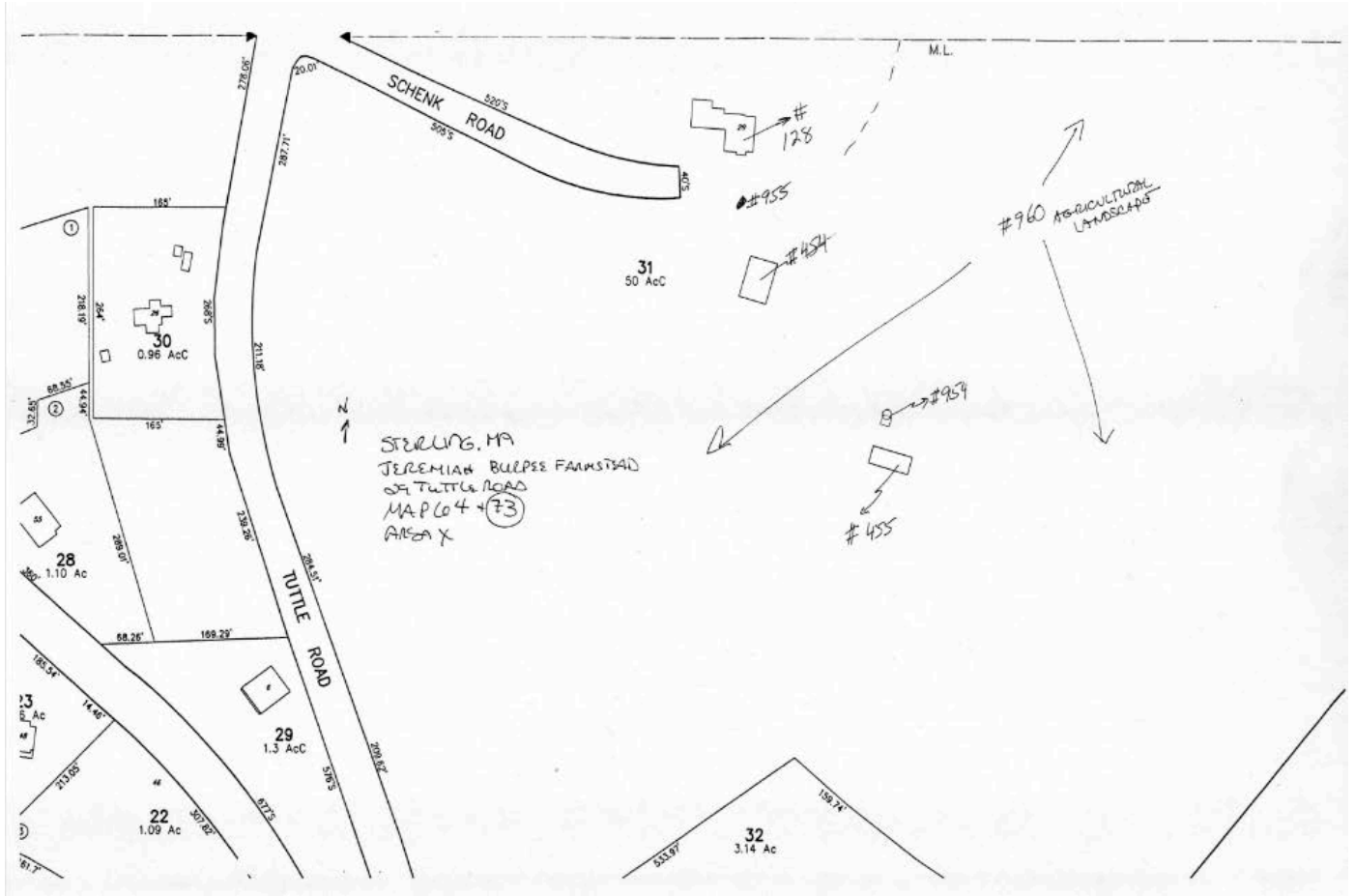
LEGEND

Ac EXEN PROPERTY

SCALE 1" = 100'

PROPERTY MAPS

INDEX DIA





House. 2001.



View east from farmstead. 2001.



Barn-west side (STE. 579). 2001.



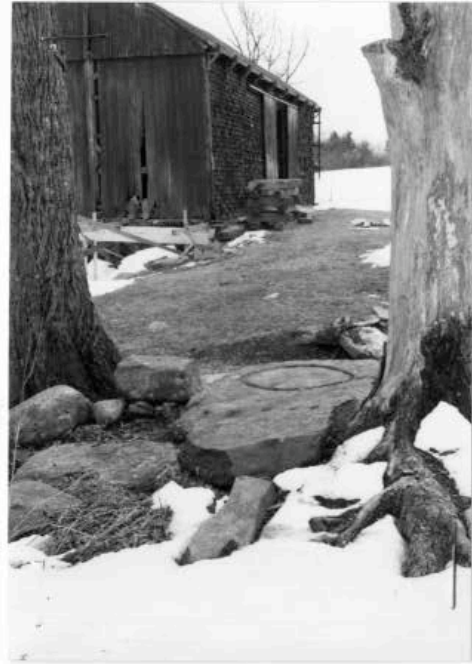
Barn, view Northwest, of east side. 2001.



Barn - SE view, "showing cut-off loft joists."
2001.



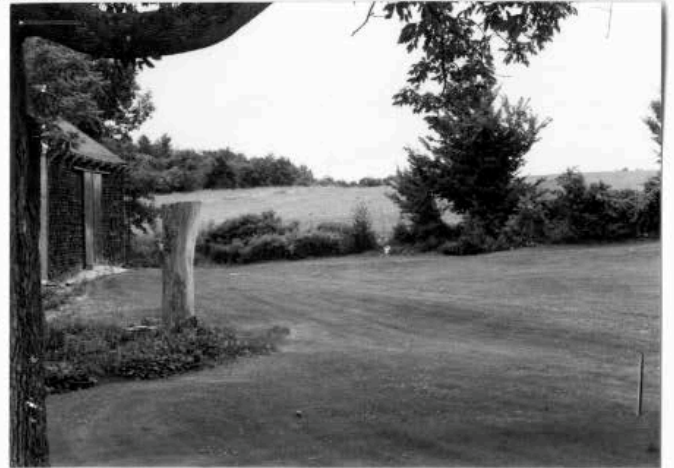
Barn - NE corner. 2001.



Barn (STE.454) and leach stone (STE.955). 2001.



Equipment shed (STE. 455). 2001.



View South from house. 2001.



Pond (STE. 959). 2001.



Spring/wellhouse (STE. 956). 2001.



Water tank and pump-house (STE. 954). 2001.



Spring/wellhouse (STE. 956). 2001.



(STE. 957). 2001.



Well/pumphouse (STE. 957) and water tank (STE. 958). 2001.

FORM A - AREA

Massachusetts Historical Commission
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Assessor's Sheets	USGS Quad	Area Letter	Form Numbers in Area
44	STERLING	Y	456-463; 961-963



roll negative numbers

XVII 34, 35, 36, 37
 XVIII 2
 XX 6, 10, 12-14, 18, 21, 23, 26-28, 30-32, 34

Town Sterling

Place (*neighborhood or village*) _____

Rowley Hill area

Name of Area Maple Brook Farm;
 Uriel Tuttle Farm; 155 Tuttle Road

Present Use _____

agricultural, residential

Construction Dates or Period ca. 1800 (barn);
 ca. 1843 (house)-early 20th C.

Overall Condition _____

good

Major Intrusions and Alterations _____

none

Acreage 48 acres, plus 94 adjoining

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date (*month/day/year*) May, 2001

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

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

General site layout

The farmstead of the old Uriel Tuttle Farm, called Maple Brook Farm since the mid-twentieth century, is clustered facing south at a 90 degree curve in the road leading west to the adjoining Crystal Brook Farm. (See Area Form Z). While the farmhouse is reputed to be a ca. 1843 replacement for an older one that was here when Tuttle Road was a shorter north/south road that ended at the farmstead, the positions of the farmhouse and two barns shown on a plan drawn in 1833 are the same today as they were then. The single-pile Federal style house with a long rear ell and attached sheds faces southeast down the lower part of Tuttle Road. A narrow drive (possibly tracing the former line of the extended road) curves past the west side of the house and an early-twentieth-century garage to the three-sided barnyard formed by two English barns and a mid-twentieth-century equipment shed, and continues west out to the road again. Several small woodframe outbuildings are also present: a ca. 1940s corner crib stands north behind the rear cow shed extension of the northeast barn, and two roadside stands are located close to the road in front of the southwest barn, between the drive and the road. Fieldstone and concrete foundations and bases of other small buildings and structures are also evident, including what appears to be a silo base abutting the cow stable, and the stone foundations of a henhouse behind the farmhouse.

One of Sterling's most picturesque agricultural landscapes (#963) surrounds the farmstead. Nearly fifty open acres composed primarily of pastures and hayfields, along with woods and smaller vegetable fields, occupy a gently rolling landscape sweeping from east to west, and across the road to the south. Fieldstone walls line portions of the fields and roadsides, and a variety of board and wire fences enclose pastures and two barnyards--one framed by the major outbuildings and the drive, the other in the north angle of the northeast barn and equipment shed.

Uriel H. Tuttle House, 1842-43 (#456)

The early 1840s traditional date for this house should be tested by an interior inspection, as its high, shallow 2 1/2-story single-pile form is more characteristic of the late Federal era in the first two decades of the nineteenth century. The interior rear-wall chimney at the northwest (possibly one of a former pair), is also indicative of a lingering Federal interior arrangement, as are surviving details such as the lack of a roof overhang at the gable ends. A succession of rear ells extends northwest from the main house, their southwest wall continuing the plane of the end of the main house. The building is clad in vinyl siding, and has an asphalt shingle roof. The main house and inner 1 1/2-story ell rest on a granite-block foundation; the base of the rear one-story ell (probably a former combination of sheds) is fieldstone.

The symmetrically arranged south facade is five bays wide. The windows are 6-over-6-sash trimmed with vinyl shutters; the center entry is a characteristic 1840s 6-panel arrangement with four vertical and two horizontal panels trimmed with applied moldings, of which several examples exist in Sterling. The door is flanked by four-pane, 2/3-length sidelights, and is sheltered by a hip-roofed canopy on a pair of turned posts at the corners which appears to be of early twentieth-century vintage. The gable ends of the house are one-bay deep, with a 6/6 window centered at each story. Toward the rear of the west end is a hip-roofed vestibule on a cinder-block foundation--probably added in the late 1930s or 1940s. Each side of the vestibule has a 12-pane window; the door is vertical-board, with a 6-pane window in the upper section.

The southwest elevation of the inner ell has three bays of 6/6's at the first story, trimmed with vinyl shutters larger than the sash. Above them are two widely spaced two-pane "eyebrow" windows just under the eaves. The rear shed ell, reading southeast to northwest, has a walk-in four-panel door, an overhead panel-and-glass garage door, and one 6-pane window. A square, louvered wooden cupola crowns the ridge of this ell.

Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
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 Boston, Massachusetts 02125

Sterling

Maple Brook Farm
 155 Tuttle Road

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 Y

Form No.
 456-463, 961-963

ARCHITECTURAL DESCRIPTION, cont.

Barn ca. 1800 (#459)

Two barns are recorded on this farmstead in all the later tax records and as far back as 1833, when Moses Sawyer made his survey of the property. According to the 1898 *Atlas of Worcester County*, they both measured 32 by 40 feet--which appears to be a fairly accurate reference to the existing buildings. Both of the extant barns are timber frame English barns, but the frame of this northeast barn suggests that it may predate the other by at least a decade or two. This barn, which stands on a fieldstone foundation reinforced in places with cinder block, has no true basement story. It is a two-level, three-bay building with its main wagon opening facing southeast toward the main barnyard. The opening rises nearly as high as the eaves, and today has a twentieth-century panel-and-glass sliding garage door. A low walk-in doorway is located at the northeast end of the facade, and a six-pane window is positioned low in the wall southwest of the wagon opening.

The building has a combination of vertical-board sheathing, covered on the southwest gable end and part of the southeast front by asphalt shingle, and horizontal sheathing in the northeast gable. The southwest gable end has a 6-pane window mounted high in the gable peak, and three more in the main story. This barn was expanded at least twice. A leanto cow stable of about 1940 across the length of the rear north wall, about twelve feet deep, replaces a narrow, cross-gabled cow shed that appears in a photograph of about 1908. The leanto rests on a cinder block foundation with a fieldstone base, and has a corrugated metal roof. Behind it is a one-story, asphalt-sided attached cow stable, about 20 feet long, its corrugated metal, gabled roof perpendicular to the main barn. Both of these sections have a high cinder-block base, and are clad in asphalt siding on the upper parts of the walls. A wide livestock opening is located in the northeast side of the rear section, fronting on the fenced livestock yard. These additions have some 6-pane windows--two in the southwest end of the leanto and three in the southwest wall of the stable ell; three others in the northwest end have no glass.

Interior and structure. The plan of this barn is arranged in three uneven bays: the westernmost is ten feet wide, the center wagon aisle or threshing floor is twelve feet, and the east bay, probably the original haymow bay, is sixteen feet wide. The main story of the barn was modified in the twentieth century into a single open space with a concrete floor and metal cow stanchions in the east and west bays. The rear first-story wall has been removed for access to the leanto. The original framing is visible in the upper level of the building, however, where a floored loft extends across all but the front section of the center aisle, at a level several feet below the eaves. Two posts located about two-thirds of the way toward the back wall support the two inner tie beams. The major timbers, including the rafters, are hewn, and the corner- and intermediate wall posts have flared shoulders. Tie beams and posts are approximately 9 x 8"; plates are 8 x 6", and the rafters, which are birdmouthed over the plates and tenoned into a five-sided ridge beam, measure about 7 x 6", spaced 44 inches on center. Some replacement is evidenced by the many circular-sawn roof boards and vertical siding boards at the southwest end, where vertical interior battens are still present. The roof structure is supported by pairs of short braces rising from the tie beams to the rafters, the northernmost brace mounted positioned over the posts supporting the rear section of the tie beams. There are no purlins.

Barn, early 19th C. (#460)

While the flared posts and entirely hewn frame of its companion barn indicate a possible date of 1800 or earlier, the south barn was probably built somewhat later. This, too, is an English barn, recorded as 32 by 40 feet. It stands at about a 45 degree angle to the other building, with its south end built against the hillside, and supported on three sides by a fieldstone foundation reinforced with concrete block, which forms a full basement that is open to the north. The northeast corner, which is only a few feet away from the other barn, was linked to the other building, probably before 1900, by an enclosed two-story gable-roofed passage, making

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ARCHITECTURAL DESCRIPTION, cont.

it possible to walk from one loft to the other, as well as between the two ground-level stories. The building is sheathed largely with vertical board rabbeted into the under sides of the plates and girts. The siding of most of the west side is covered with clapboard. The roof is corrugated metal, and has a tall circular metal ventilator in the center of the ridge.

The clapboard siding on the west elevation, now pierced with a line of six 6-pane stanchion windows, covers all exterior evidence of the large, high wagon door that is shown in the north part of the wall in the ca. 1908 photograph of the farmstead. On the east side, however, the outline of a high wagon door is evident in the replacement siding in the middle section, where the wood-frame housing of a silo connection on a cinder block base abuts the building. The silo (#962) in place today is a late-twentieth-century cylindrical corrugated metal Brock silo, supported by a steel framework on a concrete pad. To either side of it in the lower east wall of the barn are stanchion window openings which have lost their glass. The south elevation of the barn, apparently reconfigured somewhat in the twentieth century, has two widely spaced 6-pane windows in the gable, an open loft doorway centered below them in the upper part of the main wall, and, at the main story, reading west to east, two 6-pane windows, a vertical-board walk-in door, and another 6-pane window. The latter two openings are sheltered by a simple shed-roofed entry porch, its southwest corner supported on a square post.

Abutting the southeast corner of this barn is the early-twentieth-century milk room (#461). About 12 by 8 feet, it has a shallow-pitched gabled, asphalt roof, stands on a concrete slab, and is clad in the drop siding typical of the 1930s. A horizontal-board door opens west under the barn porch; two window openings are located in the south side.

Interior. The interior layout of the main level of this barn has been altered by the replacement of posts and beams to create a north-south three-aisle cow stable arrangement. Six wooden stanchions remain in place. The fully-floored loft space, however, its floor positioned about four feet below the eaves, retains most of the original structure. Like the earlier barn to which it is attached, this is a building of three structural bays. While its timber frame is largely hewn, pegged, and braced, there are some sawn timbers, and the posts are not flared. An additional, intermediate post is located in the east and west of the south bay. The plates measure 6 x 8", and the tie beams between them are about 9 x 8." As in the other building, there are no purlins. The rafters are about 6 x 7 inches, spaced about four feet on center, and rise to a five-sided ridge beam. In contrast to the other barn, the rafter feet are mortised and tenoned into the plates, rather than birdmouthed over them. Open joist cogs on the two inner tie beams indicate that a floored loft once existed over the center bay at the level of the eaves. Metal hay tracks and a conveyor belt mechanism are still in place in this loft.

Most of the support structure in the basement of this barn has been rebuilt or reinforced with longitudinal dimensioned beams supported by new posts on concrete footings, and cinder block in the foundation, etc. Cinder block also encloses a square space in the southeast corner. Much of the unmortared fieldstone foundation remains, however. Joists under the center portion are 3 x 10's; those under the east and west portions of the building are of log.

Corn crib ca. 1940s (#961)

A granary is mentioned in tax records for this property as early as 1892. The present slant-sided corn crib, however, appears to date to the mid-twentieth century. It is a small structure in deteriorated condition, measuring about 12 by 10 feet, with slanted long sides and a gabled, corrugated metal roof which overhangs

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Sterling

Maple Brook Farm
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YForm No.
456-463, 961-963**ARCHITECTURAL DESCRIPTION, cont.**

the walls by about 12 inches on exposed rafter ends. The wood sill of the building rests on the ground. The frame is largely composed of 2 x 4" studs, covered with vertical-board siding on the gable ends, but unsided and lined with metal screening on the long sides. A vertical-board door is centered in the south end, with a 6-pane window above it.

Equipment shed ca. 1950 (#458)

A high, shed-roofed vertical-board equipment shed on a cinder block foundation faces southwest into the barnyard. The 2 x 4" rafters, supporting a corrugated metal roof, form a deep overhang over the southwest wall, where a large vertical-board sliding exterior-mounted door covers the main entry. A modern glass and wood walk-in door is located in the wall to its northwest. The southeast end of the building has a double-leaf door of tongue-and-groove beaded board, with a tiny loft door above it. Two window openings are located in the low northeast wall.

Garage (#457) Ca. 1940

Close beside the equipment shed to the southeast is a gable-front, one-car garage with an asphalt shingle roof, standing on a mortared fieldstone foundation. The west end is clapboarded; the rest of the building is clad in vertical board. A pair of panel-and-glass hinged garage doors is still in place in the west opening.

Small outbuildings (mid-late 20th C.)

Two small, somewhat deteriorated adjunct farm structures dating from the mid- to late-twentieth century stand near the roadside. A low gable-roofed shed, possibly a former henhouse, (#462), clad in vertical board on the front gable end and in plywood on the other sides, still has one 6-pane window beside a doorway in the center of the front gable end. It appears to be used as a farmstand, and presently contains several bales of hay. A few feet to its west is a shed-roofed shed or farmstand (#463), with a batten door at the east end. It is largely covered with horizontal board siding, some of it covered with asphalt siding. Bales of straw are presently stored inside.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Further research may provide documentary evidence for the construction date of this farmhouse and thus for the origin of the farmstead as it appears today. While the farmhouse is believed to date to 1843, at least one of the barns may predate it by several decades.

A house first appears on maps at this location under the name of **J. Hapgood** in 1830, positioned at the end of a road running north from the foot of Rowley Hill Road. This was apparently **Joseph Hapgood**, who had two children with births recorded in Sterling in the 1820s. That building is believed to have stood west or southwest of the present house.

Local surveyor Moses Sawyer surveyed the property in 1833. The plan he drew shows a long, irregularly shaped 85-acre farm oriented southeast to northwest. The plan shows the farmhouse facing the end of the road, with two outbuildings behind it in the approximate position of the two barns still standing today. The plan calls the property the "**Boynton Farm**," although the survey was done for Jacob Conant, Esq. As Joseph

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HISTORICAL NARRATIVE, cont.

Hapgood died in the fall of 1832, Mr. Conant may have been an heir, an executor, or possibly the owner for a brief time. The "Boynton Farm" name probably refers to longtime owner **Ephraim Boynton**, whose family came from Rowley. Alternatively, it may have been owned for a time by **John Boynton**, who married Elizabeth Tuttle, daughter of David Tuttle of the farm to the west in 1761. It is only Ephraim Boynton, however, who is listed on the federal census of Sterling for 1790. His son, **Ephraim Boynton, Jr.**, born in 1782, was apparently the next owner. Ephraim, Jr. died of typhoid fever in 1820. Deed research may reveal that the farm was acquired by Joseph Hapgood after his death.

According to local and family tradition, the existing house was built in 1843 for farmer **Uriel (Urial) H. Tuttle** (1804-1888). He had been born in Cavendish, Vermont, and came to Sterling in about 1830 to work in the chair shop of Joel Pratt, Jr. He and his wife, Lucy B. (Roper), whom he married in 1833, lived for a time at Pratt's Junction before purchasing this farm. As recorded on the federal census of 1850, Uriel Tuttle's farm covered 75 acres, on which he was raising eight cows and cattle, and growing some grains, potatoes, hay, etc. By 1870 he was also doing considerable market gardening.

Uriel and Lucy had ten children. In 1880, Uriel sold the farm to their youngest son, **George Newton Burpee Tuttle** (1854-1935), who was then in his mid-twenties. He began by both dairying and raising sheep, and through the early 1930s he was one of very few sheep-farmers in Sterling. He specialized in Shropshire sheep, and also raised hogs. A livestock dealer as well as a farmer, he called the property "Maple Shade Stock Farm." By 1898 the property had reached 184 acres, most of which was wooded. During the winter months, Mr. Tuttle was largely engaged in lumbering.

George N. B. Tuttle died in 1935 at the age of 80. After his death the farm was acquired by the Allen family, who still own it today. The purchaser in 1935 was dairy farmer **Halsey Allen**, who already owned the adjacent farm at 192 Tuttle Road. 155 Tuttle was inherited in 1964 by his son, **Ralph Allen**, who had moved here in 1951, and bred registered Ayrshire cattle on the property for many years. He was a member of the Sterling Grange for fifty-five years, and a fifty-year member of the Ayrshire Breeders Association. When he died in 1988 at the age of 79, he was still milking a herd of thirty Ayrshires. The farm is owned today, under the name Maple Brook Farm, by members of the third Allen generation. In 1985 the property was placed under the Massachusetts Agricultural Preservation program. The Ayrshire herd was sold off in the late 1990s, but the farm is still planted to hay, pumpkins and other vegetables, and is home to a variety of livestock including a half-dozen beef cattle, sheep, goats, geese, and guinea fowl.

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INVENTORY FORM CONTINUATION SHEET

Community

Property

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 155 Tuttle Road

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AREA DATA SHEET

<u>MHC#</u>	<u>Parcel #</u>	<u>Street Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Style/type</u>
456	44-3	155 Tuttle Road	Uriel H. Tuttle House	1842-43	Federal
459	" "		English barn	ca. 1800, w. later additions	utilitarian
460	" "		English barn	early 19th C.	utilitarian
461	" "		milk room	early 20th C.	utilitarian
961	" "		corn crib	ca. 1940s	utilitarian
962	" "		silo	mid-20th C.	utilitarian
458	" "		equipment shed	ca. 1950	utilitarian
457	" "		garage	ca. 1940	utilitarian
462	" "		shed/farm stand	20th C.	utilitarian
463	" "		farm stand	20th C.	utilitarian
963	44-3, 44-2, 44-4		agricultural landscape	ca. 1790-mid-20th C.	landscape

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Community

Property Address

Sterling

Maple Brook Farm
155 Tuttle Road

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456-463, 961-963

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

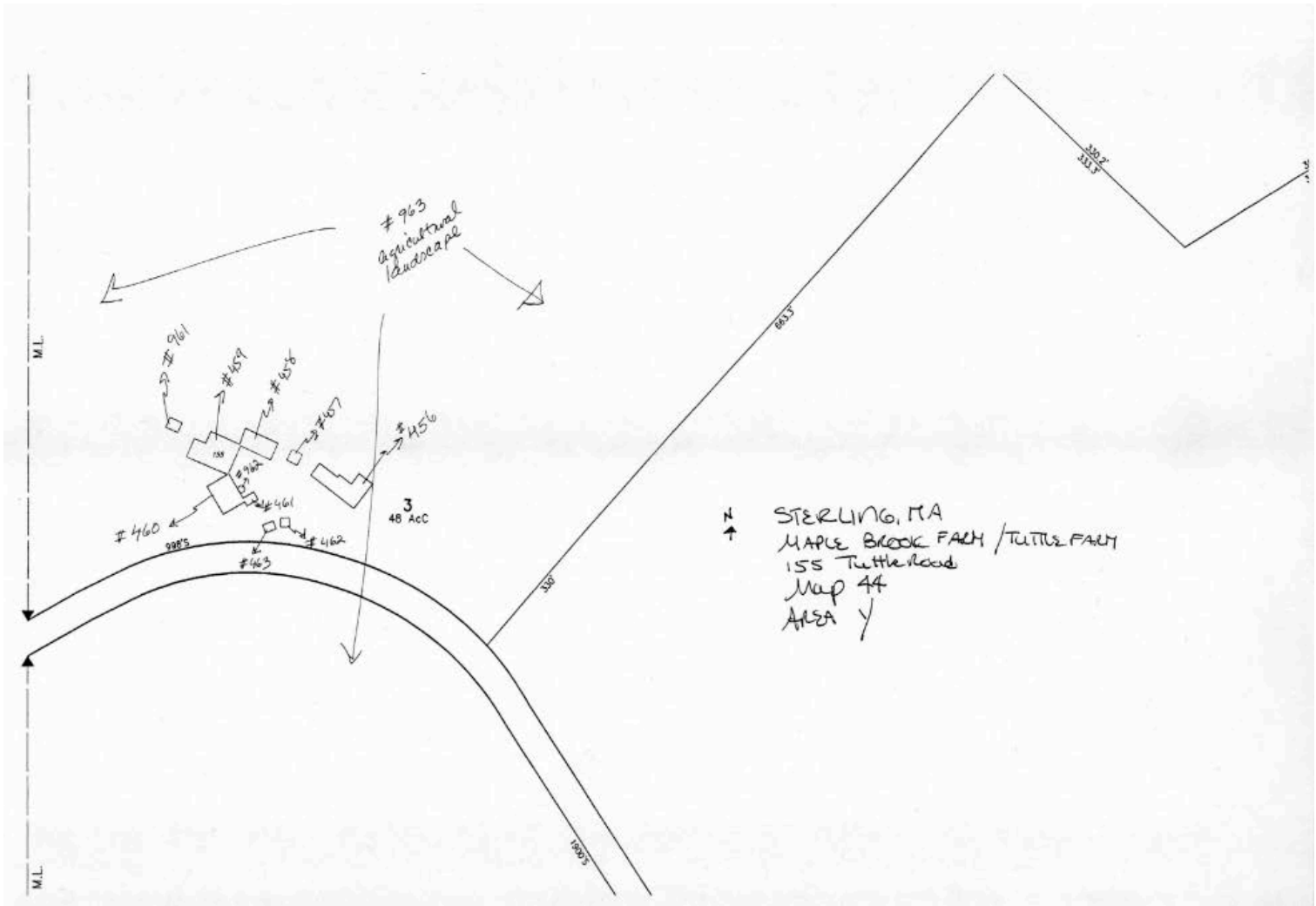
The criteria that are checked in the above sections must be justified here.

At least a 45-50-acre portion of Maple Brook Farm, including a considerable agricultural landscape and the remaining farmstead, is eligible individually for the National Register under Criteria A and C at the local level. The property is also eligible as part of a potential National Register District which would include the adjoining farm at 192 Tuttle Road, Crystal Brook Farm.

The property meets Criterion A for its role in the agricultural development of Sterling from at least the early nineteenth through the mid-twentieth centuries. The farmstead is composed of buildings and structures from all periods of the farm's evolution, including one of Sterling's earliest English barns, a late Federal farmhouse, and a mid-twentieth-century cornerrib. While the property's first owners and the construction date of the farmhouse still need to be verified, the farm's ownership and development under two generations of the Tuttle family in the late nineteenth and early twentieth centuries is of unquestionable significance, as is its management from 1935 to the present day by three generations of the Allen family. The sheep-raising operations of the Tuttle family and the dairying and cattle-breeding of the Allens illustrate two important variations on the broad agricultural themes in Sterling during their respective periods.

The farm and farmstead meet Criterion C for the survival of well-preserved architectural and agricultural resources from several eras, as well as a form of farmstead organization which, as documented in an 1833 plan, survives from at least the early part of the nineteenth century. In addition, the presence of two adjoining English barns is an extremely rare illustration of an arrangement which was once relatively common on Sterling's farms.

In spite of the loss of some minor outbuildings, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.



N ↑
STERLING, MA
MAPLE BROOK FARM / TUTTLE FARM
155 Tuttle Road
Map 44
AREA Y



House (STE.456). 2001.



House (STE.456). 2001.



House (STE.456). 2001.



View west from farmstead. 2001.



2001.



2001.



2001.



Equipment shed (STE. 458) and garage (STE. 457). 2001.



Northeast barn (STE. 459). 2001.



Northeast barn interior, looking east. 2001.



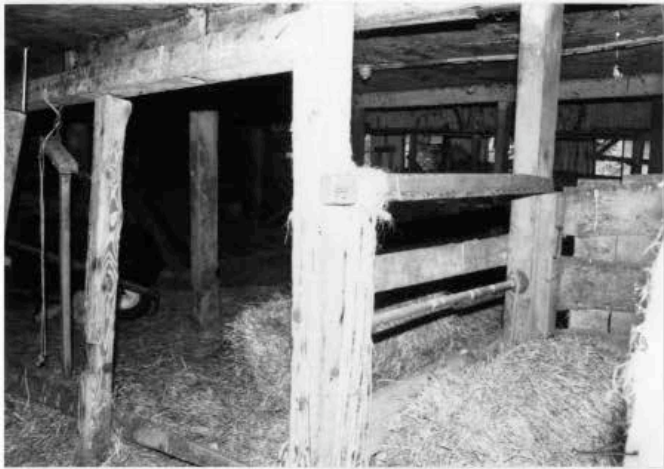
(STE. 459) and south barn (STE. 460). 2001.



South barn (STE. 460) with milk room (STE. 461). 2001.



South barn - view north through loft passage to NE barn. 2001.



South barn - first story. 2001.



South barn loft. 2001.



Rear lean-to and cow stable. 2001.



Farmstands (STE. 463 and STE. 462). 2001



Corn crib (STE. 961). 2001.



South barn and silo (STE. 962). 2001.

FORM A - AREA

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Assessor's Sheets

43, 54

USGS Quad

STERLING

Area Letter

Z

Form Numbers in Area

161,464-472,

964-971



roll negative numbers

- XVIII 3, 4
- XX 34-36
- XXI 2, 4, 6, 7, 10-14, 16, 21, 24, 25,
- XXII 3-5, 9-11

Sketch Map

Draw a map of the area indicating properties within it. Number each property for which individual inventory forms have been completed. Label streets including route numbers, if any. Attach a separate sheet if space is not sufficient here. Indicate North.

Town Sterling

Place (*neighborhood or village*) _____

Rowley Hill area

Name of Area Crystal Brook Farm;
Jewett/Tuttle Farm

Present Use _____
 residential, agricultural

Construction Dates or Period 1737-1740
(house); 1880 (barn), to early 20th C.

Overall Condition _____
 good

Major Intrusions and Alterations some loss and
replacement of outbuildings (see text)

Acreage approximately 85 acres

Recorded by Forbes/Schulcr, consultants

Organization Sterling Historical Commission

Date (*month/day/year*) May, 2001

SEE ATTACHED

AREA FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

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

General site layout

The Crystal Brook farmstead contains a cluster of buildings close to the road, surrounded by one of Sterling's most picturesque agricultural landscapes (#970), composed of fields, orchards, and pastures. Part of the landscape, on a hillside south of the farmstead, is a traditional orchard pasture, (#971), where cows still graze under the apple trees. The eighteenth-century farmhouse is mounted on a slight rise, facing southwest away from the south side of Tuttle Road over a small man-made pond, called Tuttle Pond (#968,) on at least one late-nineteenth-century map. A fieldstone root cellar (#967) is dug into the south-facing hillside a few feet south of the house. While in the early twentieth century several poultry houses filled the slope that descends to the south across a broad cow path from the house, today most of the farm activity takes place in and around the outbuildings east of the farmhouse. The dominant building is a large 1880 New England dairy barn, standing with its front gable end built into the slope, facing the road. A small cow yard on the southwest side of the building is enclosed on three sides by the barn, a cross-gabled wagon house attached to the barn's west side, and the hill to the west supported by a high fieldstone retaining wall. From a small shed, now a goat shed, at the south end of the cow yard, the cow path leads southwest between the house and the one remaining henhouse, then curves south over a nineteenth-century fieldstone dam/culvert (#969) on its way to the orchard pasture south of the brook. Just east of the dam is a working sawmill, housed in a gable-roofed vertical-board building with open sides built in 1990. Attached to the east side of the barn are a late-twentieth-century concrete and corrugated metal silo/shed complex, and, at the northeast front corner, a concrete-block milk room of about 1950. A three-bay equipment shed of about 1940 faces west toward the barn. Just to its east is the new 25 by 75-foot board-and-batten goat barn (#472) built with wood from the property in 1998. Across the road, northwest of the main barn, is a hip-roofed garage of about 1925.

Losses from the farmstead include several large poultry houses south of the house which were destroyed in the 1938 hurricane, and two more silos--one which abutted the south gable end of the barn, and a ca. 1940s concrete silo which stood against the building's northwest corner. Early twentieth-century photos show a slant-sided cornerrib at the northwest end of the dam, on the bank of the pond, which is now gone. The small gable-roofed, clapboard equipment shed (#467) constructed southwest of the barn in 1987 stands on the site of a former wagon- or equipment shed.

David Jewett House, 1737-40 (#161)

Like the Jeremiah Burpee House at 29 Tuttle Road (see Form #128), the form and structure of this farmhouse corroborates its traditionally-assigned construction date of the late 1730s. Facing southwest over the farm pond, this is a side-gabled, formerly center-chimney 2 1/2-story house, two rooms deep, with a full-width rear leanto that was later extended at the ends. (See below). The building is clad in wood clapboard, has an asphalt shingle roof, and a fieldstone foundation that is topped with granite block under the main part of the house. The main facade is symmetrical, three bays wide, with a center entry that includes a six-panel door similar to that next door at 155 Tuttle Road--with two horizontal panels alternating with two pairs of vertical panels. Five-pane sidelights flank the door, and the whole entry is surrounded by Greek Revival boards with ogee moldings and flat cornerblocks. Above the doorway is a flat frieze and a molded cornice, both of which were probably added well after the Greek Revival surround was installed.

Most of the windows in the house are 6-over-9-sash. In addition to the five on the facade, there are three aligned at each story on the northwest end, plus a small window in the upper part of the leanto. The southeast end has the same arrangement, with the exception of the front window, which is doubled at the first story--an alteration that probably dates to the mid-twentieth century.

In 1889, Augustus Tuttle enlarged and remodeled the house. The builder was his brother, Uriel H. Tuttle, Jr., of Sterling Center. He removed the center chimney, which had served five fireplaces and at least one bake oven, built a center stair hall with a straight-run stair, and installed two smaller stove chimneys which pierced the front roof plane. Today there is one larger chimney just east of center in the front slope of the roof, and a second low in the southeast rear, over the leanto. It may also have been at that time that the rear leanto

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
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Sterling

Crystal Brook Farm
 192 Tuttle Road

Area(s)
 Z

Form No.
 161, 464-472, 964-971

ARCHITECTURAL DESCRIPTION, cont.

was extended to the southeast for a gable-roofed vestibule/mudroom, and to the northwest into a gable-roofed ell which later acquired an open hip-roofed porch, now enclosed with glass and vertical board. The southeast extension has a 9-light glass-and-panel door, with a 2/2 window beside it to the left. The enclosed northwest porch, which has a rubble foundation, fronts a shallow ell with a tall chimney.

Interior. Consistent with the traditional construction date for the building, the house has fireplace walls embellished with raised-field paneling, and a cased frame which projects several inches into the rooms. In the partial basement, log joists form part of the first-floor framing under the southeast part of the house. Plates and girts at the first story are joined to the posts at the same level. In the 1940s, the house was divided for two families, and a long passage (since removed) was enclosed across the back of the leanto.

Augustus Tuttle barn, 1880 (#464) Builder: Taylor Ross

In the spring of 1880, Taylor Ross, one of the primary barn-builders in Sterling, raised the New Hampshire spruce frame of this New England bank barn for Augustus Tuttle, completing it a few months later. The building is 44 by 75-feet, (some sources say 40 x 75'), with a fieldstone and granite-block foundation, clapboard siding, and an asphalt shingle roof. A low, square louvered cupola in the center, and two circular aluminum ventilators toward the outer ends of the ridge provide ventilation for the three-level building. The north gable-end elevation, built into the slope of the hill, is a symmetrical composition. The main wagon door is a high, centered double-leaf interior sliding tongue-and-groove door, with a multi-light, two-row transom above it. A window on either side of the door, and three above it in the gable, are 6-over-6-sash, in flat surrounds flush with the siding. The building has the overhanging, boxed cornice, with returns on the gable end, that is characteristic of several barns from the 1870s and '80s in Sterling.

The west side of the barn has four 3/3 stanchion windows at the main story, with box vents between them, and four 3/6 windows at the lower basement level. All of the latter are doubled, except for the northernmost. This side of the building exposes the high granite-block base atop the fieldstone foundation. The east side of the barn has three sets of paired windows on the upper level, and five sets of doubled 3/6 windows at the basement level, where there is also a vertical-board door located near the north end.

In the early twentieth century a silo (no longer extant) was centered against the rear, south end of the barn. The two 6/6 windows above it in the gable peak remain. In 1987, the present owner built a low, gable-roofed, full-width, clapboarded cow shed extension projecting to the south from the main barn, on a high concrete foundation. Today its two wide sliding doors open onto a large manure pit.

Attached as an ell to the west side of the building is a cross-gabled two-level **wagon house (#465)**. Of uncertain date, it may actually predate the main barn. Until about 1940 it had a large wagon door in the south portion of its west end. Today, there is a paneled door in the south corner, a 6/6 window beside it, and a vertical-board loft door under the gable peak. Its front north elevation has two 6-pane windows, a broad vertical-board door, and a flat-board panel under the center part of the eaves that can be removed so that sawdust can be poured into a storage area inside. The rear, south wall of the wagon house has three windows at the main level--two with six panes, one with eight. At the lower, basement level there are five windows, some retaining their six-pane sash, and a small exterior-mounted sliding vertical-board door with a 6-pane window in the upper section toward the west end.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Crystal Brook Farm
192 Tuttle RoadMassachusetts Historical Commission
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ZForm No.
161, 464-472, 964-971**ARCHITECTURAL DESCRIPTION, cont.**

Barn structure and interior. The main barn is laid out on a symmetrical, three-bay, center-aisle plan at both the main level and the basement story. The concrete floor in the basement and the rows of metal stanchions, complete with water system, along the side aisles represent upgrades of the second quarter of the twentieth century. Each level accommodates approximately thirty cows; the 1987 rear extension of the basement story provides fourteen more metal-pipe stalls, plus a birthing/calf pen. Today, the herd of forty head inhabits the basement level.

The main story, which retains some of its metal stanchions, is presently used for storage. Typical of large New England barns in Sterling, the front corners of the side aisles are enclosed storage spaces: a horizontal-boarded room in the northeast corner may have been a former granary, and the northwest space, stud-framed in the 1940s, was the interior counterpart to the former northwest exterior silo. It is now used as a large grain bin. Most of the joists still exposed in the ceiling of the main level are 2 x 6's; log joists span the ceiling of the west side aisle. The posts along the sides of the drive aisle are 8 inches square.

At the basement level, which has finished ceiling and walls, round metal posts have replaced any former wood posts. Thirteen metal stanchions are aligned along each side aisle of the main barn, plus three more at the northeast end, north of the side door. Just to their west, in the center section, two wood hoppers descend from the floor above. The northwest corner is framed in for a sawdust bin.

The 6-bay, 7-bent structure of the building is best understood in the loft. This is a full-width loft, floored over all but the north end of the center drive aisle at a level about eight feet below the eaves. The floor over the center aisle is about eight inches higher than that over the side aisles. Large portions of the walls are sheathed on the interior with rough, widely-spaced vertical boards; some sections are covered with homosote or other mid-twentieth-century wall board to a level of about four feet. Portions of exposed wall structure on the west side reveal that the building has vertical-board siding under the clapboards, with the expected two rows of 4" horizontal nailers let into the posts. Each bent of the post-and-beam frame is composed of four unflared, sawn posts, about eight inches square, tenoned into a tie beam running from plate to plate. The plates measure 6 x 8." From the tie beam directly above each post, a narrow brace angles up to a heavy purlin, approximately 6- or 7-inches square, which runs along the inner faces of the rafters. While many of Sterling's barns do not employ collar ties, this barn had collars between the purlins--a feature which was recently replaced by the present owner. (The original collars had apparently been removed in the twentieth century when a mechanized track for hay storage was installed). All joints between the major timbers are reinforced with diagonal bracing; in addition, each purlin brace is supported by another brace rising from the outer section of the tie beam, and each upper collar by a brace rising from the inner face of the purlin brace. The roof is a major-purlin, common-rafter system, with rafters approximately 2 1/2 by 6 inches, spaced 24 inches on center, rising to a narrow ridge board. A twentieth-century metal mechanism with large hay fork runs along the ridge board; a belt for moving hay bales rests on the center of the tie beams.

Wagon house interior. (465) In the early twentieth century the main level of the wagon house contained a milk room. The space was later broken up for one or two horse stalls, which are now small enclosed storage and utility rooms. The interior walls are finished with horizontal boards. A narrow passage along the south side leads to the main barn, and a flight of wood stairs to the basement is enclosed in the northwest corner. The most unusual surviving feature of this part of the building is an interior fieldstone cattle ramp (#965) which descends along the north wall from the main level of the barn. The rest of the lower level of the wagonhouse is divided into two stalls of pens for smaller livestock--possibly the sheep that were kept here as late as the 1930s. The walls are horizontal-board; joists measuring approximately 2 1/2 x 5 inches are exposed in the ceiling of the west part.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

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192 Tuttle Road

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ARCHITECTURAL DESCRIPTION, cont.**Milk room** ca. 1950 (#466)

Abutting the northeast corner of the barn is a gable-roofed, mid-twentieth-century milk room built of concrete block on a concrete base, with clapboarded gables. The large 6-pane hopper windows on the east side swing open at the top.

Silo/shed ca. 1990 (#964)

One of the later structures on the farmstead is a tall concrete stave silo with a domed aluminum roof. Abutting its west side is a gable-roofed, clapboard- and vertical-board shed with two small 6/6 windows and a pair of overhead vinyl-clad garage doors in the north side. Linking the shed and silo to the barn is a low, gable-roofed connector.

Silo, 1990s (#966)

A second small cylindrical, corrugated-metal Brock silo with a funnel-shaped lower section stands on a metal frame against the east side of the rear barn addition.

Equipment shed, ca. 1940 (#471)

A three-bay, gable-roofed equipment shed with an added rear leanto open on its south end stands with its side to the road, facing west toward the main barn. The main part of the building is clad in the drop-siding popular in the 1930s and early '40s'; most of the rear leanto has vertical-board siding. The building stands on a concrete slab with a fieldstone base, and has a shallow-pitched corrugated metal roof. Two of the bays are open; the south bay has an interior-mounted, vertical-board sliding door with a 6-pane window in the upper portion.

Henhouse ca. 1930 (#469)

A small "saltbox" shaped, drop-sided chicken coop on a concrete-block and fieldstone foundation, perched on the hillside at the south edge of the cow path over the dam may remain from one section of a building which survived the 1938 hurricane. It has an asphalt shingle roof. The building has three long, tall openings on the south side, and a small double window high under each end gable.

Goat shed ca. 1930 (#470)

Another small outbuilding on the south side of the cow path may have been a small chicken coop or brooder house. Today it houses some of the farm's goats. This is an asphalt-shingled, gable-roofed building, clad in drop siding, standing on a fieldstone foundation. It has a vertical-board batten door in the east part of the north wall, and another in the west wall.

Garage ca. 1925 (#468)

Built against a low bank directly across the road from the house is a hip-roofed, two-car, clapboard garage. The roof is asphalt shingle; it stands on a foundation of rock-faced concrete block. Mortared rubble retaining walls flank the south side, where the two garage openings are fitted with mid-twentieth-century overhead panel-and-glass sectional wood doors.

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HISTORICAL NARRATIVE [x] *see continuation sheet*

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

One of the primary eighteenth-century farms to have been established prior to the founding of Sterling by settlers from Rowley, the origin of this agricultural property dates to the late 1730s. In 1737, the Rev. John Prentice of Lancaster sold thirty acres to Stephen Jewett of Rowley. By 1741 Stephen's son, **David Jewett** (1714-1762), was living in the present house and working the farm. In 1739 he married Elizabeth Beaman, and the building of the house may have been associated with their marriage. She died soon afterward, and he married Esther Houghton in 1741.

Over the years, David Jewett added to the property, and helped to establish farms nearby for some of his nine children, including the adjoining farms of two of his daughters--Elizabeth, who married John Boynton in 1761, and Priscilla, who married Thomas Geary, Jr. in 1765. Upon his death in 1762, David Jewett's remaining property was inherited by his two sons, **Capt. (later Deacon) Solomon** and **Capt. David Jewett**. Ten years later **Solomon Jewett** (1744-1806) bought out his brother's rights to the farm, which was then 190 acres, and remained in residence on the property for the rest of his life. Upon his death in 1806, Solomon's will left the traditional "widow's thirds," including 23 acres, the east half of the house, and livestock that included six sheep and "two good cows" to his widow, **Martha (Burpee) Jewett**, who lived until 1832. They had no surviving children, and the major heir to Dea. Solomon's property was his brother-in-law, **Capt. Thomas Geary**. **Capt. Geary** died in 1814, and the next owners of the major portion of the property appear to have been **Capt. David Jewett's** two sons, also named David and Solomon. **David Jewett, Jr.** (b. 1777), died in 1825, and his brother **Solomon Jewett** (1784-1873) eventually became sole owner of the property.

The second Solomon Jewett married Mary Kempton in 1812, and they had ten children between 1813 and 1830. The farm they worked by 1850 was about 83 acres, on which they maintained a small dairy herd and raised sheep for market--one of only a few Sterling farms which still did so in the middle of the nineteenth century.

In 1853 Solomon sold his interest in the farm to his youngest son, **Luther K. Jewett** (1825-1894), who worked the land with his father, and had formerly owned it jointly with him. He married Sarah Howe in 1854. While his farm was not the most valuable in town, in 1870 it was listed as the most prosperous, the \$3570 value of its agricultural products exceeding all the others in Sterling. That year Mr. Jewett was among the four top milk producers in town, and produced by far the largest amount of potatoes--1650 bushels.

In 1872, Luther Jewett sold the farm to **Augustus Tuttle** (1846-1916), son of Uriel Tuttle, Sr., owner of the adjoining farm at 155 Tuttle Road. He renamed it "Lakeview Farm," either for the picturesque pond in front of the house that had been created by the Jewetts, or for the small Clinton Reservoir to the north. An entry in the 1898 *Atlas of Worcester County* describes Mr. Tuttle's particular specialties: [the farm] "is chiefly devoted to dairying, and is in a high state of cultivation. It is noted for its fine apple orchard, which yields as high as 600 barrels per annum."

Augustus Tuttle married Hattie Handley of Acton in 1877. They had one daughter, Alice, who married **John S. Person** in 1910. They continued to run the property as a dairy farm, and acquired the property some years before her father's death.

INVENTORY FORM CONTINUATION SHEET

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Community

Property

Sterling

Crystal Brook Farm
 192 Tuttle Road

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HISTORICAL NARRATIVE, cont.

In 1920 the Persons sold the farm of 82-83 acres to farmer **Halsey Leonard Allen**, who came to Sterling from Holden, renamed it Crystal Brook Farm, and continued to operate the dairy farm, with sidelines in truck farming and fruit raising. He planted 200 apple trees in 1922, most of them Baldwins. In 1930 he had a herd of two dozen head, including two bulls, and following the precedent of the Tuttles, kept a dozen sheep. He was also a large poultry raiser, with 400 fowls in three henhouses. In 1935 he acquired the adjoining Tuttle farm at 155 Tuttle Road. Mr. Allen and his wife, Mabel, had six sons and four daughters who helped with the farm as they grew up. In the middle of the twentieth century, Crystal Brook Farm was acquired by Halsey's son **Charles E. Allen**, and the adjacent farm at 155 Tuttle Road by another son, **Ralph Allen**, in 1964. In 1985 both farms were placed under the Massachusetts Agricultural Preservation program.

The two adjoining farms are now owned by third-generation members of the Allen family. Charles Allen's nephew, **Eric Starbard**, son of Mary (Allen) Starbard, purchased 192 Tuttle Road, with 110 acres, in 1991, and continues to maintain a dairy herd of about 40 Holsteins in the 1880 barn, which he enlarged. He also runs a sawmill on the property, and in the late 1990s built a new timber-frame goat barn with wood from the property, sawn at the sawmill. Eric's wife, **Ann Starbard** raises several dozen goats there, which provide meat for a specialty market, and milk for cheese which she produces on the farm.

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INVENTORY FORM CONTINUATION SHEET

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Property

Sterling

Crystal Brook Farm
192 Tuttle RoadMassachusetts Historical Commission
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AREA DATA SHEET

MHC#	Parcel #	Street Address	Historic Name	Date	Style/type
161	43-15	192 Tuttle Road	David Jewett House	1737-1740	Colonial saltbox
464	" "		Augustus Tuttle barn	1880	utilitarian
465	" "		attached wagonhouse	19th C.	utilitarian
965	" "		cattle ramp	late-19th C.	fieldstone ramp
467	" "		equipment shed	1987	utilitarian
466	" "		milk room	ca. 1950	utilitarian
469	" "		henhouse	ca. 1930	utilitarian
470	" "		goat shed	ca. 1930	utilitarian
471	" "		equipment shed	ca. 1940	utilitarian
472	" "		goat barn	1998	utilitarian
967	" "		root cellar	19th C.	utilitarian
964	" "		silo/shed	ca. 1990	utilitarian
966	" "		silo	1990s	utilitarian
968	" "		Tuttle Pond	19th C.	farm pond
969	" "		dam	19th C.	stone dam
468	43-14		garage	ca. 1925	utilitarian
970	43-14, 43-15		agricultural landscape	19th-20th C.	landscape
971	43-15		orchard pasture	19th-20th C.	landscape

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

Crystal Brook Farm
192 Tuttle Road

Area(s)
Z

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

Crystal Brook Farm is eligible individually for the National Register under Criteria A and C at the local level. The property is also eligible as part of a potential National Register District which would include the adjoining farm at 155 Tuttle Road, Maple Brook Farm.

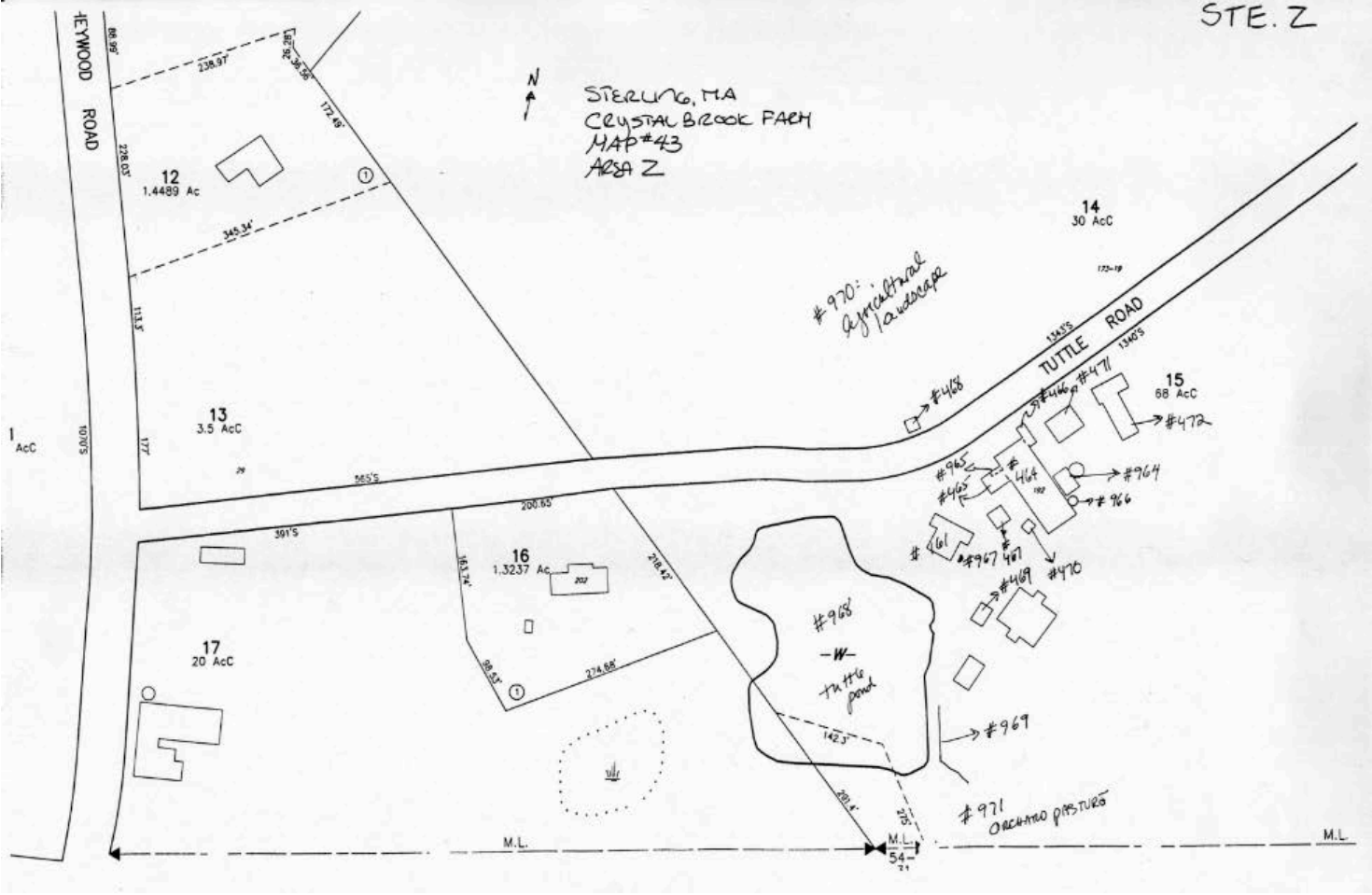
The property meets Criterion A for its continuous, prominent role in the agricultural development of Sterling from ca. 1740 to the present day. The farmstead is composed of buildings and structures from all periods of the farm's evolution, including one of Sterling's earliest eighteenth-century farmhouses, a dam and pond, and an 1880 barn for whom the builder is known. David Jewett of Rowley, his sons, grandsons, and eventually a great-grandson managed the farm for over 130 years, through the eras of subsistence- and early market farming, and during the decades of specialization after 1850 when for a time the farm was the most prosperous and productive agricultural operation in Sterling. The property was a model dairy farm at the end of the nineteenth century under Augustus Tuttle, who, like many Sterling farmers at that time, added large-scale apple orchards to his operations. The dual specializations were continued in the early twentieth century by Alice Tuttle Person and her husband, John. After 1920, renamed Crystal Brook Farm, the property became a primary illustration of the mixed agriculture carried on by some local early twentieth-century farmers, as Halsey Allen continued dairying and apple growing, while adding sidelines in truck gardening, poultry farming, and sheep raising. Two more generations of the family have since carried on what is one of Sterling's longest continually operating farms.

The farm and farmstead meet Criterion C for the survival of well-preserved architectural and agricultural resources from several eras. The 1737-1740 farmhouse, though updated in later eras, retains its rear leanto, and the 1880 New England barn built by Taylor Ross, though enlarged, is one of the best-preserved in the area. Other resources contributing to significance under Criterion C include a fieldstone dam and farm pond, early-twentieth century buildings such as an equipment shed, henhouse, goat shed and garage, and a varied landscape composed of barnyards, hayfields, pastures, and orchards.

In spite of the loss of some minor outbuildings, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STE. Z

N
STERLING, MA
CRYSTAL BROOK FACH
MAP #43
ARSA Z





Main house. 2001.



2001.



2001.



2001.



2001.



View NE to house. 2001.



View south to orchard pasture. 2001.



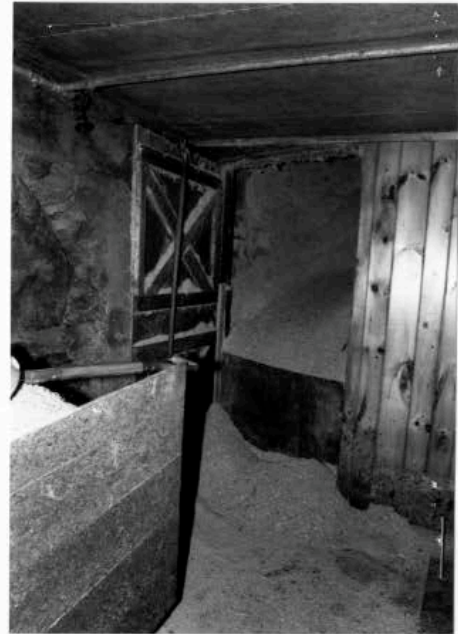
Barn-main level. 2001.



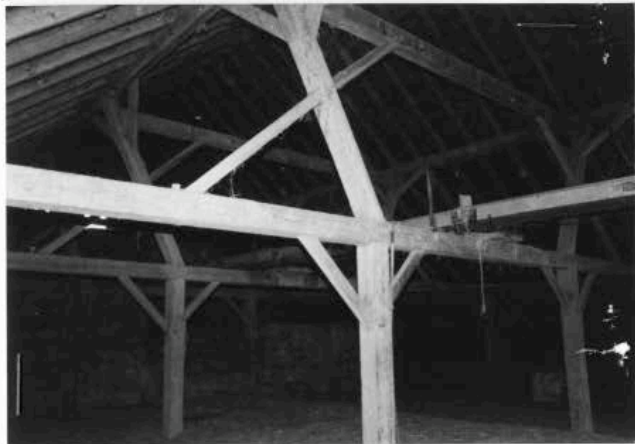
Stanchions. 2001.



Barn cellar. 2001.



Barn cellar-sawdust bin.
2001.



Barn loft. 2001.



Barn loft. 2001.



Equipment shed (STE.467), silo/shed (STE.964) and milk room (STE.466). 2001.



Garage (STE.468). 2001.



Hen house (STE. 469). 2001.



Goat shed (STE. 470). 2001.



Wagon house and cow yard, view north.
2001.



Wagon house, cellar level. 2001.



Wagon house, cellar level. 2001.



Wagon house, cellar level, cattle ramp (STE. 965). 2001.



Root cellar (STE. 967). 2001.



Pond (STE. 968). 2001.



Dam (STE.969). 2001.

FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

77-19

USGS Quad

STERLING

Area(s)

Form Number

105, 340-342



XVII 11-13
XXX 10, 13, 16-18, 20-25

Town Sterling

Place (neighborhood or village) _____

Rowley Hill

Address 109 Beaman Road

Historic Name Old Whitney Place/"Seven Pines Farm"

Uses: Present dwelling and farmstead

Original dwelling and farmstead

Date of Construction ca. 1780/ca. 1849

Source town and family records

Style/Form Greek Revival

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures _____

attached 1878 barn

Major Alterations (with dates) Grk. Revival

house added to late-18th C. dwelling (see P. 2)

Condition good

Moved [x]no [] yes Date N/A

Acreage 8.76 acres

Setting On open stretch of Beaman Rd., N. side,

W. of Rowley Hill Schoolhse. Long fieldstone-wall-

lined rd. leading to barn, lined w. sugar maples.

Sketch Map

Draw a map showing the building's locaton in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date June, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

A few ancillary buildings, including an early-twentieth-century icehouse, are gone, but what remains here is one of Sterling's most picturesque connected farmsteads. Spread out along the north side of Beaman Road, the east part of the complex meets the west end of the old line of the road running parallel to the present street. The old, narrow road section is still lined with fieldstone walls and aged sugar maples. A strip of land several acres long behind the house is mown for hay and planted with some vegetables; an open field on the opposite side of the road is part of several large parcels of land formerly associated with the farmstead. Much of the rest of the 150+-acre farm owned by the Whitneys, Osgoods, and Coombs has grown up to woods, and was acquired in the late twentieth century by the Metropolitan District Commission as part of its watershed protection program.

Whitney House, ca. 1785/1849 (#105)

While this is one of the most clearly Greek Revival houses in Sterling, according to family records, supported by architectural evidence, a portion of the east ell of this building was built much earlier, in about 1785. The main house is the later Greek Revival western portion, a large 2 1/2-story, sidehall-entry house of about 1849, with an enclosed-gable facade, and a 2-story east side ell. The main section is three-by-three-bays, with large 6-over-6-sash windows in flat surrounds with a narrow molding across the top. The main entry is recessed, and flanked by full-length divided sidelights. The entry surround has narrow, flat pilasters, a high frieze, and an overhanging cornice. Other architectural trim of this part of the house is characteristically Greek Revival--the deep, boxed cornice is trimmed with an echinus molding, and includes a broad friezeboard. The corners of the building are adorned with wide, plain pilasters with molded tops. The house is clapboarded, with a granite-block foundation and an asphalt-shingle roof.

The 2-story east ell abuts the rear portion of the main block. The facade of this section has three large 6-over-6-sash windows at the second story, still flanked by their louvered wood shutters. A full-width glassed-in hip-roof porch spans the first story. At least part of the eighteenth-century structure is visible on the rear of this part of the building, where a tall brick chimney rises from an interior fireplace with "beehive" oven. Extending north to the rear is a small leanto on a parged fieldstone foundation--apparently all or part of the late eighteenth-century Whitney house. Reading from east to west, the four-bay north elevation of the leanto has two small modern 1/1 windows, a four-panel door with recessed panels and a large Norfolk latch, and a 6-over-9-sash window. A late twentieth-century shed dormer pierces the east part of the rear roof slope.

Extending east from the outer end of the inner ell is a 1990s replacement for a nineteenth-century attached carriagehouse/wagon shed which was badly damaged in a storm. Built as a longer version of its predecessor, this is a long 1 1/2-story ell with three broad elliptical-arched garage openings fitted with overhead panel-and-glass aluminum or vinyl-clad garage doors. A six-pane window high in the wall is centered above each opening. A walk-in modern multi-pane glass-and-panel door is located at the west end of the ell facade.

Whitney/Osgood Barn, 1878 (#341)

One of several handsome three-level New England bank barns built in Sterling in the 1870s is linked by a small shed leanto to the northeast corner of the outer east garage ell of the house. Newspaper accounts of 1878 report the construction of the building, and future research may reveal that it was built by one of the major regional barn builders of the time. The main barn measures approximately 33 by 64 feet. It has two appendages. In addition to the small west leanto set back a few feet from the front plane of the barn, a cross-gabled two-level addition, about 30 feet long, which appears to have been used as a carriagehouse or possibly a shop, extends east from the front part of the building's east side.

[x] Recommended for listing in the National Register of Historic Places. If checked, a completed National-Register Criteria Statement form is attached.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Sterling

Old Whitney Place
109 Beaman Road

Area(s)

Form No.
105, 340-342**ARCHITECTURAL DESCRIPTION, cont.**

The entire building is clad in wood clapboard, and stands on a fieldstone foundation topped with granite block. Split granite blocks also form a retaining wall at the east side of the grassed ramp to the main wagon door in the front gable end. The roofs are asphalt shingle, and a square cupola with paired, louvered openings on each side, with a slightly flared pyramidal roof, crowns the center of the main ridge. Small brackets decorate the cornice of the cupola, and other stylish detailing includes a molded, boxed cornice on the main building, with returns on the gable ends.

The main facade is symmetrical, with a large centered two-leaf interior sliding vertical-board wagon door. Above the door is a double-height, divided-light transom. Another double-leaf vertical-board door is positioned in the facade of the west leanto. Beside it in the southwest corner of the main barn is a vertical-board walk-in door. Windows on the main facade include a 6-over-6-sash to either side of the main door, two more above the transom, and one in the gable peak. The east portion of the front wall of the main barn at basement level, next to the main ramp, is open. To its east, a broad rectangular wagon opening in the west part of the east carriagehouse also has no door. Three low windows east of the opening have largely lost their glass, as have the two widely-spaced windows just under the eaves.

The east end of the addition is windowless, as is most of the west side of the barn. Along the east side, four widely spaced stanchion windows light the cow tie-up area. The rear, north end of the barn has another stanchion window in the east part and a small sliding door in the center at the main level, one 2/2 window directly above the door, and two 6/1s in the gable peak. A broad opening is located in the center of the lowest, cellar level.

Barn structure and interior. As a large, fully developed New England barn, this is a building of six bents, with a symmetrical, three-bay floor plan of a center drive aisle and two side aisles. The east aisle was the cow tie-up, and is enclosed on the inner side of the center-aisle posts with planed horizontal boards; the boards at mid-height are hinged to drop open for feeding. The west aisle has an enclosed horizontal-paneled room--possibly a granary--extending from the first to the third bent, but the portion to the rear of that is open to the roof. This rear west area is lined along the drive aisle by a 44"-high horizontal-board wall nailed to a 6"-square lengthwise beam.

The pegged, braced post-and-beam frame is largely vertical-sawn, with posts 8" square, tie-beams and girts 8- to 9", and plates 6 x 9". Although the barn is clad in clapboard, the original vertical-board sheathing is still in place, secured to five sets of nailers. All of the horizontal nailers are 4 x 4" except for the third from the bottom, a wall girt which is about 7 inches square. Each bent has four posts--two at the walls and one on either side of the center aisle, and a tie-beam at eaves level. In every bent, and over the west aisle in the first three bents, there is a lower girt at a height of about 9 feet supporting the floor of a low loft on log joists. In addition to the loft over these areas, floored haylofts on sawn joists are located at eaves level over the center aisle between the second and third, and between the fourth, fifth, and sixth bents. The third and fourth bents have an additional girt over the center aisle about five feet below the tie-beams, which supports the platform of a center hayloft over that one bay.

The roof structure of this barn shares some characteristics with others built in Sterling during the same era, although this is one of the few in the west part of town that incorporates upper cross-ties above the tie-beams. The building has horizontal roof boards and a common-rafter system of 3 x 6" rafters, their lower ends extended over the plates to form a boxed soffit. Midway up the roof along the inner faces of the

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Sterling

Old Whitney Place
109 Beaman Rd.

Area(s)

Form No.
105, 340-342

ARCHITECTURAL DESCRIPTION, cont.

rafters is a heavy purlin, about 8"-square. The upper ends of the rafters are nailed to a narrow ridge board. As is common with this type of major purlin/minor rafter system, most of the bents have an angled brace rising outward to the purlin from a point on the tie beam just outside the center-aisle post. This brace is in turn supported by an angled brace rising from the outer portion of the tie beam. Just below the purlins, a cross-tie spans between the two main braces. The exception to this queen-post truss-like system is the fourth bent, which is framed with a W truss, its outer timbers rising to secondary rafters which end at a central cross-tie. Short braces span between these inner rafters and the purlins, and a pair of vertical iron tie rods extend from the ends of the cross tie all the way to the barn cellar. Other unusual framing members in this building include two long longitudinal braces that fall north and south from the east drive-aisle post of the second bent. A rare architectural remnant is the large cylindrical beam and wooden wheel mounted over the rear end of the drive aisle, apparently used to hoist cattle for slaughtering.

The interior surfaces of the cow tie-up area, which runs the length of the east aisle, are whitewashed, and the walls are lined with tightly fitted vertical-board interior sheathing. A wood framework with 16 wooden stanchions is still in place along the inner side of the tie-up bay, and while concrete covers the the outer section of the floor, the wood floorboards remain under the stanchion area, as does the recessed wooden manure gutter running the length of the building. A wooden breeding stall is located in the northeast corner of the cow area.

The full dirt-floored cellar of this barn retains an unusually high amount of its post-and-beam frame. While most of the 8- to 10-inch-square posts under the drive aisle have been repaired with new lower sections and concrete footings, nearly all of them remain. The sills are 8 x 9", and the girts spanning from sill to sill measure 9 x 10 inches. The main girts are formed of two pieces, meeting at the midline of the building with a bridle joint. Under the center of the building they are reinforced by a second girt just below them, mortised-and-tenoned into the center posts. All of the upper flooring is supported by log joists, running north-south under the west and center aisles, and cross-wise under the east aisle. The stone foundation wall is full-height only at the front of the building. North of the second bent, the outer fieldstone walls, also capped with granite block, are only 40- to 44 inches high. Above them is a vertical-board wall, about 4' 3" high. The side walls are pierced with 3/3 windows. A broad opening is located in the center of the rear wall.

Like the main barn, the east carriagehouse (#340) or shop addition stands on a fieldstone foundation, and is sheathed with vertical-board covered with clapboard. It abuts the south portion of the cow tie-up of the main barn, where the east wall of the barn has two doors--one of vertical-board, the other a batten door hung on long strap hinges with pintels, and fitted with an iron ring rather than a latch or knob. The braced, post-and-beam frame of this building appears to be nailed at the joints, rather than pegged. One north-south tie beam spans the center of the building at the eaves level. A center crown post links the tie-beam to a girt about 4.5 feet below the eaves, which supports a floored loft on log joists in the east half of the building. The outer walls below the loft are lined on the interior with vertical-board.

Henhouse ca. 1900 (#342)

A long, low one-story henhouse or chicken coop with a shallow-pitched, side-gabled roof just touches the rear northwest corner of the barn. This somewhat deteriorated building is also clapboarded. Its multiple front windows have lost their sash.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Whitney Place
109 Beaman Road

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
105, 340-342HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Today one of Sterling's few "connected farmsteads," through its early ell this property dates back to the Revolutionary War era, when Caleb Whitney built a small house on ninety acres of land he had purchased from Jonathan Wilder in the 1770s. Caleb Whitney came to Sterling from Harvard, and was admitted to the Sterling Church in 1786. The land had been part of a 500-acre tract that Jonathan Wilder had either been granted, or purchased. By the time of his 1770s sale, Wilder was operating a grist mill on Rocky Brook, which flows north-south just west of the farmstead--an enterprise which was continued for a time by Caleb Whitney, and was still in business in the 1830s.

Caleb Whitney married Annis Church sometime in the mid-eighteenth century, and they had at least three children. While the 1970 inventory form says that the farm was owned by two generations of Whitneys (Caleb and Joseph), it actually succeeded through three--Caleb (1729-1822), his son Jonathan (1769-1847), and Jonathan's son, Joseph (1811-1883)--as well as through a fourth generation in Joseph H. Osgood, the husband of Joseph Whitney's daughter, Josie. The farm may even have been owned for a short time by Joseph Whitney's older brother, Caleb, who died in 1822, the same year as their father. The "J. Whitney" shown on the map of 1830 as owning both the farm and sawmill was thus not Joseph, who was not even twenty at the time, but his father, Jonathan Whitney. He married Lucy Wheeler of Gardner in 1793, and may have shared the house with his parents for many years before Annis died in 1807 and Caleb in 1822 at the age of 92. His farm in 1830 covered 149 acres, on which he was raising ten cows and cattle, and thirteen sheep.

Jonathan and Lucy had at least nine children, of whom the youngest, Joseph Whitney, also known as Capt. Joseph Whitney, succeeded to the ownership of the farm, and had the large Greek Revival part of the house built in about 1849. He married Emma Wilder in 1835, and they, too, probably shared the house with his parents for many years. Joseph Whitney apparently received his rank of Captain in the local military company. A well-respected citizen, he served as a Selectmen for two terms, in 1851-52. The farm that Joseph and Emma operated here in the 1850s covered 150 acres. It was one of the more prosperous in town, and appears to have specialized in dairy as early as 1850, as their livestock at that time included eight cows and five other cattle. One of several farms in the west part of Sterling that produced cheese, the Whitney farm marketed 400 pounds in that year, along with 800 pounds of butter. They also had a small orchard, and were growing the usual assortment of hay, grains, and potatoes. By 1870, instead of making cheese, they were selling milk to the markets in Boston and Worcester, and had become one of a handful of farmers in Sterling who raised bees. That year they produced fifty pounds of honey, tying with Silas Tuttle for the largest production in town.

Joseph and Emma had at least two daughters. The younger, Josie, married Joseph Osgood, youngest son of Samuel Osgood of 54 Osgood Road (see Form #122), probably sometime in the 1870s. By 1880, it was clearly Joseph Osgood who was managing the farm, which he then owned jointly with his father-in-law. They had a dozen cows, but appear to have shifted to raising livestock for market, instead of producing milk. They still produced honey, and were among only three Sterling farmers who still did so. Like many others in the northwest part of town, they also marketed a considerable amount--205 cords--of wood from their land.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

109 Beaman Road

Area(s)

Form No(s).
105; 340-342

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

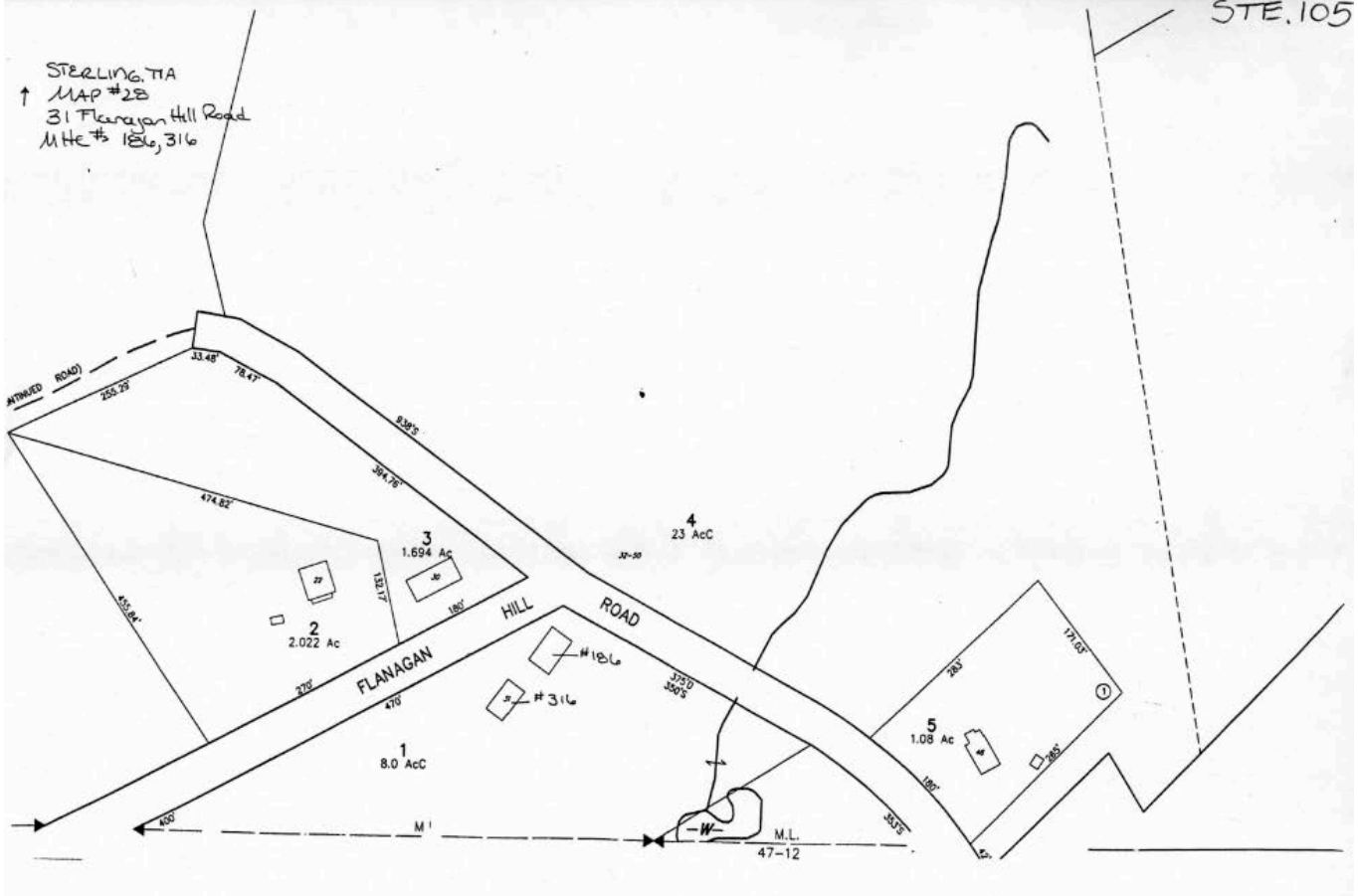
This property meets Criterion C of the National Register at the local level as one of Sterling's best-preserved examples of a stylish gable-front, sidehall-entry Greek Revival house, as well as one of the few connected farmsteads in town. The presence of the small late-eighteenth-century Caleb Whitney House, still attached to the rear of the building's east ell, contributes to the farmstead's significance, as does the 1878 New England bank barn with attached shop or carriagehouse.

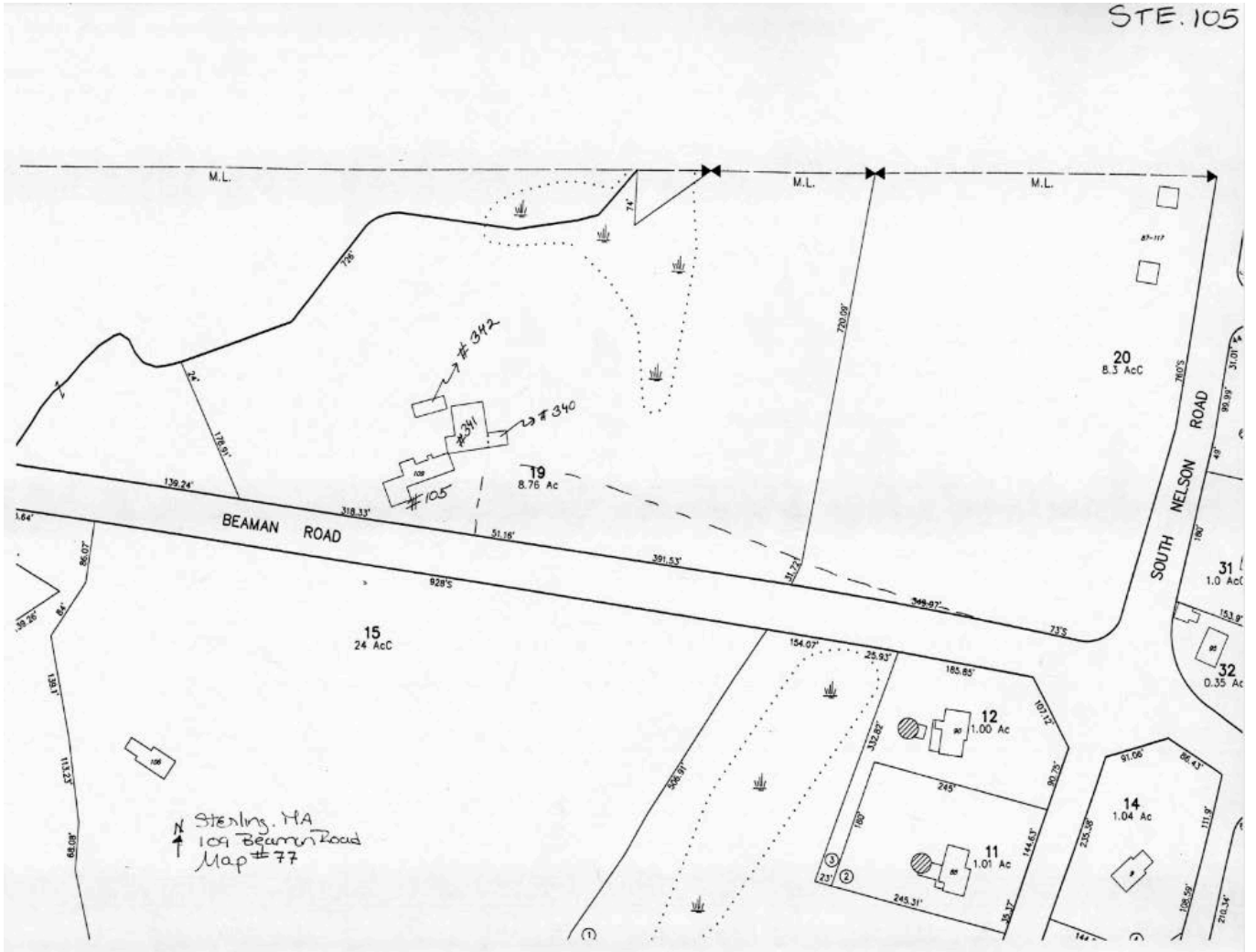
The farmstead is significant under Criterion A for its association with four generations of the locally prominent Whitney and Osgood families, and for its role in the evolution of Sterling's agriculture from the early era of general farming through the dairying and livestock-raising specialties of its late nineteenth-century owners. One of Sterling's longest continually operating farms, the property's significance continued through a long period of tenant farming which included dairying, orcharding, and poultry raising through the middle of the twentieth century.

In spite of the recent acquisition by the state of much of the old Whitney farmland, the connected farmstead retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STE.105

STERLING, TIA
↑ MAP #28
31 Flanagan Hill Road
M He #s 186, 316







2001.



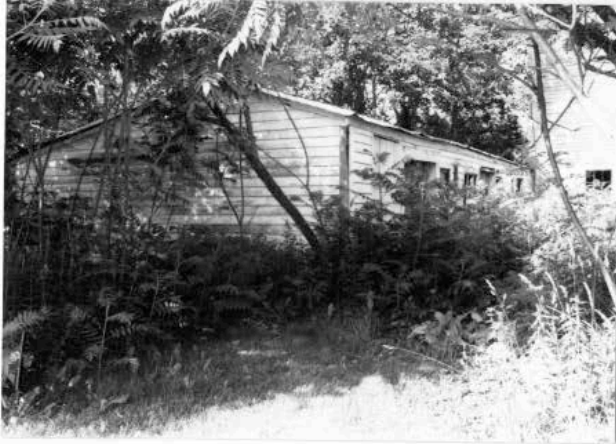
2001.



Rear lean-to. 2001.



STE. 342 ↑ STE. 341 ↑ STE. 105 ↑
West elevation. 2001.



Henhouse (STE.342). 2001.



Carriage house interior (STE.340)
Facing east. 2001.



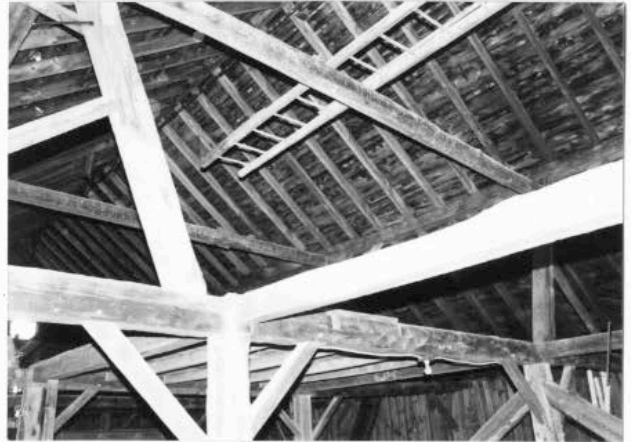
Barn, facing SW. 2001.



Barn, east aisle (cow-tie aisle) facing N.
2001.



Barn-east wall(interior). 2001.



Barn facing NE. 2001.



Barn (STE. 34) center aisle facing N.
2001.



Barn-hoist beam. 2001.



Barn, west aisle facing NW.
2001.



Barn cellar facing north. 2001.

FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number

133-05 Clinton 296, 297

Town STERLING

Place (neighborhood or village)



Address 95 Chace Hill Road

Historic Name Paul Fairbanks House

Uses: Present residential / agricultural

Original residential / agricultural

Date of Construction early 1800s

Source SHS house card file, maps, visual

Style/Form Cape/altered

Architect/Builder unknown

Exterior Material:

Foundation stone/brick/parging

Wall/Trim asphalt shingles

Roof asphalt shingles

Outbuildings/Secondary Structures New England barn - late 19th c., sheds - late 1990s, modern cow barn - late 20th c.

Major Alterations (with dates) enclosed porch, asphalt siding, exterior stairs, conversion to 3(?) dwelling units, concrete block foundation under barn, new siding on 1/2 of barn, new stalls lining outside aisles of interior of barn

Condition fair

Moved no yes Date n/a

Acreage 72.5 acres

Setting Rural winding southwest route, property at road edge, working farm yard with equipment and vehicles scattered, livestock fencing, nearly opposite small burying ground, near other 19th c. farms

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) May 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

The Fairbank(s) Farms are located on the southwest side of Chace Hill Road which cuts through the southern part of Sterling from Lancaster to Boylston. Surrounding properties have modern dwellings with the exception of two or three other mid nineteenth century dwellings. This farm is opposite the Fairbanks Family Cemetery (1760s to 1859) (MHC # 801). From the mid nineteenth century this Fairbank Farm encompassed much of the surrounding farmland of over 100 acres and at least two houses. Today the **early nineteenth century Cape** and **mid- to late-nineteenth century large barn** are on the same parcel with additional farm buildings. The property is a working farm with equipment, farm vehicles, and beef cattle in various pens and sheds, most located behind the large New England barn. There are some low evergreen shrubs at the side of the house with a relatively young tree at the enclosed porch edge. The driveway and barn yard has a dirt and gravel base. The house is close to the road with the long barn behind and slightly south of the house. Other modern farm buildings include one six-bay hay storage shed and one equipment storage shed as well as small single bay cow shelters. A concrete walled bull pen is located just outside of the rear of the barn. The land drops off just behind the house and then is relatively flat. Set well back from this cow paddock area to the west is another modern cow barn that is on the same large farm parcel as the house and barn that are the subject of this B-form.

Paul Fairbanks House, early 1800s, MHC #296

The modest five-bay, one and one-half story center chimney Cape Cod cottage has been altered significantly with exterior fabric, window changes, dormers, enclosed porch and rear ells. Today the dwelling rests on a stone foundation with brick and some parging on the rear of the northeast side. Asphalt shingles cover the roof and all wall elevations. The shed roof porch, now enclosed, is incorporated into the roof line. Two gable dormers rest on the roof of the main house, each with a pair of one-over-one sash. The porch covers the earlier façade of the dwelling which has a centered entrance and flanking windows with one-over-one sash. The dwelling is four bays deep with two windows in the gable peak. A number of alterations have occurred to the interior to accommodate three dwelling units, which have altered the early center chimney plan. The roof also has been altered with a wide rake and no returns. The rear ell rests on the brick foundation and has a recessed porch. All steps to the entrances are concrete.

Fairbanks Barn, late 19th c. MHC # 297

The large New England barn that rests on large stone blocks, is covered with wood shingles over vertical board sheathing, except in areas that recently have been replaced with vertical board siding. The barn is approximately 45' wide and 90' long and now has only a half basement due to concrete block infill of the front half to stabilize the failing main floor. The barn once had a cupola the fitting of which remains to define the location straddling the roof about mid way along the ridge. Presently the

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
95 CHACE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

296-297

Architectural Description (continued)

cupola is inside the barn awaiting repairs. The gable ends display remnants of the boxed cornice, broken returns and replaced or patched corner boards. The northwest gable end has the large centered sliding door mounted on an interior track. The herringbone patterned tongue and groove wood door recently has been replaced. The southeast gable end has asphalt shingles over wood shingles over vertical board sheathing. Three square windows (two retaining the multi-light sash) and two cow doors punctuate this elevation. The southwest side of the barn has seven irregularly placed cow stanchion square windows. Half of the siding recently has been replaced with vertical boards and the other half which is shingles over vertical boards is substantially deteriorated. The underside of the end half of the barn is divided into two bays open and accessed from this elevation. Cow stanchion windows also line the northeast side of the barn of which half of the siding was replaced this spring with board and batten wood siding.

Interior. As noted above one-half of the interior of the cellar and the end bay under the rear of the barn have been filled with concrete block to stabilize the floor above. The two open bays under the middle of the rear half of the barn have one cross tie with pockets for floor joists. These under bays have been used in the past for the storage of equipment. The main floor of the barn is three aisle bays wide and constructed of seven bents forming six bays each separated by approximately 15' accounting for the 90 foot length of the barn. The structure is made of hewn and sawn post and beams most connected with mortise and tenon joints. Each bent has side posts and interior posts defining the center aisle, cross tie beam and off set vertical braces extending from the cross tie to the roof purlin. A collar tie, also part of the bent configuration runs between the purlin on each roof slope at the intersection of the vertical brace post and rafter completing a truss. Most posts have diagonal braces extending to the cross tie and the longitudinal beams (sometimes referred to as girts) that run from bent to bent. Over two bays of the center aisle are platforms supported by split logs. A new lower hayloft spans the width of the barn, all three aisles near the rear. The barn presently is being fitted with new horse stalls in the front half. Formerly, the right aisle was open for hay storage with a hay loft over most of this aisle. Cow stanchions line the rear section of the left aisle with a manure trough in the now concrete floor. The rest of the barn retains its wood flooring. The common rafters of the roof are laid over one major purlin that is approximately one-third of the way down the slopes between the ridge and the side plates. In the southwest corner at the rear of the haymow aisle, there is an opening for the interior silo, however, the silo has been removed. Modern stalls have been built on both sides of the center aisle in the front two thirds of the barn. Cow stalls remain on the right side of the rear section.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Early nineteenth century farms along Chace Hill Road took advantage of the naturally fertile land. By 1830 there were many homesteads along this middle section of Chace Hill Road. First known farmer at this location was Paul Fairbank[s] (1781-1859) whose heirs remained here until the turn of the twentieth

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
95 CHACE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

296-297

Historical Narrative (continued)

century. The first Fairbank to settle in this area was Jabez Fairbank[s] who came in the early 1700s. In the 1760s the family, out of necessity, established the small family cemetery (MHC # 801) on the opposite side of the street in response to the small pox epidemic which made it impossible to use the center burial ground. **Paul Fairbanks** had married in 1801 and his wife Catherine died in 1811, probably in childbirth as it was the same year in which **Ephraim Fairbanks** (1811-1892) was born. Paul was followed by his son, Ephraim Fairbanks at this farm. From the mid 1800s Ephraim Fairbanks had a 100+ acre dairy farm on which he produced upwards of 1300 lbs. of butter in the 1850s and up to 5000 gallons of milk yearly in the 1870s. This trend is consistent with other Sterling farmers and with Samuel Osgood's address to the Farmer's Club 1886 that divided farming years into three periods with the Butter Making Age from 1820 to 1850 and the Milk Selling Age from 1850 to the time of the address. Based on the milk production known from the 1870 agricultural census and the value of the barn of \$1000 from the 1874 assessors records (worth three times the value of his house) the large dairy barn that remains probably was built by Ephraim by 1870. In 1874 he had eleven cows which is a sizeable number for the time and method of milking. This herd had increased to thirteen in 1886.

Following Ephraim Fairbanks death in 1892 the property was owned by his son, **William G. Fairbanks** of Middletown, Connecticut who was assessed for two houses, two barns, his father's farm of 46 acres and the other land for which his father also had been assessed such as the Pond pasture of 60 acres and the Bowman hill pasture of 20 acres. Fairbanks also had a significantly large herd of 22 cows in the 1890s. In addition William Fairbanks and subsequent owners were assessed for the E. Moore Farm which probably refers to the Greek Revival dwelling on the next door property at 89 Chace Hill Road. In 1900 the property passed to M.J. Sweeney of Boston and on to H.R. Burrington of Franklin who in the same year was assessed for property consistent with William Fairbanks in 1892. With the exception of the Moore farm, house and barn known to be 89 Chace Hill Road, each of the parcels of land are the same for which Ephraim Fairbanks was assessed in the 1880s and William Fairbanks in the 1890s. The substantial increase in the value of the house from \$350 in 1886 to \$1700 in 1892 and \$2000 in 1900 may be a result of additions to the modest early nineteenth century Cape. According to the present owner there was a major fire in the house, prior to his family ownership which is ca. 1930 and yet many of the uncharred structural members are hewn and the cellar is reported to have a stone foundation wall and appears to be old. Until recently the dwelling had an even larger rear ell that extended all the way to the barn connecting the house and barn. This connection may have been made in ca. 1890 accounting for the large increase in the value of the house.

Twentieth century ownership included two immigrant families; **Brandlei** (also Brandli) from Switzerland and **Favreau** from Canada. According to the present owner, Mr. Favreau, the dairy farm was purchased by his grandparents, **Wilfred and Rose Bosley Favreau** in the 1930s from the Brandleis who also owned the Moore farm at 85 and 89 Chace Hill Road, formerly known as the Moore farm. In 1930 while Abraham Brandli[ei] was assessed for the Brittle pasture (owner of Moore farm before Brandli) and Adolph Brandli was assessed for the Shadlick pasture, Emily and Adolph Brandli and Bertha Connery were assessed for property similar to Burringtons which included Fairbanks' and

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
95 CHACE HILL RD.
Area(s) Form No.

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

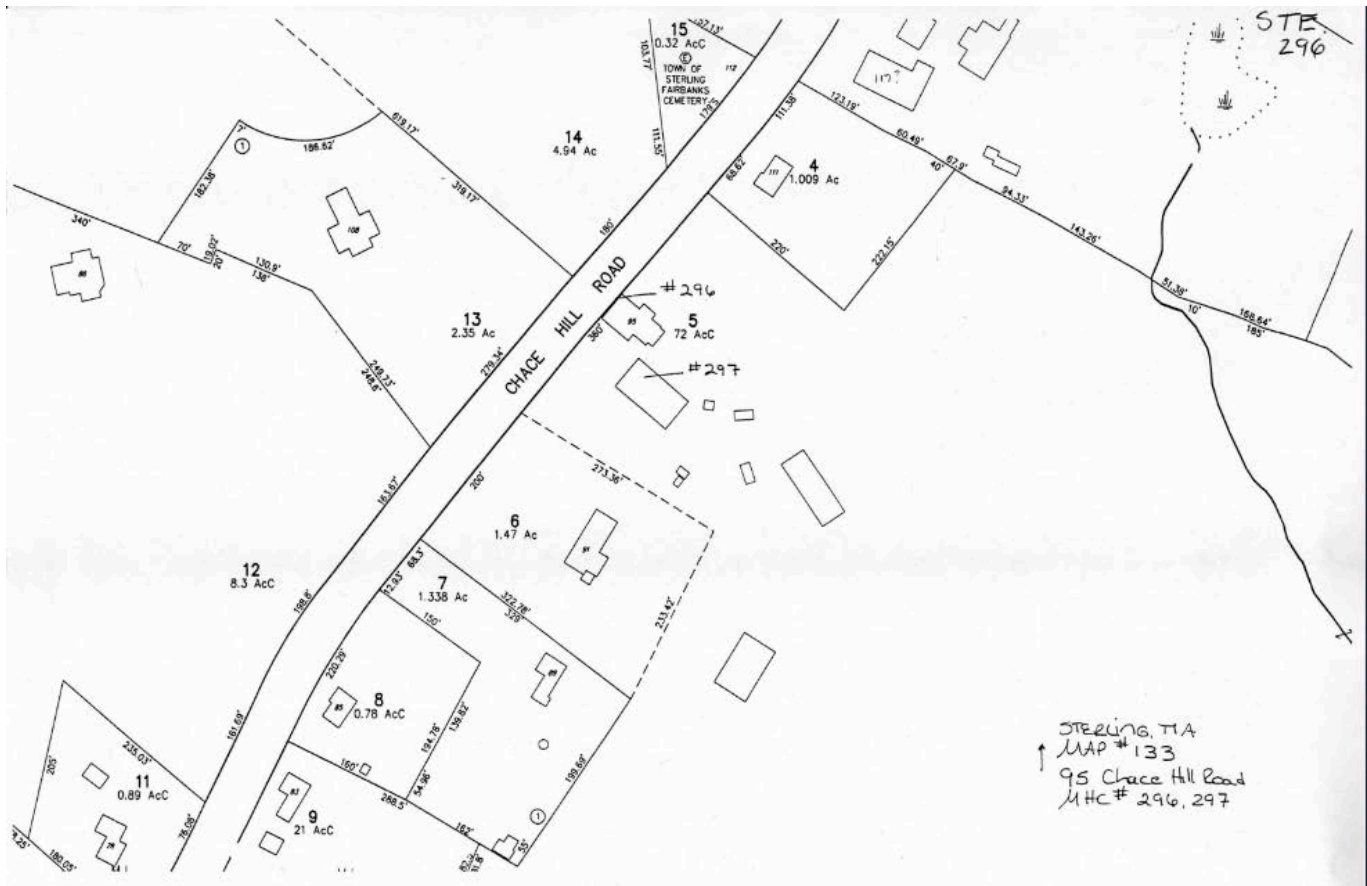
	296-297
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Historical Narrative (continued)

Moore's farms with land houses, barns and other out buildings. The Brandlis were followed by the Favreaus who continued as dairy farmers until 1961 when the Favreaus converted solely to beef cattle. Wilfred Favreau (1895-1957) raised Brown Swiss cows followed by Holsteins. At one time in the late 1940s, Favreau also leased cattle from Hycrest Farm in northwest Sterling, as several local farmers were known to do until able to buy their own herds. During the time of cattle raising, Favreau used his acreage as well as additional pasture land of adjacent farms. Now Lawrence Favreau continues in the family tradition of raising beef cattle and also cross breeding.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

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Hurd. History of Worcester County. Sterling by Samuel Osgood, Vol. II, 1889.
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US Agricultural Census: 1850, 1870.
Sterling Tax Valuations: intermittent years from 1825 to 1930.
Vital Records: Sterling.





House and barn, view looking west. 4/01.



Barn. 4/01.



Barn. 4/01.



Barn interior. 5/01.

FORM B – BUILDING

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



Assessor's Number USGS Quad Area(s) Form Number

133-03

Clinton

292-295,919-921

Town STERLING

Place (*neighborhood or village*) Chace Hill

Address 117 Chace Hill Road

Historic Name Milton Bailey House

Uses: Present residential / agricultural

Original residential / agricultural

Date of Construction ca. 1848

Source SHS house card file

Style/Form altered

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim vinyl siding

Roof asphalt shingles

Outbuildings/Secondary Structures English barn with additions, modern 1990 wood barn, 1980s Quonset hut barn with silo, bunker silo (concrete, plastic)

Major Alterations (*with dates*) enclosed porch, vinyl siding, windows, dilapidation of barn

Condition fair

Moved no yes Date n/a

Acreage 6.12 acres

Setting Rural winding southwest route, property at road edge, working farm yard with equipment and vehicles scattered, livestock fencing, nearly opposite small burying ground, near other 19th c. farms

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) May 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

Although first known as a Fairbanks Farm, the house was built by Milton Bailey and the property is located on the southwest side of Chace Hill Road which cuts through the southern part of Sterling from Lancaster to Boylston. Once, adjacent farms were owned by Fairbanks (See 95 Chace Hill Road), and probably began as one farm until divided in the early 1800s. This property is recessed below the road grade and encompasses approximately fifty acres with farm house (MHC # 292), dilapidated English barn (MHC # 293) with additions, a modern 1990 barn (MHC # 295), and a 1987 Quonset hut barn (MHC # 294) with metal silo (MHC # 920) attached in front of the modern horse barn. A concrete ensilage container or trench silo made of a concrete slab, bunker like sections, and plastic held in place with old tires is located near the road edge in front of the Quonset hut and provides the same function as a silo. The property is a working farm with equipment, farm vehicles, heifers in the field, and horses in a modern barn. A tall cedar in the middle of a circular green space on the right side of the house is encircled by a dirt driveway. Some deciduous trees are scattered in front of the house. The driveway and barn yard has a dirt and gravel base. Behind the old barn is an agricultural landscape (MHC # 921) of pasture land with a cow shelter as well.

Milton Bailey House, ca. 1848, MHC # 292

The modest five-bay, two and one-half story mid-nineteenth century farmhouse, that faces southwest, consists of the main side gable block, an enclosed porch spanning the main façade and a one-story rear shed roof ell. The foundation under the main house is granite block and under the porch and rear ell is rubble with wide pointed mortar joints. Vinyl siding has been applied over asphalt shingles which probably covers wood clapboards. From the asphalt shingle roof a brick chimney with corbelled top rises from just behind the ridge and slightly off center. The full width porch covers the earlier façade of the dwelling which has a centered Greek Revival entrance with flanking half side lights and a wide molded architrave. Windows flanking the entrance on the five-bay façade have six-over-six sash. Only four windows remain at the second story level all with six-over-six sash also. The enclosed porch consists of a centered half glazed storm door with a metal hood and three large one-over-one windows on each side of the entrance. Two similar windows make up the side wall surface of the porch that has the high raised rubble foundation. The house is two bays deep with a single second-story window towards the front and a single window in the gable peak. Shutters also are vinyl. It is not known if there is evidence of the two second-story windows (one on driveway side and one at left end of main façade) under the vinyl siding. The rear ell has an exterior chimney and a metal stove pipe chimney. The present owner reports that old paneled interior doors have been stripped.

Barn, ca. 1830s/ca. 1900s. MHC # 293

Some unusual qualities of the relatively large English style barn remain in spite of the substantial deterioration that has occurred. The barn has been remodeled over its long history as a dairy barn. The original barn probably included the main side gable block with a northeast to southwest ridge. Additions include the cross gable partially open projecting equipment bay centered on the main facade,

INVENTORY FORM CONTINUATION SHEETTown
STERLING

Property Address

117 CHACE HILL RD.

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

Area(s) Form No.

292-295, 919-
921**Architectural Description (continued)**

the small dilapidated shed roof milk room projecting from the northeast gable end, and the long extended incorporated lean-to extending the length of the rear of the barn providing an additional tie-up bay in the cellar level and additional hay storage space on the upper floor. This addition forms a saltbox roof with a continuous slope on the back side of the barn roof. The barn rests partially on a stone foundation with reinforced concrete blocks shoring up parts of the structure. Siding is in poor condition and consists of some wood shingles over vertical boards and areas of horizontal or vertical boards only, with many missing. The metal corrugated roof also is in disrepair. The barn is approximately 60' wide and 20' deep with an additional 12' lean-to across the long rear elevation. The barn retains no trim details and most openings have lost the window or door that once filled the openings. The main façade consists of an 18-foot, vertical board, left bay, a 22' open projecting bay with hay hood and a 20-foot right bay with large sliding door and small square window. This change in bays is consistent with the ca. 1830s three-bay English style barns. The deep open projection in the center bay has a framed door opening that does not function on the exterior with the centered hay hood over. The main façade of the barn within this projecting cross gable element has vertical board siding that is in disrepair and may have once had openings. The southwest gable end grade level drops substantially to form a full raised basement under the lean-to addition and the main block of the barn. Stone and concrete block piers act as reinforcement of the foundation wall. Three door openings and two window openings are cut into the above grade cellar wall. This gable end wall has two small square windows that are boarded over at the upper main barn level and one in the peak. The northeast gable end has a deep one-story, shed-roof, shingled milk room which is the width of the main barn's gable end. The gable end siding above the milk room is substantially deteriorated with evidence of a single square window opening in the peak. Evidence of randomly placed window openings span the long rear elevation.

Interior. Although the main floor framing is relatively light in scale, the cellar, which is dug out under the front of the barn and at grade for the rear part and lean-to, appears to have more substantial walls and framing possibly reflective of a ca. 1830s English style barn. The main part of the barn is carried by foundation walls with very large stones. Concrete floors have been added under the metal cow stanchion equipment that runs longitudinally the length of the barn. The ceiling of the main barn (not the lean-to) consists of the two plates with three other longitudinal beams and at least six cross ties connecting the exterior plates and other long beams. Each of these members is carried by large posts and the structural members under the main part are significantly larger than those under the lean-to. Supporting the lean-to are cross ties off set from the original cross ties and tying together the original rear plate and the new rear plate. These cross ties are set on each side of the six cross ties under the main barn. Entrance to the main barn floor leads into the right bay which has platform scaffolding over top for additional hay storage and a wood barn board wall to the right behind which are stalls and over which is a hayloft. The center bay of the barn is open to the top of the projecting extended hay mow attached to the front of the barn. The left bay is taken up by a large interior **wood stave silo**, (MHC # 919) with metal bands, probably added in the 1920s. The salt box roof drops to the rear plate extending the floor area at the rear of each bay. Much of the interior structure of the barn appears to be replaced particularly posts as the size and scale of members is substantially smaller than expected in an English or

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
117 CHACE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

292-295, 919-
921**Architectural Description (continued)**

New England barn. Three tall but relatively narrow posts extend to the ridge in the middle of the center bay. Cross ties extend from the front plate of the main block to what appears to have been the rear plate. Remnants of a framed wall that would have been the exterior wall remain. The common rafters are narrow and relatively closely spaced. A large hay hook still hangs from the track that runs from the hay hood on the exterior part of the cross gable into the main block. The cross gable's roof connection with the ridge of the main block is made by a diagonal rafter extending from the ridge out to the juncture of the two eave lines and is braced by small pieces between the ridge and this rafter. Presently loose hay is stacked in the center bay, the projecting cross gable and parts of the lean-to floor.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Early nineteenth century farms along Chace Hill Road took advantage of the good agricultural land. By 1830 there were many homesteads along this middle section of Chace Hill Road. First known farmer at this location was **Benjamin Fairbanks**, who was related to **Paul Fairbanks (1811-1859)** at 95 Chace Hill Road. It is reported that the Fairbanks house was torn down and the present house was built ca. 1848 by **Milton Bailey (1804-1872)**, son of Benjamin Bailey and brother of Joseph Bailey with whom he inherited half of the family Pew #24 at the Baptist Church. His family, in particular his brother, Alden had helped to build the church in 1843. Milton Bailey probably moved here about the time he is said to have built this house and had lived at 116 Clinton Road previously. It is possible that the barn was built for Benjamin Fairbanks in ca. 1830. The mid-nineteenth century owner, Milton Bailey, ran a modest farm that produced only small quantities of the usual products; 150 lbs. of butter, 20 tons of hay, and 30 bushels each of Irish potatoes, oats and Indian corn. By 1870 Baileys farm had increase from 65 acres to 76 acres of which only 56 were used; however his production of farm products remained the same or lower with only the added crop of rye. Unlike his neighbors who had converted to major milk production, Bailey continued to produce over 100 lbs. of butter, with no record of milk production, probably because he was not selling milk.

When in 1900 **George A. Fitch** was assessed for this property he had 56 acres which is consistent with the "improved acres" of 1870, a modest house, barn, granary and hen house along with 41 cows, one of the largest cow counts on record at that time. In all likelihood the extant English barn housed some cows in the cellar where cow stanchions (upgraded in the 20th century with concrete flooring and iron stanchions) remain and the top part of the barn was a large haymow (the interior silo probably was added in the 1920s) and possibly hen houses in the right bay of the main floor. Fitch also was assessed for the 136-acre Hastings farm with two houses and three barns. No doubt he had a productive dairy business at that time and may have housed some of his cows at the **Hastings farm** rather than here. In 1918 **Giovani Rota (1881-1938)**, later known as John, came from Italy and soon thereafter purchased

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
117 CHACE HILL RD.

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

Area(s) Form No.

292-295, 919-
921

Historical Statement (continued)

this farm. His first assessment was in 1919 at which time he had a 56-acre farm with house, barn and shed, granary, henhouse and windmill. By 1930 the listing was under "John Rotti" and included the 56-acre farm with house, two barns (one with a silo), henhouse, and about a dozen cows as well as nearly 50 chickens. The second barn was located where today's bunker silo is and burned many years ago.

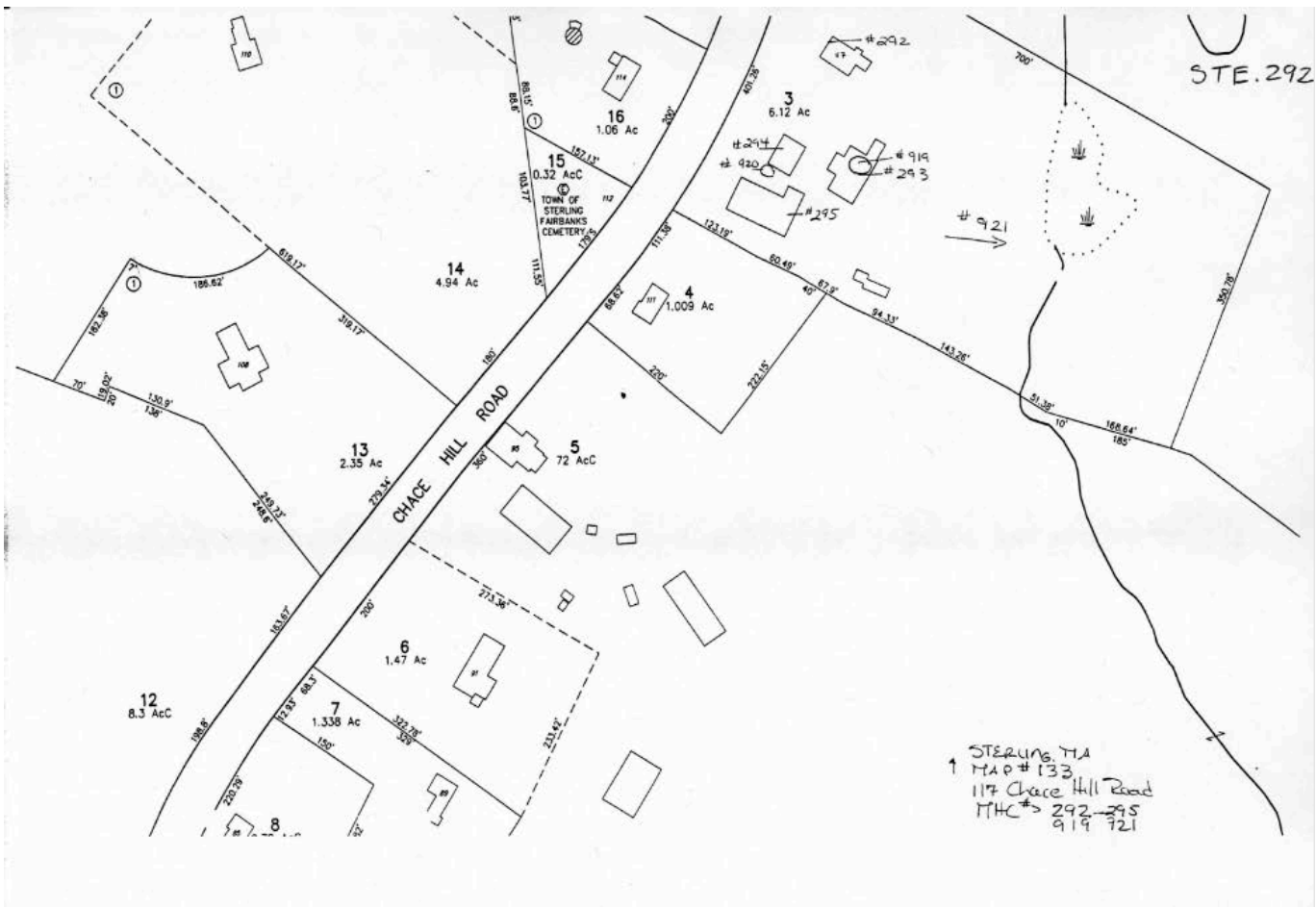
Three generations of

Rotas have run the dairy farm with several breeds of cows including Holsteins, Guernseys and Jerseys. The Rotas, who have owned the farm for over 80 years, continue dairy farming with Holstein cows, the mainstay of **Rota-Spring Farm**. On the far southeastern corner of the property is Rota's Ice Cream, a recently built stand where ice cream is made and sold using milk and cream of the Rota-Spring cows. Today the 1990s barn is used as a boarding stable for horses and the Quonset hut barn for equipment storage. Heifers are raised on the property and other dairy cows are pastured on a nearby leased farm. The old dilapidated barn has old hay stored in it.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

Atlases/Maps: 1830 (B.Fairbanks); 1855 (M. Bailey); 1870 (M. Bailey); 1898 (G.A. Fitch).
Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.
Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.
Osgood, Samuel. Address to Farmer's Club, 1886.
Sterling Historical Society: House file, house card file
US Agricultural Census: 1850, 1870.
Sterling Tax Valuations: intermittent years from 1825 to 1930.
Vital Records: Sterling.





Barn-main facade. 4/01.



Barn. 4/01.



Barn. 4/01.



Barn interior. 4/01.



Barns. 4/01.



Barn-interior silo. 4/01.

FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number

88-13 Clinton 301-303

Town STERLING

Place (neighborhood or village)

Address 181 Clinton Road

Historic Name Truell, G. W. House

Uses: Present residential / commercial

Original residential / agricultural

Date of Construction ca. 1880s

Source maps

Style/Form astylistic/altered

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim vinyl siding

Roof asphalt shingles

Outbuildings/Secondary Structures small barn, four-bay garage/equipment shed

Major Alterations (with dates) vinyl siding, windows and shutters.

Condition fair

Moved no yes Date n/a

Acreage 3.12 acres

Setting Main numbered route connecting Clinton with highway, near Wiles Road, scattered nineteenth and twentieth century residential and commercial properties, apple orchard on west side of property and behind.



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Attached Map

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) May 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

Situated on one of the main routes through Clinton this property is near the road side and surrounded by mid twentieth century development. The driveway runs along the southeast side of the house and leads to a four-bay garage at the rear. East of the driveway and south of the road set back in a meadow is the small barn that probably is from the early twentieth century. A cluster of tall pines screens this small barn from the house. Remnants of apple orchards are on the west side of the property and behind the garage.

Dwelling, ca. 1880, MHC # 301

The three-bay, two and one-half story gable front dwelling rests on a granite block foundation and has been covered completely with vinyl siding. The house consists of the main block, a two-story rear ell on brick and a shed roof wing addition on concrete block projecting from the left (east) side of the main block. The side-hall entrance is masked by an overgrown rhododendron. Windows have been replaced with one-over-one vinyl sash and have vinyl shutters as well. The main block is four bays deep and the rear ell is three bays deep with an irregular window pattern. A single chimney is at the ridge near the end wall of the main house and another is centered on the ridge of the rear ell.

Barn, early 1900s, MHC # 302

The small gable roof barn rests on a stone foundation that is raised slightly on the east end providing access to the cellar in that gable end. Exterior cladding is wood shingles. The asphalt roof extends on each side carried by exposed rafter ends. The south side of the building has a centered overhead garage door under a small sliding hay door on an interior track that is tucked up under the eave. On the north side, visible from the road, are three evenly spaced two-over-two windows. The small one-story shed attached to the west gable end has wood clapboard siding. In its gable end that faces the driveway adjacent to the house are paired carriage shed doors, a pedestrian door and a boarded over window. A horizontal three light frame minus the glass is in the peak of this addition. The same gable end of the barn has a six-over-six window visible over the shed addition.

Garage, mid 1900s, MHC # 303

At the head of the driveway is the four-bay one and one-half story garage-like building that rests on a concrete foundation and has beveled board wood clapboard siding. The two center bays are larger for trucks and have overhead doors in plain frames. The end-bay appears to have been converted to living space with a pedestrian door and a window set in the slightly smaller frame than the two center openings. In the east gable end is an entrance door, a window and a small hay door in the peak. The west gable end has two six-over-one sash down and a single six-over-six off set in the peak. On each side of this second story window is a small bird house on a bracket. The wide rake in the gable end has a simple verge board with a horizontal piece at the peak supporting an attached iron rod.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
181 CLINTON RD.
Area(s) Form No.

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

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

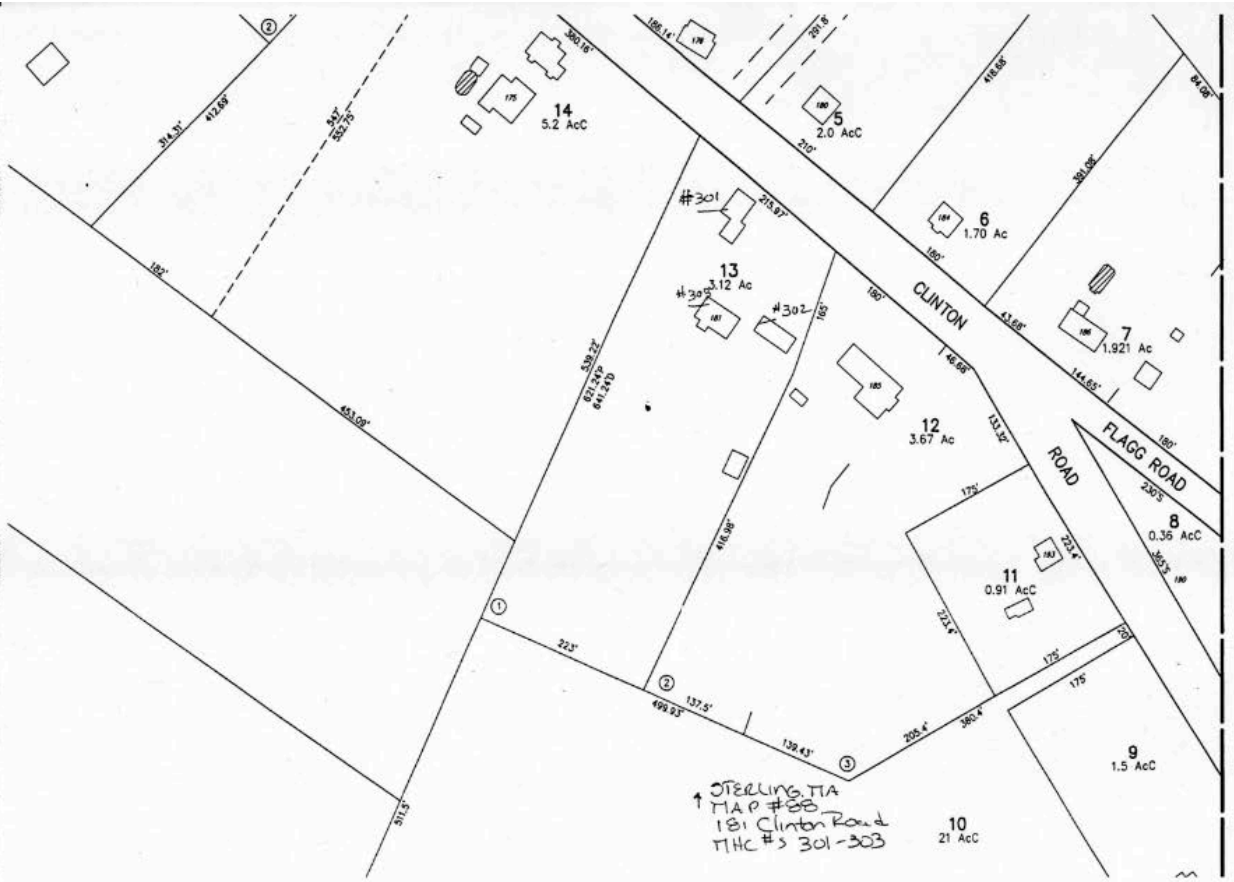
This property first appeared on an atlas or map in 1898 as the house of G. W. Truell. No information has been found associated with this name. This map showed a barn in the approximate location of the meadow in front of the existing barn with a gable end facing the street. That barn if at an approximate scale had a footprint that was as long as the rear ell and part of the main block. The existing barn may have replaced such a barn. According to the State Planning Map of 1939, apple orchards covered this area on Clinton Road with a farmhouse located in this location, next to a gas station. Remnants of the orchards remain. The extant outbuildings could have been used for storage and equipment needed for orcharding. Additional research is necessary.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1898 (G.W. Truell).
Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.
Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.
Sterling Historical Society: House file, house card file
US Agricultural Census: 1850, 1870.
Sterling Tax Valuations: intermittent years from 1825 to 1930.
Vital Records: Sterling.

STE. 301

LANCASTER



↑ STELLING TIA
 MAP # 88
 181 Clinton Road
 THC #s 301-303



4/01.



Garage and barn. 4/01.



Barn. 4/01.



Barn, 4/01.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

28-01 Clinton 186, 316

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

Town STERLING

Place (neighborhood or village) Pratt's Junction

Address 31 Flanagan Hill Road

Historic Name unknown

Uses: Present residential

Original residential / agricultural

Date of Construction early 1900s

Source visual/maps

Style/Form astylistic – single story bungalow

Architect/Builder unknown

Exterior Material:

Foundation rough faced concrete block

Wall/Trim wood shingles

Roof asphalt shingles

Outbuildings/Secondary Structures ca. 1830s
English barn (possibly moved within the property), well house

Major Alterations (with dates) house updated in 1970s with addition including exterior chimney

Condition good

Moved no yes Date n/a

Acreage 8 acres

Setting On bend in road, rural setting but near I-190 which cuts through near rear of property, modest residential properties, large pines in front of house.



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Attached Map

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) June 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

Located on the bend in Flanagan Hill Road just north of Pratts Junction Road is this several acre rectangular property, which is just west of the wide highway swath created by Rt. I-190 that cuts through Sterling claiming many old farms in its path. The property is close to the edge of Wiccapicca (also Wikepepe) Brook. The modest **dwelling** on the site is close to the bend in the road, thus having two sides that front on the road. The **barn** is south of the dwelling and the wide barnyard-like dirt and gravel drive enters the property in front of the barn from that part of Flanagan Hill Road that is west of the site. Tall pine trees are clustered in front of the house as well as a small well house. Flower beds line the foundation on the south and east sides and other flower beds are located behind the barn. The groomed lawn terminates at meadow that quickly becomes a wooded and wet area on the east and south sides.

The Dwelling. Early 1900s, MHC #186

This modest dwelling appears to replace a house on this site as early as the 1830s. Built on a rough faced concrete block foundation the shingled one-story, gabled-roof, house consists of a four-bay by two-bay block with an addition that extends from the south side towards the barn. The predominant feature of the house is the large stone exterior chimney that pierces the flared open porch roof on the west side of the addition. This was built by the most recent owner in the 1970s, at which time the house was essentially rebuilt due to poor condition. Windows retain two-over-one sash set in simple frames. It is reported that the cellar retains a dirt floor and stone foundation walls indicating that this dwelling may be constructed on the site of an earlier house, which is shown on 19th century maps, however was gone by the 1898 map.

Thomson Barn, ca. 1830s, MHC # 316

The three-bay English barn has all the makings of an early nineteenth century barn which may have been relocated on the site. The barn rests on a stone foundation and the floor was covered with concrete in the 1970s. Clues of possible relocation are its western orientation which once would not have had the road running in front of it as the bend in Flanagan Hill Road does not appear on the 1830 map. Yet the barn's post and beam construction and three-bay organization with a center threshing floor door in the long western side are indications of an early construction date. The west façade has a pair of barn doors that open out, constructed of vertical boards and probably replaced over the years. Flanking six-light windows on this western elevation have been boarded over from the inside and are missing the glazing. On the north side, there is a single pedestrian door in the western most corner of the north gable end and a boarded hay door in the peak. The barn has a shed roof addition on the south side, added in the late twentieth century.

Interior. The post and beam frame retains nearly all hewn members including rafters, indicating an early farm building. The post and beam construction displays mortise and tenon joints most that are pegged, beams of the characteristic 8" by 8", and bracing or evidence of bracing of posts to cross beams

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
31 FLANAGAN HILL

RD.

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

Area(s) Form No.

186, 316

Architectural Description (continued)

in the expected locations. The three-bay configuration has a center floor that may have been a drive through as there is some evidence of a large door frame in the east center bay, which today is a solid wall. It is not known which side bay may have been a hay mow and which a stable bay as both are open on the ground floor level with hay lofts constructed over the entire main floor. Each side aisle is divided into two front-to-back bays by the centered posts and beams that tie together the outside wall end girts and the cross ties that run front to back. Each side now has a hay loft over, one lower than the other. The side with the higher hayloft shows evidence of a lower cross tie that once had braces and joists carrying an earlier hay floor. Each of the haylofts is carried by half-tree hewn joists that are mortised on one side and simply laid on top of the cross tie beam on the other side bay. A tall hay floor has been installed over the center aisle on a platform that is more substantial than the typical platforms with a narrow tongue and groove floor rather than the wide boards laid over the joists of the other two loft spaces. Modern steps in the far northeast corner rise to the loft, the floor of which is at three levels as demonstrated by the three different levels of the haylofts over each bay. Most rafters of the roof are hewn and extend from the ridge, which is the characteristic five-sided beam, to the outside plates. On each side of the center aisle, in the loft a knee wall has been added from the center beam that carry the side bay loft floor to the beam carrying the upper loft floor over the center aisle. This horizontal board wall fills the gap formed by the varying loft floor levels and closes off the loft to the floor below.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While the dwelling on this property is from the early twentieth century and substantially remodeled in the 1970s, the property has been the site of a farm from ca. 1830 when a house was located in the approximate location owned by T. Thomson (also spelled Thompson) who probably was responsible for the construction of the early English-style barn. In 1850 Ephraim Thompson (possibly located just east of this farm) produced 150 lbs. of butter on his 60-acre farm. In all likelihood this part of Flanagan Hill Road was settled by Thompsons who had adjoining farms.

In the 1870s and 1880s the property with a house, barn and ten acres was owned by Mrs. Eunice Parker and Miss Etta Parker. The valuation of the barn at that time is consistent with this modest-sized barn. The house does not appear on the 1898 map and the present house appears to have been built in the early 1900s, although it may have replaced the earlier house built over the same cellar hole which is reported to have stone walls and a dirt floor. Miss Etta Parker was reported to have been an interesting character who also served as a telegraph operator at Pratt's Junction in the late 1800s.

It is not known who owned the property at the turn of the century, thus who was responsible for the construction or reconstruction of the house probably over the early cellar hole. In the 1920s it was the

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
31 FLANAGAN HILL

RD.

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

Area(s) Form No.

186, 316

Historical Narrative (continued)

home of Ernest Hopfman, grandfather of Ralph Hopfman who lives at 29 Tuttle Road. Mr. Hopfman was a caretaker for the Clinton Waterworks at the time.

By the late 1930s according to the State Planning Maps, there was a farmstead and poultry farm at this location with hay fields on this lot surrounded by swamp land and framed by high-tension wires north and south of the property. The poultry farmers were William and Alice Fitzgerald who stayed in business for only a few years in the 1930s. Years later Alice Fitzgerald served as Sterling's postmistress. In the 1920s and 1930s Sterling boasted substantial poultry operations in addition to the dairies and orchards for which the town was known. It was reported by Douglas J. Hayes, owner of Pinecrest Duck Farm (no longer extant – formerly on Albright Road) which sold 50,000 ducklings in 1930, that at the time of writing (1931) there were nine large poultry farms with 7000 laying hens that shipped 500 dozen eggs weekly and also sold upwards of 50,000 chicks in a given year.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (T. Thomson); 1855 (A. Thompson); 1870 (Mrs. E. Parker & Miss A. Parker); 1898 (no house).

A Brief History of Sterling, Massachusetts, 1931

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.

Interview: Mrs. Mary Heinrich, Mr. Ralph Hopfman.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

Sterling Historical Society: House file, house card file

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.



House - rear and side. 5/01.



Barn - main facade. 5/01.

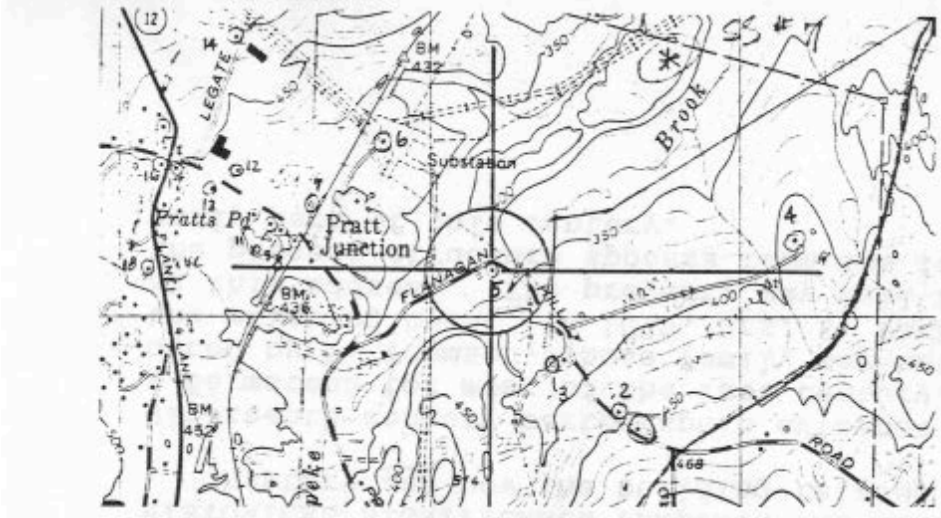


Barn - rear elevation. 5/01.





MAP Location



FORM B - BUILDING

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, MA 02125

Assessor's number	USGS Quad	Area(s)	Form Number
146-81	STERLING		57, 325



Town Sterling

Place (neighborhood or village) _____

Sterling Junction

Address 17 Griffin Road

Historic Name Old Eager House

Uses: Present residential

Original dwelling and farmstead

Date of Construction late 18th/early 19th century

Source visual assessment; local research

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim vinyl siding

Roof asphalt shingle

Outbuildings/Secondary Structures _____

barn--1870s-'80s

Major Alterations (with dates) Late-20th C. west
 addn. to house; mid-20th C. garage addn. to barn

Condition good

Moved no yes Date N/A

Acreage 2.78 acres

Setting Stands at an angle to the street on

large lot in former rural area now developed with
 single-family houses. Backs up to MDC conserva-
 tion land.

XVII 6, 8

XXIX 6, 7, 9, 10, 11, 14, 16

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.
 barn

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date June, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This house sits at the top of a hill facing north/northeast at an angle in Griffin Road. A 2 1/2-story, side-gabled, rear-chimney house, it is one room deep, and has a five-bay symmetrical facade that was updated around the middle of the nineteenth century with 6-over-6-sash windows in molded surrounds, and a sidelighted doorway. The centered entry has a later 6-panel door in a surround consisting of simple, plain-paneled pilasters flanking 4-pane sidelights over paneled aprons, and a broad, high frieze, topped with a molded cornice. Both ends of the building have one 6/6 window centered at each story. The two rear-wall brick chimneys are found on many single-pile houses of the federal era, but their presence does not support a date quite as early as the traditional construction date of 1760 for the house. Although some of the architectural trim has been obscured by the siding, a molded, boxed cornice with bed molding below and returns on the gable ends is still in place. There is no roof overhang at the gable ends.

A 1 1/2-story rear ell, its east side flush with the east end of the main house, is the most altered section of the building. Although a first-story 6/6 and a 3-pane eave window above it remain in the east wall of ell close to the main block, the rest of the fenestration of that wall dates to the twentieth century, and includes several 6/6 windows, a 6-panel door faced with a broad, hip-roofed porch on square posts, and a three-window-wide shed dormer. In the late twentieth century a large addition with a long shed roof sloping to the west was added in the angle between house and ell, and projects by one bay west of the main block. A door is located in the one-bay front wall of the addition, and a large exterior brick chimney rises up its west wall.

A large New England barn (#325) measuring 45 by 96 feet stands just behind the house, its main banked gable end facing east. The building has a full basement, which is accessed by doors in a full-height clapboarded wall along the north side. The barn was apparently built in the late 1870s or 1880s, and lengthened by 36 feet and somewhat altered around 1900. The north, south, and east elevations are clapboarded, the west end is covered with Texture-111 siding. The building has an asphalt-shingle roof, and, with the exception of the north side, stands on a fieldstone foundation. The top of the foundation is dressed with granite blocks on the south and on portions of the original part of the building. A square louvered cupola with a pyramidal roof is mounted at the center of the roof ridge. The building was altered in the mid-twentieth century by the addition of a cross-gabled garage wing off the southeast corner of the original barn, and by a multi-pane picture window in the south part of the main barn facade. The garage addition is clad in corrugated aluminum siding, and has a corrugated metal roof.

With the exception of the picture window, the barn facade is a symmetrical arrangement, with the large vertical-board interior sliding door in the center, and a 6-over-6-sash window centered above it. The paved ramp to the door is supported on the north side by a drylaid retaining wall of large split-granite blocks. Although there is presently no cornice at the rake or eaves, there is one cornice return on the north part of the facade.

The long south side of the barn is obscured at the east end by the garage addition. In its center section are two exterior-mounted sliding wagon doors of diagonal boards which appear to have been added in the early twentieth century. To their west is a large area repaired with T-111 siding, then a section of vertical-board siding, a boarded-up walk-in entry, and one window opening. The lower section of the west end wall has a paired vertical-board door in the center at the main first-story level, and four asymmetrically-placed window openings. A fifth is located high under the gable peak. The long north side of the barn has a row of six windows at the level of the main floor; the two at the east end are paired 6/6's, the others have storm panels only. At basement level, reading east to west, are a mid-twentieth-century panel-and-glass door to an interior stairway, two widely-spaced sets of paired, vertical-board doors, and an early-twentieth-century entry made up of three doors with six lights over four horizontal panels.

[] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Eager House

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
57, 325**ARCHITECTURAL DESCRIPTION, cont.**

Barn structure and interior. As a large, fully developed New England barn, this building has a symmetrical, three-bay floor plan of a center drive aisle and two side aisles. The original barn is a building of five bents, 45 by 60 feet. In the early twentieth century, an addition of three more bents was added to the rear. As the entire roof structure is composed of narrow-dimensioned lumber--rafters approximately 2 x 6" and a narrow ridge board--it is likely that the roof of the earlier section was replaced at the time the addition was put on.

While the structural system of the newer section mimics that of the older barn, the contrast between the original building and the addition is instructive. The post-and-beam frame of the older section is pegged and braced, and many of its major timbers are hewn; the rest are sawn, displaying the marks of an up-and-down saw. Its posts and girts are about 7 inches square. The timbers of the newer section are all sawn, and nailed, rather than pegged. Their dimensions are smaller--the posts are 6 inches square, and the girts are 6 by 4 inches. Although most of the barn is clad in clapboard, the original barn was clearly built for vertical-board siding, (much of which is still in place under the clapboards), and has three sets of horizontal nailers on each wall. The newer rear section is stud-framed, and has horizontal sheathing. One interesting feature of the older barn is the rough boarding of interior battens covering the spaces between the siding boards. Most of these are circular sawn, indicating that they may have been added some years after the barn was built, as the siding itself is vertical-sawn.

Many of Sterling's New England barns have enclosed utilitarian spaces in the side bays between the first and second bent. In this building, the evolution of the front section is somewhat obscured by alterations of the 1950s, in which the front two bays on the south were enclosed for a showroom for the owner's drywall business, and the front three bays on the north were enclosed for storage and a flight of interior stairs. A single enclosed, stud-framed room in the northwest corner of the rear ca. 1900 section, however, is intact, complete with circular-sawn horizontal-board paneling, and an interior batten door with a ceramic knob, opening onto the drive aisle.

There is no evidence that there was ever a low loft over the rear three bays of the side aisles of the original barn, although one exists, on 2 x 6" joists, the full length of the south aisle and between the seventh and eight bents in the rear addition. A high, eaves-level floored loft runs the length of the drive aisle, however, supported on log joists in the old part, and on 2 x 6's in the newer portion. A large opening, about 6 by 10 feet, is present in the loft floor between the second and third bent--apparently put there to allow hay to be lifted into the loft by a hay fork that would have been suspended from the track which still runs the length of the roof ridge.

Each bent is composed of four posts--two at the walls and one on either side of the drive aisle--which rise to a tie beam at the eaves, plus an intermediate girt over each side aisle about seven feet above the floor. The roof is supported by a major purlin/minor rafter system, with a short post rising from each outer section of the tie beam to a heavy purlin running along the inside faces of the rafters. In both parts of the building the roof structure is well braced, with diagonal braces rising from the upper post to the purlin, and falling to the tie beam. In addition to diagonal braces that rise from the posts to the plates, upper girts, and tie beams, horizontal braces also connect the beams and plates. Along the side walls and sides of the center aisle, 7-inch-square beams run east-west between the posts at the same height as the intermediate girts. One feature that is not present in this barn is the rabbet along the outside edge of the under side of the tie beams which appears in most of Sterling's earlier barns, where it functioned as a slot for the upper ends of the siding.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Eager House

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Area(s)

Form No.
57, 325

ARCHITECTURAL DESCRIPTION, cont.

What appear to be a few original 8-inch-square, hewn wall posts remain in the north wall of the cellar under the older part of the barn. Vertical-board siding attached to half-log nailers also survives there, under the exterior clapboards. The sills they support are also hewn, and 8" square. Joists--a collection of both logs and 5"-square hewn timbers--run lengthwise under most of the main barn floor. The interior walls of the basement under the later west section of the barn, which for many decades has been finished as a workshop, are covered with decorative pressed metal.

HISTORICAL NARRATIVE [x] *see continuation sheet*

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

Further research will be necessary to unravel some discrepancies between the 1978-9 inventory forms for Griffin Road, the town tax records, and map evidence. According to tradition and local references, this is the older of the two historic farmhouses on the old farm lane that became Griffin Road, both of which belonged to members of the Eager family. Although the form and style of the house suggest that it would have been built, or at least radically updated, between 1800 and 1815, according to tradition its first owner was **Capt. Fortunatus Eager (1735-1802)**, who saw considerable service in the Revolutionary War, including marching to Concord and Lexington on April 19, 1775. He was a Lieutenant in Col. Asa Whitcomb's regiment at the beginning of the war, and became a Captain by the end of 1776, when he saw three months' service on a campaign to New Jersey. He resigned his commission in 1779. He had been born in Marlborough, where he married **Mehitable Bigelow** in 1758. She died at the age of 26, and in 1761 or '62 (close to the traditional date for the house), he married **Tamar Houghton**. A generation later, land was added to, or divided out from his large farm for their son, **Uriah**, for whom the house at 11 Griffin Road (#69) was built. Early in the nineteenth century, this homestead property was owned by **John Buss**, husband of Fortunatus and Tamar's eldest daughter, **Mehitable**. Judging by the architectural evidence, the house may actually have been built for them. **Thaxter Morton** has also been mentioned as an early-nineteenth-century owner.

In 1830 the property is shown under the name of **F. Johnson**. This was probably **Francis Johnson**. By 1850 it was back in the hands of the Eager family. The owner was Fortunatus's grandson, **Ephraim Eager (1812-1866)**, son of Uriah. He married **Nancy Russell** of Wayland in 1846. In his time the home farm was still 120 acres, plus a separate lot of 28 acres. He had a small dairy herd, and grew a variety of grains, vegetables, orchard products, and hay.

After Ephraim Eager's death, the farm, with 110 acres, was owned by **Elisha Copeland**. Between 1874 and 1880, however, it was acquired by **John Griffin**. For many years he kept about ten cows here, and had a significant apple orchard, with a cider mill, as well. He and his wife took in summer boarders in the late nineteenth century, when the nearby Washacum Lakes became a popular summer destination. He died before 1887, when the property is shown under the ownership of his widow, who continued to operate it as a dairy farm and orchard. In about 1890 eight acres were divided out for the Griffins' son, **Michael**, who built the house at 27 Griffin Road. He, or his brother **John J. Griffin**, may have helped run their mother's farm for many years.

Between 1909 and 1914, the property was bought by **Wilfred E. L. and Ella C. Todd** of Worcester. Mr. Todd was a school principal in Worcester, and they continued to operate the farm as both a dairy- and poultry farm through at least 1930. In addition to the house and barn, at that time they had a large henhouse and an icehouse--possibly the same one listed for Mr. Griffin in 1900--and over 500 chickens.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Old Eager House

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57, 325

HISTORICAL NARRATIVE, cont.

In the 1950s, the much reduced property was acquired by a dry-wall contractor, **Davis B. Romkey** and his wife **Anna**, who made several changes to the interior of the house. Mr. Romkey also converted the front corner sections of the barn to an office and showroom, and added the garage wing in association with his business.

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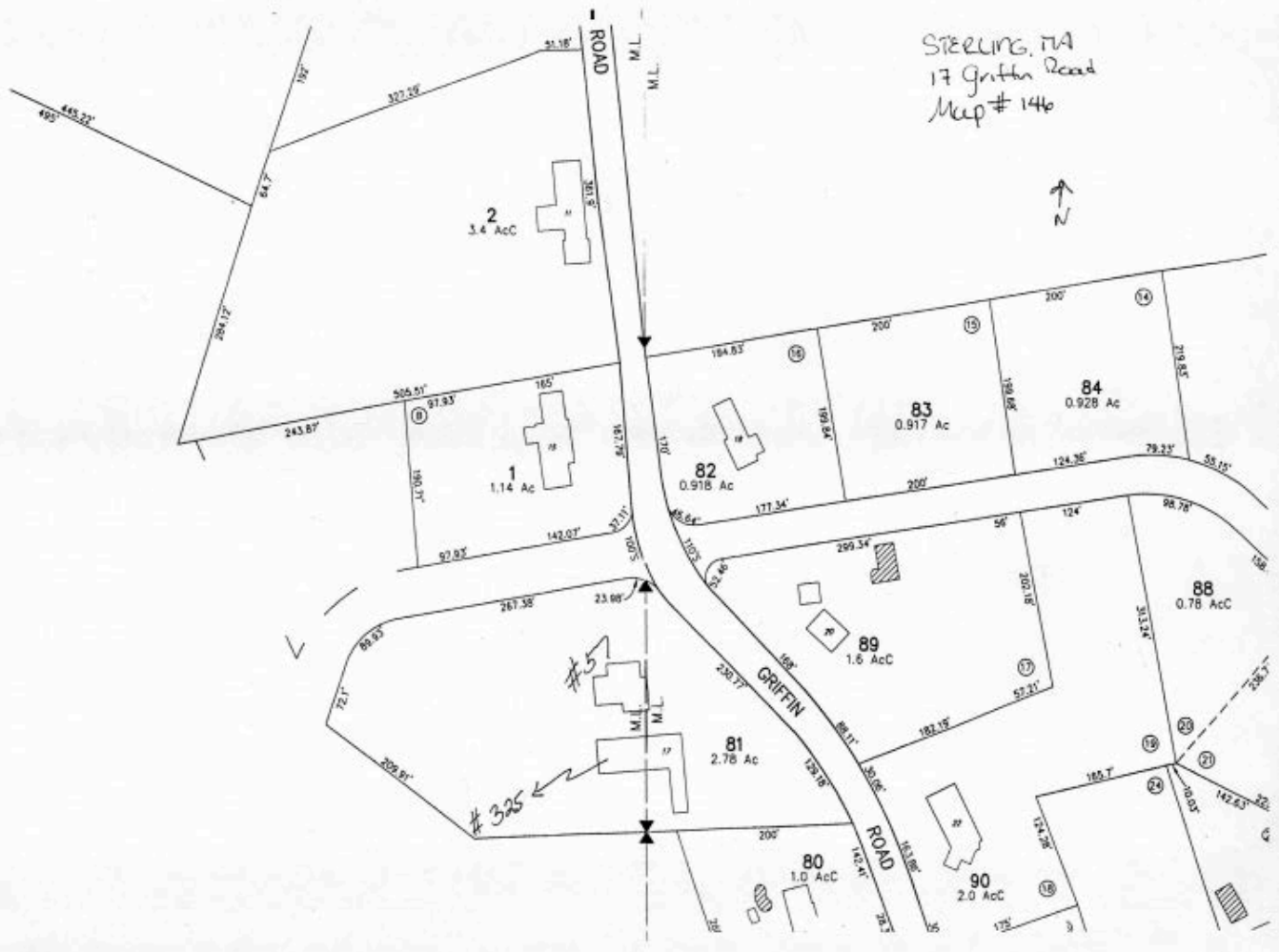
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U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

STE. 57

STEELE, MA
17 Griffin Road
Map # 146





House. 2001.



House. 2001.



Barn (STE. 325). 2001.



Barn (STE. 325). 2001.



Barn interior. 2001. Facing SW.



Barn interior. 2001.



Center aisle of barn, facing west.
2001.



Barn cellar - looking NE. 2001.



FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission

21-8, 28

STERLING

27, 354, 355

Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125



Town Sterling

Place (neighborhood or village) _____

Address 77 Heywood Road
(formerly 125 Heywood Road)

Historic Name Maj. Andrew Putnam farmstead/
 "Windsor Farm"

Uses: Present residential, horse pastures

Original dwelling and farmstead

Date of Construction ca. 1786

Source town and family records

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim wood shingle and clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures ca. 1870s

barn across rd. at 76 Heywood, Parcel 34-9

Major Alterations (with dates) _____

Late 20th C.: addition to east side (see P. 2)

Condition good

Moved no yes Date N/A

Acreage 22 acres

Setting At N. end of Heywood, S. side of North

Row Rd. in area of new wood-frame single-

family houses.

VII 12, 14, 16
IX 2-4; 7

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date February, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [X] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

This two-hundred-year-old farmstead, which by 1880 had evolved from an assemblage of numerous buildings spread out on three sides of the Heywood/North Row Road intersection to the two buildings standing today, occupies two separate parcels, one with the house on the east side of Heywood Road; the other on the west side, with the late nineteenth-century barn. Horse pastures descend east and southeast from the house to Wekepeke Brook and the picturesque Lynde's and Spring Reservoirs owned by the town of Clinton. On the west side of the road, a surviving network of fieldstone walls and retaining walls once linked the large bank barn with the farmland surrounding it, most of which is now occupied by late-twentieth-century single-family houses and a few remaining pastures.

Maj. Andrew Putnam House, ca. 1786 (#27)

The ca. 1786 vernacular federal farmhouse is a side-gabled, 2 1/2-story building, facing south, with its west end to Heywood Road. It is attached via a 1 1/2-story shed-roofed east wing to a long two-story cross-gabled structure, apparently a former barn (#355). The original main house is two rooms deep, with a three-bay facade, and no chimneys. One narrow brick chimney rises from the center of the ell roof slope. Most of the building is clad in wood shingles, with the exception of the rear (north) second-story wall of the main house, which is clapboarded.

Most of the windows in the house are 6-over-9-sash, with flat, unadorned surrounds; the lower east first-story window on the facade is a 6-over-6-sash. The main entry is located slightly off-center, and has a five-panel door flanked by 4-pane, 2/3-length sidelights over paneled aprons. The entry has a Greek Revival surround of corner blocks and molded boards. The west end of the house has three 6/9 windows at the first story and two at the second, with one 6/6 under the gable. A shallow one-story hip-roofed ell with two facade windows projects from the northeast corner of the house, meeting the high facade of the main ell, which in turn links the building to the gable-front former barn. The south front of the latter section retains a two-bay arrangement with a large wagon opening (presently without a door) in the west half, and one 6/9 window on the east half, suggesting that it originally had a two-bay, side-aisle plan. Two boarded-over window openings occupy the upper part of the gable wall.

The rear wall of the main house has three evenly-spaced 6/9 windows in the upper, clapboarded part, and is five-bays wide at the first story, also with 6/9's. The rear entry is located in the fifth, easternmost bay, in a sidelighted, corner-block surround similar to that on the opposite facade. The door is a six-panel, with two long panels in the upper section, and four smaller panels in the lower part. The rear wall of the ell is one-story high, and has two 6-over-9-sash windows.

The architectural trim of the main house is extremely simple, including narrow cornerboards and shallow, unboxed eaves, trimmed just with a bed molding and very narrow frieze board. Consistent with the Federal period, the roof does not overhang the gable ends.

A hip-roofed porch spans the length of the north wall and half of the west wall of the east addition. It rests on square posts, and has a stone floor. The west side of the attached barn has been considerably altered. Reading south to north, it has a modern multi-light glass-and-panel entry, a ca. 1940s 4-light door with four horizontal panels, and a three-part, mid-twentieth-century picture window. Its north end is windowless except for one centered 2-over-2-sash high in the gable peak. Along its east wall are the remains of the wood frame of what appears to be a modern lean-to greenhouse, partially covered with plastic.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

2006

2-28-06

Dear Together

I think a million far-dying
up these info on our old farm
I shared it with Ruth and she
has come up with some
more on the records.

The farm was purchased
from Elizabeth Fulmer to

Chester B. Blodgett on June 2, 1920

recorded in Manchester District

Reg. of Deeds Book 2216 Pg
569. The farm was sold

to Lynn and Robert Clarence
1948.

Mary Fleming (Fleming) had

some interesting light to shed

on the farm. Next time you

see her ask her.

Again thanks a lot. Betty in

not too good. I am catching up

to all of us. Keep Clyde alive

Best regards
Betty

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling Maj. Andrew Putnam
 Farmstead
 77 Heywood Rd.
 Area(s) Form No.
 27, 354, 355

HISTORICAL NARRATIVE, cont.

in-law continued to run the property largely as a family dairy farm. In 1870 they produced 2000 gallons of milk, and 2500 in 1880, having built the large new dairy barn across the road from the house probably sometime in the 1870s. By 1870 they, like several neighbors in the northwest part of Sterling, had also developed profitable apple orchards.

In 1894, Clinton Heywood sold half the farm to his son, **Ezra Kendall Heywood** (b. 1850.) Clinton Heywood died a few years later, and in 1905, Eunice conveyed her portion to Ezra, as well. Part of the property had been sold off by that time, including 50 acres to Moses B. Heywood. (See Area Form AD, 205-230 Upper North Row). Under E. Kendall Heywood the focus of the farm shifted to orcharding, and he continued to develop the property as one of Sterling's many successful turn-of-the-twentieth-century apple orchards. He had an early specialty in Baldwins, of which he planted 200 trees in 1901.

Prior to 1870, part of the farm had been acquired by the Town of Clinton for a reservoir, which was enlarged in 1916. In 1920, the rest of the property was sold to **Chester B. and Olive Blodgett**, who owned it into the 1950s. By 1931 the Blodgetts had expanded the Baldwin orchards begun by E. Kendall Heywood to a thousand trees. Mr. Blodgett was a member of the Ninety Percent Clean Apples Club of Massachusetts, an organization of fruit growers who produced 300 or more bushels of one variety of apples in a season, 90 % of which were unblemished. In the early 1930s more members of the club, which had been formed in the early twentieth century, when pests were becoming an increasing threat to the quality of the apple crop, were from Sterling than from any other town. For many years the Blodgetts had a fruit stand in front of the barn, and may also have operated a small cider mill.

In the 1960s, the farm was bought by **Mr. and Mrs. J. Alan Ferguson**, who turned the property into a horse farm, where Mrs. Ferguson raised and trained Morgan horses, housing about a dozen of them in the barn. The Fergusons called the property "Windsor Farm," after Mrs. Ferguson's family farm in Windsor, VT.

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Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community Property Address

Sterling 77 Heywood Road

Area(s) Form No(s).
27, 354, 355

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

The Maj. Andrew Putnam Farmstead meets Criterion A of the National Register at the local level for its association with one of Sterling's late eighteenth-century landed families, the Putnams; with nineteenth-century dairy farmers and orchardists Ezra Kendall, Jr. and his son-in-law Clinton Heywood; and in the first half of the twentieth century with orchardists Ezra Kendall Heywood and Chester and Olive Blodgett. Maj. Andrew Putnam was a prominent regional military leader during and after the Revolution, and his son, Andrew Putnam, Jr., participated in the thriving local chair-making industry of the early nineteenth century. The property vividly illustrates the major sweep of Sterling's agricultural evolution, however, in its transition from general farming in the colonial and federal eras to butter making, then milk production, in the mid- and late nineteenth century, and finally to apple orchards after 1900.

Although an early plan shows that the first outbuildings of the Putnam farm were located near the house on the east side of the road, the two remaining buildings of the farmstead, the 1780s house at 77 Heywood Road and the ca. 1870s barn at 76 Heywood Road, are significant under Criterion C as one of Sterling's best examples of a typical type of farmstead organization of the latter part of the nineteenth century, in which the main barn was located on the opposite side of the road from the house. The farmhouse retains such Federal features as 6/9 windows, combined with evidence of updating by later owners including Greek Revival entries and a small attached New England barn. The Kendall/Heywood Barn at 76 Heywood Road, though somewhat altered and deteriorated, is one of Sterling's few true double-ended barns of the late nineteenth century. It is also abutted by one of the more intact nineteenth-century barnyards in town, still lined with fieldstone walls and accessed by a stone-lined drive from the road.

The farmstead retains integrity of setting, location, design, materials, workmanship, feeling, and association.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Maj. Andrew Putnam
 Farmstead
 77 Heywood Rd.

Area(s)

Form No.
 27, 354, 355

ARCHITECTURAL DESCRIPTION, cont.

Kendall/Heywood Barn, ca. 1870s (#354)

One of the earliest of Sterling's very large three-story New England barns, the barn at 76 Heywood Road was apparently standing by 1880. Measuring 40 by 100 feet, it rests on a fieldstone foundation that has been reinforced with concrete block. A true double-ended barn, it is banked against the hillside on the north and east, and, at the west end, has a long fieldstone ramp leading to the wagon door. The basement story is largely open along the south side, where it opens onto a small barnyard enclosed by fieldstone walls and accessed from the road by a curved, sloping drive, also lined with fieldstone walls. Most of the building is clad in vertical board siding; the east gable-end wall is aluminum-sided. The roof is asphalt shingle, but has five large translucent fiberglass sections between the rafters on the south side. A square lantern on the center of the ridge has paired, glassed rectangular openings on each side. The corners of the lantern are trimmed with pilasters with molded caps. Other architectural trim consists of an overhanging, echinus-molded, boxed cornice with returns on the gable ends, and wide, slightly peaked surrounds at the doors and main windows. Considerable damage is evident at the southwest corner of the building, where some of the siding is missing and part of the roof is caved in.

The fenestration of the east end of the barn is symmetrically arranged, with a large, high wagon opening in the center, now fitted with a mid-twentieth-century overhead panel-and-glass garage door. In the northeast corner is a double-leaf, walk-in door with a small window in the top of each section. Two large windows, a 6-over-2 and a 2-over-2-sash, are centered above the door in the gable wall. The west gable end has a similar arrangement, with two 6/6's in the gable over a high center wagon opening with a long, multi-light transom above it. The upper part of the wagon opening is now filled in with aluminum siding; a smaller modern door has been inserted in the space below it.

The lower part of the long north side of the barn has a line of eight square stanchion windows, which have lost their glass. The south side displays three small modern 1/1 windows toward the front of the building at the level of the drive floor. Below, in the exposed concrete-block lower-level wall are three broad openings. Exposed above the westernmost opening is some old wood clapboard siding.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This farmstead, first established in the latter part of the eighteenth century, illustrates one type of rural property distribution and development that was undertaken by some of the wealthier rural families around the time of the Revolution. William Putnam, Esq., nephew of Gen. Israel Putnam who had led colonial forces at the Battle of Bunker Hill, came to Lancaster from Danvers in the late 1770s, and accumulated several large parcels of land in the north part of what was soon to become the town of Sterling. While the properties he acquired had been owned by members of local Lancaster/Sterling landed families including Houghtons, Ruggs, and Willards, some had also been owned by or mortgaged to major eastern Massachusetts investors such as Richard Derby of Salem and John and Jonathan Amory of Boston.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Maj. Andrew Putnam

Farmstead

77 Heywood Rd.

Area(s)

Form No.

27, 354, 355

HISTORICAL NARRATIVE, cont.

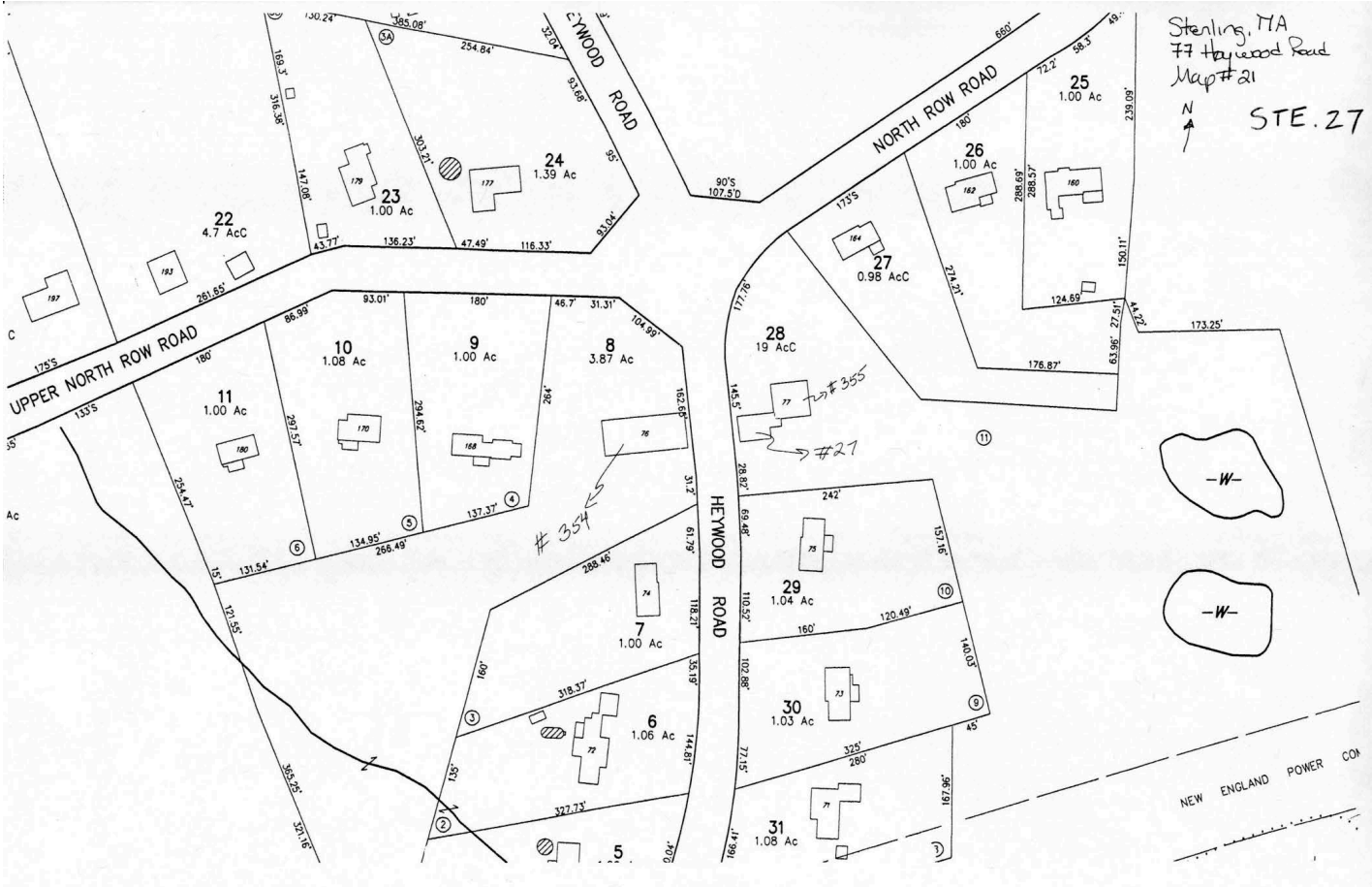
Most of William Putnam's purchase consisted of two adjoining farms--one of about 150 acres, the other about 180 acres. Both were located on the part of the road from Lancaster to Westminster, formerly an Indian trail, that was laid out in 1732 and later became North Row. William Putnam settled on the eastern farm--a property that later became known as the Putnam/Endicott Farm. (That farmhouse burned down in the early twentieth century). Part of William Putnam's purpose was clearly to acquire land to provide farms for his children when they came of age. In 1786, he divided most of his Sterling property between his two sons, Andrew and William, Jr., each of whom paid him 200 pounds. William, Jr. received the home farm, and Andrew this farm to the west. (According to the 1790 federal census, however, Andrew and William, Jr. were still considered part of their father's household in that year).

Andrew Putnam fought in the Revolution in 1777 as part of Lt. Ephraim Sawyer's Regiment of Massachusetts Militia. He may have been the Andrew Putnam who was commissioned as Captain of the 7th Co., 8th Essex Regiment in 1778. He later served with a company from Lancaster during Shays' Rebellion in the 1790s. He apparently attained the rank of Major after the war as Commander of the Sterling Guards. He married Jerusha Clapp of Sherborn (originally from Dorchester) in 1790, and their house at 77 Heywood Road was apparently standing by that time on the 183+/- acres he received from his father. A survey of the property drawn in 1807 shows the general layout of their farmstead. The buildings were arranged close to the roads on three sides of the intersection of North Row and Heywood Road, which was then called the Road to Leominster. The house is shown in its present position at the southeast corner, with two small outbuildings adjoining it to the east and south. To the southeast is a large L-plan structure of one or two outbuildings labeled "messuage," and farther to the south on the east side of the road is another long building, apparently a barn. Across North Row Road was a corn house, and diagonally opposite it, at the southwest corner of the intersection, where the present barn now stands, was a lathe mill, indicating that Andrew Putnam was associated with Sterling's early chair-making industry. His son, Andrew Putnam, Jr. (b. 1791) is listed as one of Sterling's chairmakers in the 1820s.

Andrew and Jerusha had six children, most of whom died young, including a son who succumbed to typhus at seventeen, and a daughter who died at the age of twenty. Their youngest son, George Putnam, grew up to become the longtime pastor of the First Church of Roxbury. During his 48-year pastorate he made regular summer visits to Sterling, where he often preached in the Unitarian Church. Andrew Putnam died in 1809, and Jerusha remained here until her death in 1834.

In 1832, two years before Mrs. Putnam's death, the farm was purchased by **Ezra Kendall, Jr.** (1800-1883), who had married Nancy Wilder of Sterling in 1823. In addition to farming, Mr. Kendall was a well known schoolteacher in Sterling and the vicinity, where for twenty-seven years he taught during the winter term. According to the Kendall family genealogy, however, he considered himself primarily a farmer: "It is as a farmer, perhaps, that he most prides himself, his farm being one of the most productive in town." By 1850, he already had developed a specialty in dairy and cattle farming, owning one of the largest herds in Sterling--ten cows and a dozen other cattle. He marketed 1000 pounds of butter that year, among the highest production in town.

The Kendalls had three daughters. One of them, Eunice Wilder Kendall, married **Clinton Heywood** of Westford. The Heywoods made their home here on the farm for the rest of their lives. According to one longtime resident, they lived in the house to the south, on the east side of the road. Her father apparently conveyed the farm to Clinton Heywood around the time of their marriage, since a deed exists from 1849 in which Mr. Heywood sold half of the farm back to his wife for one dollar. In spite of that deed, the property is shown under the joint ownership of Ezra Kendall and Clinton Heywood on the map of 1870, as well as in the Sterling tax lists into the 1880s. As Kendall & Heywood, father- and son-



Sterling, MA
77 Haywood Road
Map # 21
N
STE. 27

Lot #	Acreage	Notes
5		
6	1.06 Ac	
7	1.00 Ac	
8	3.87 Ac	
9	1.00 Ac	
10	1.08 Ac	
11	1.00 Ac	
22	4.7 Ac	
23	1.00 Ac	
24	1.39 Ac	
25	1.00 Ac	
26	1.00 Ac	
27	0.98 Ac	
28	19 Ac	
29	1.04 Ac	
30	1.03 Ac	
31	1.08 Ac	



2001.



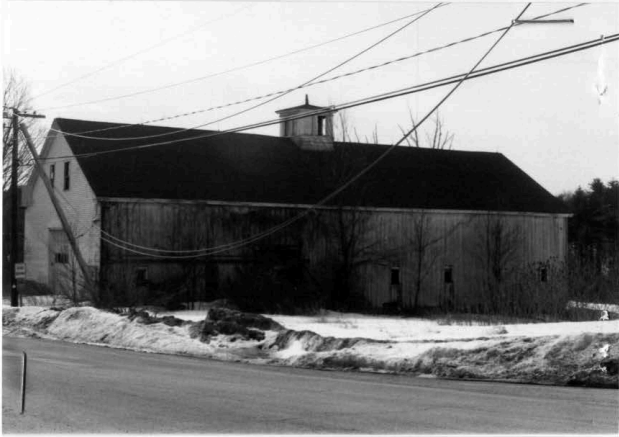
STE. 355. 2001.



Barn (STE. 354). 2001.



Barn (STE. 354). 2001.



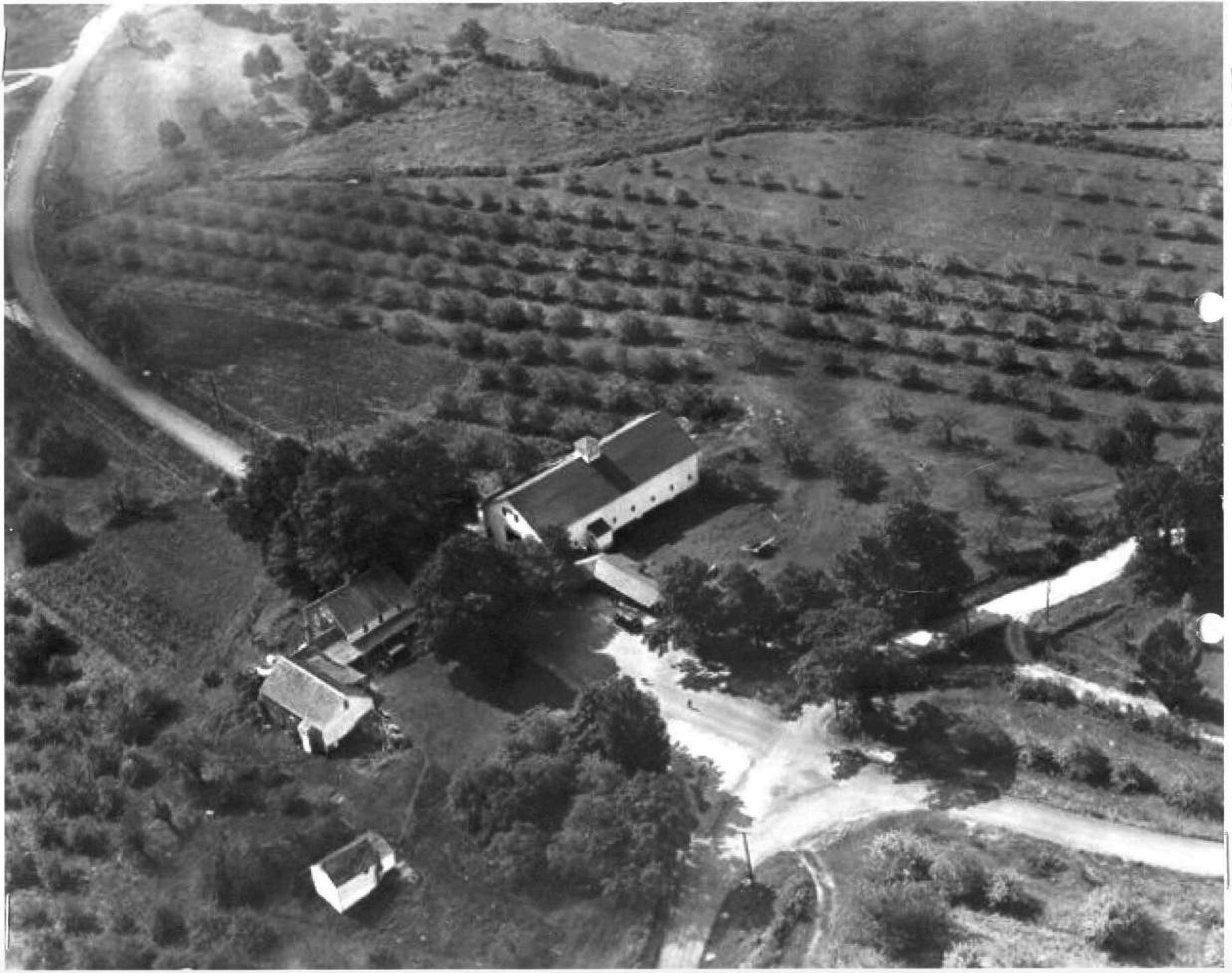
Barn (STE.354). 2001.



Barn (STE.354). 2001.



Caption for large aerial photo:
Aerial photo taken ca. 1935.
Received from Warren Blodgett
(on CD) Nov. 5, 2007.



FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

41-3, 5

USGS Quad

STERLING

Area(s)

Form Number

71, 351-353, 927



XII 12, 13, 16, 17, 19

Town Sterling

Place (*neighborhood or village*) _____

Justice Hill

Address 49 Justice Hill Road

Historic Name Asa Roper House/"Old Roper Place"

Uses: Present residential; agricultural

Original dwelling and farmstead

Date of Construction 1790s to early 20th C.

Source local research; visual assessment

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim vinyl siding

Roof asphalt shingle

Outbuildings/Secondary Structures 1899-ca. 1940:

several stone outbuildings, including henhouses,
 root cellar. Late-20th C. storehouse/garage.

Major Alterations (with dates) late-20th C.

additions to house: new storage building/garage /

Condition fair to good

Moved [x]no [] yes Date N/A

Acreage 58 acres

Setting Straddles road on sloping site backed by

woods to north; open meadows south side of road.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural feature. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date March, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

This is one of northwest Sterling's hillside farmsteads, laid out on two sides of the road. The house and a few minor outbuildings, including a large late-twentieth-century barn/garage, are located on the higher, north side of the road, overlooking former fields on the south side, some of them now growing up to brush and woods. Also on the south side of the road is the site of the former barns (one of which burned down in 1871; the other demolished late in the twentieth century). On or to the west of the barn site are two small rubble stone outbuildings--a farmstand or henhouse and a root cellar, probably dating to about 1940. They stand opposite the house on land recently acquired by the state as part of the efforts to protect the Wachusett Reservoir watershed. Overgrown fieldstone walls line the road edges and define the boundaries of the three parcels which make up the area.

The west wall of the property south of the road also runs along the side of a former lane, its track still discernible among the trees, which led to the old Rugg farm, with a farmhouse (demolished) belonging in the late nineteenth century to Elijah Gould. Another old farmhouse, shown on maps as "L. Reed" and "M. W. Murphy," stood until about 1890 on the parcel to the east of the Roper House.

Asa Roper House, ca. 1790s (#71)

Although it has the general appearance of a four-by-two-bay "three-quarter house," judging by the slightly off-center ridge chimney and its lack of alignment with the front door, this late-eighteenth-century building may actually be a square-plan house. An interior inspection would be necessary to determine whether that is the case. The house is a three-part composition consisting of the 2 1/2-story, two-room-deep, side-gabled main block, a two-story west wing set back by one bay from the main front plane, and a long two-car, side-gabled garage linked to the rear northeast corner of the house by a low side-gabled ell. The foundation is granite block; the roof is asphalt shingle. The building is largely clad in vinyl siding; the garage wing is sided with vertical board.

Most of the windows appear to have been replaced, some of them in reduced openings, and their surrounds have been lost or covered by the siding. Most of the windows in the main block are 6-over-6-sash, with the exception of a three-part picture window at the west end of the first story facade. The entry, positioned in the third bay from the west, has a 6-panel door. The west end of the main house has one window at the second story in front of the wing, and one 6/6 in the gable peak. The east end has a similar arrangement, but with a third window at the first story. A modern shed-roofed porch on square posts spans the east side of the house in front of the low northeast ell, which has a twentieth-century 6-light over four-panel door in its facade, and a single 6/6 in its east side, in front of the garage wing. Surviving architectural details of the main house include a molded, boxed cornice with a bed molding below it on the facade, and returns, but no overhang, on the east end.

The facade of the west wing, which stands on a fieldstone foundation, has a paired 6-over-6-sash window at each story, placed slightly west of center. In the front portion of its west end are a single window at the upper story aligned above a modern glass-and-panel door at the first. A tall, narrow brick chimney rises from the rear portion of the roof. The east garage wing has a roof of uneven pitch, creating a "saltbox" form. Two 6/6's are located in the east end of the wing.

Henhouse (#351) ca. 1899

The long, narrow one-story gable-roofed building on a high fieldstone foundation northeast of the house may be one of the Foster Powers' henhouses which pre-dates 1900. In somewhat deteriorated condition, it is sided with vertical board on the long south wall, and wood shingle on the gable ends. The south side is five bays long, with a single square window at the west end, and four pairs of side-by-side window openings. The two at the east end have lost their sash; the two at the west have 6-pane fixed sash. The roof of the building is asphalt shingle.

[] Recommended for listing in the National Register. *If checked, you must attach a completed National Register Criteria Statement form*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Asa Roper Farmstead
49 Justice Hill Road

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.
71, 351-353, 927

ARCHITECTURAL DESCRIPTION, cont.

Henhouse (#352) early 20th C.

Up the hillside about ten yards northwest of the larger outbuilding is one of the more unusual small outbuildings from the 1930s-1940s period in Sterling, when several farms were acquiring a variety of rubblestone buildings and structures. This is a circular one-story rubble building with a hexagonal asphalt-shingle roof--possibly the brooder house listed on mid-twentieth-century tax records. A narrow vertical-board door and one 6-pane window arc visible from the road.

Henhouse/farmstand (#353) early 20th C.

On the south side of the road, close to the street, is another rubble outbuilding, about 15 by 12 feet, with a nearly flat shed roof. While it has the appearance and orientation of a farmstand, the two windows on its north facade are fairly small, and this may also have been one of the many henhouses listed for the property. The windows are fitted with 6-pane sash, and display a stylish note in the granite keystones above them. Another window opening on the west side has lost its sash. In the center of the east side is a five-panel door. A tall metal stove chimney rises from the southwest corner of the roof.

Root cellar/icehouse (#927) early 20th C.

A third rubble structure, standing close to the road about twenty yards west of the henhouse/farmstand, is a square shed-roofed cellar built into the hill to the rear. It has a narrow vertical-board door in the center of the front wall, and one window opening on the west side. A wide band of concrete rings the building at the top of the wall. This structure is the most likely candidate for the icehouse listed for the property on mid-twentieth-century tax records.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While the 1979 inventory form on the "Old Roper Place" refers to this as Marcellus Roper's residence in the early nineteenth century, according to other sources this is the house that was built for **Asa Roper** (1756-1834) one of the five sons of early Sterling settler Ephraim Roper who settled on parts of their father's vast tract of land in the vicinity of Justice Hill. (See Form #110: Roper/Nelson Farmstead, 1 South Nelson Road). He was also one of the nine or ten brothers who enlisted and served in the Revolution. He was with Capt. White's company in 1775 and 1776. He married Polly (Mary) King of Princeton in 1787, and it is believed that the house was built for them sometime in the 1790s. She died in 1822, and in his old age Asa was married again, to Vashti Knights of Westminster. In 1830, the farm covered 60 acres.

By 1850, the farm that Asa and Polly established here had been acquired by farmer **Charles Powers**, who increased it to over 90 acres within a few years. He had married Eliza Rugg in 1831. She died in 1836, and further research will be required to find whether he was married a second time. He kept a mixture of livestock, including about ten cows, and appears to have engaged in the same type of general farming as many of his neighbors, growing a variety of grains, hay, and potatoes, and marketing butter until well after the Civil War. By 1870 he also had a small apple orchard.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Asa Roper Farmstead
49 Justice Hill RoadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.
71, 351-353, 927

HISTORICAL NARRATIVE, cont.

Charles Powers apparently retired from farming in the 1870s. The next owner of the farm was his son, **Foster G. Powers**, who purchased the property in a mortgagee sale in 1878, after his father's death. In the latter part of the nineteenth century most of Foster Powers' acreage was mown for hay. He increased the size of the cattle herd somewhat, built a new barn with attached cow shed, (demolished), and was still making butter as late as 1880, when his production of a thousand pounds was among the largest in town. By 1900 he had a herd of eighteen cows, and had added an ice house and two henhouses. His land at that time consisted of about 84 acres on the home farm and a 42-acre pasture nearby.

Between 1915 and 1925, the farm was purchased by **Nunzio Lanciani**, one of two Italian-born Lanciani brothers. He was a dairy farmer, with a herd of over a dozen cows in 1930. The long henhouse on the hillside may have been standing by 1925, when two are listed, and he was raising nearly a hundred fowls. The three small rubble stone structures were apparently built a short time later. The property is still in the family today.

Justice Hill, the highest point of the hilly northwest section of Sterling, was named for Justice of the Peace John Houghton, Esq. of Lancaster, who was a proprietor of the Lancaster "additional grant" which made up most of the town of Sterling when it was incorporated in 1781. Justice Houghton died in 1737 at the age of 87.

BIBLIOGRAPHY and/or REFERENCES [] *see continuation sheet*

Maps and Atlases: 1830: A. Roper; 1855: C. Powers; 1870: C. Powers; 1898: FG Powers.

A Brief History of Sterling, Massachusetts. 1931.

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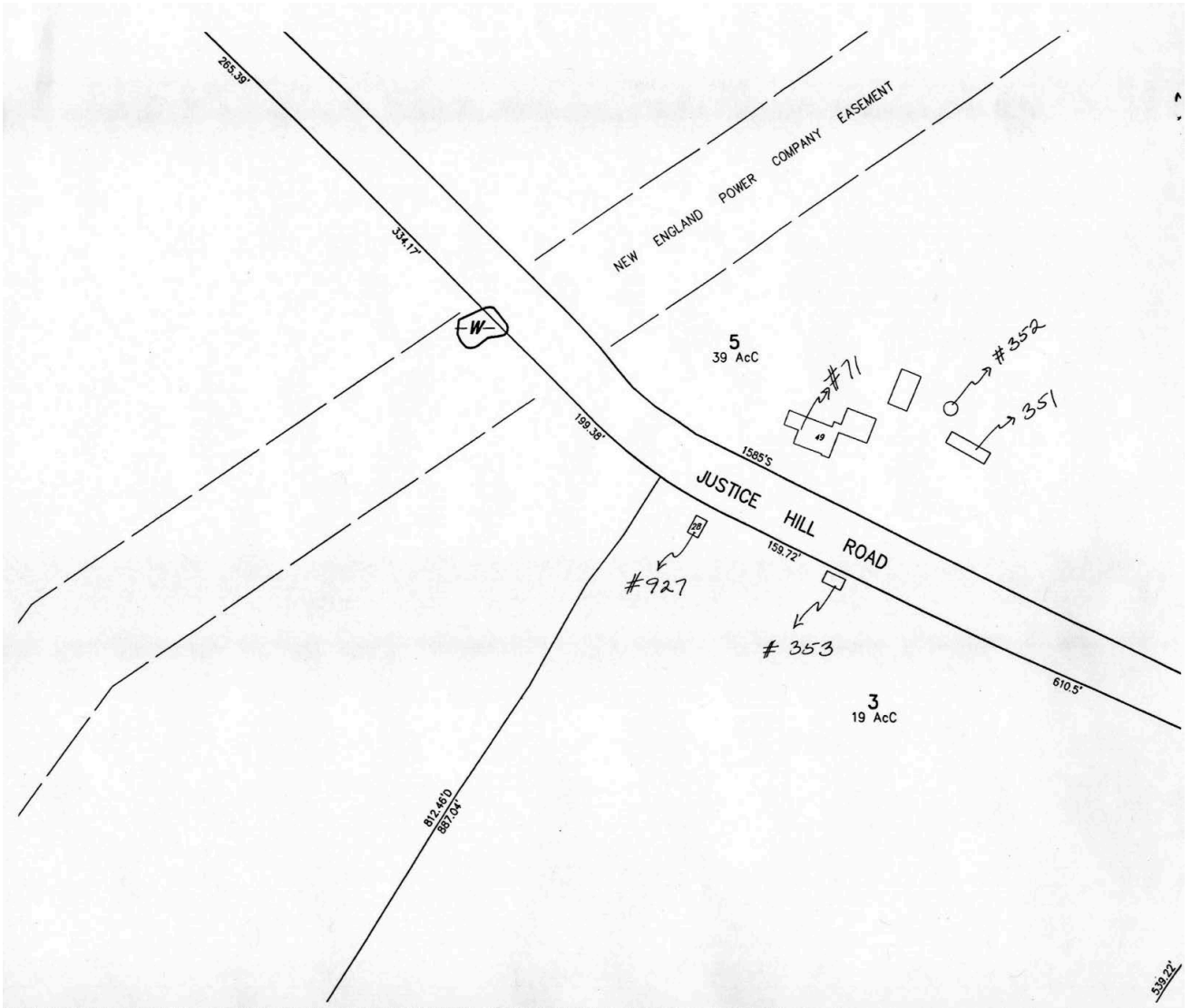
Sawyer, Moses. History of Sterling, 1830. (SHS)

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Katherine Wilder. MHC Historic Resources Inventory Form for Old Roper Place, 1979.

U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.





2001.



Henhouses: STE. 352 and STE. 351. 2001.



STE. 353. 2001.



Farmstand. STE. 927. 2001.

FORM B – BUILDING

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



Sketch Map

Show a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) May 2001

Assessor's Number USGS Quad Area(s) Form Number

106-11	Clinton		65, 308-310, 923
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Town STERLING

Place (neighborhood or village) Kendall Hill

Address 4 Kendall Hill Road

Historic Name Bailey-Breck-Rugg Farmstead
Clearview Farm

Uses: Present residential / agricultural

Original residential / agricultural

Date of Construction ca. 1800

Source SHS house card file, maps, visual

Style/Form Federal/Greek Revival

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim wood clapboard

Roof asphalt shingles

Outbuildings/Secondary Structures New England barn (ca. 1870), cider house (1993), airplane hangar (ca. 1940s)

Major Alterations (with dates) Removal of center chimney, window, door and porch alterations – early 1900s. Removal of milkhouse shed attached to right side of barn – May 2001

Condition good

Moved no yes Date n/a

Acreage 45 acres

Setting At se corner of Kendall Hill and Maple. Surrounded by orchards and fields, near other 19th c. dwellings and modest modern residential construction.

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

Located at the southeast corner of Kendall Hill Road and Maple Street, Clearview Farm consists of a traditional **farmhouse** set close to the road with a long rear ell that incorporates kitchen ell, wood shed and former wagon shed. The driveway enters on the south side of the house and extends past the house to the large **New England barn**. The banked barn frames the farm yard and drops off at the rear with access to the cellar at the rear and along the north side. The gable end of the house and rear ell and the long side of the barn form a north wall to the property when viewed across the field from Maple Street. To the right of the barn is a small recently rebuilt cider house. South of the barn and behind the cider house is a metal corrugated gable front **airplane hanger**. The buildings are surrounded with an important intact **agricultural landscape** (MHC # 923) of orchards on three sides and Kendall Hill Road on the west side.

Bailey-Breck-Rugg House, ca. 1800, MHC # 65

The five-bay, two and one-half story side-gable farmhouse rests on a granite block foundation and retains its wood clapboard siding. The long two-story rear ell extends from the north half of the rear or eastern elevation and also rests on granite except for the end which is on fieldstone. An early twentieth-century hipped roof porch across the main facade extends beyond the facade on the northwest corner by several feet. Turned posts with cut brackets carry the hipped roof. A mid-twentieth century modern shed roof porch shields three bays of the rear ell. Windows of the main block include six-over-nine sash set in plain flat casings at the second story level and early twentieth century enlarged first-story windows with six-over-one sash. The Colonial Revival centered entrance has a raised field six-panel door, flanking three-quarter lights and narrow pilasters with modest caps carrying the narrow lintel. Other trim includes the plain corner boards, boxed molded cornice and returns. The roof has a fairly wide rake. The main block is two bays deep with gable end windows including first-story windows of two-over-two sash, six-over-nine at the second story and a single six-over-six window in the gable peak. Chimneys of the main block have been removed. Early photographs show a center chimney house with six-over-six sash, and a small Italianate entrance porch shielding a double leaf door.

The long rear ell is flush with the north side and set in from the south side of the main block. It forms a house yard on the south or driveway side where once there was a windmill directly in front of the rear ell at the end of the present shed roof porch. The rear ell consists of five window bays and two wagon shed or garage bays. A centered entrance door to the kitchen ell is flanked by two windows. Only three of the bays have second story windows. The first wagon shed bay has an interior track sliding door with a nine-light window. The end bay has an overhead garage door. There are two second-story windows over the wagon/garage bays. The north side displays a long clapboard side with five randomly placed second-story windows and three first-story windows. The end of this ell rests on a brick foundation that is raised and has a double leaf sliding door providing access to the cellar. The only

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
4 KENDALL HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

65, 308-
310, 923**Architectural Description (continued)**

chimney extends from the north roof elevation over the end bay nearest the wagon shed bays. Early photographs show a long rear wood shed to be one and one-half stories only.

Breck-Rugg Barn, ca. 1870, 1896, MHC # 308

The banked New England barn that faces west is forty feet wide and sixty long and had a wide shed roof attached milk room that was flush with the main façade (demolished in May 2001) and a four-bay cow shed, now equipment shed attached at the northeast corner. The barn rests on a stone foundation, retains its wood clapboard siding and has a metal standing seam roof over replaced wood sheathing. The main facade has a centered entrance with a large tongue-and-groove sliding door, hung on an interior track. A pair of nine-light horizontal windows is centered on this door. To the left of the barn door is a six-over-six window and to the right an overhead garage door. A single six-over-six window is in the gable peak. Trim is simple with narrow corner boards a fairly wide rake and wide returns. On the right side of the main barn was a wide shed roof ell with a low sliding barn door with centered horizontal four-light window and a pedestrian door. The end post was canted to the right indicating some structural failure. This shed roof ell has been demolished since surveyed.

The south side of the barn has exposed horizontal sheathing boards now where the projecting shed roof milk room on a fieldstone foundation, which served as a fruit stand had been until recently. [By late June 2001 a new farmstand and office building of a scale that is at least twice the size of the demolished fruit stand is being erected attached and adjacent to the barn.] Also along the south side are four horizontal six-light cow stanchion windows. The north side is three stories in height with access to the raised cellar. A large sliding door on an exterior track provides the access and has a horizontal six-light window next to the door and a fifteen-light window above. A single two-over-two window provides light to the main hay floor in the right or northwest corner of this elevation. A small shingled flat roof addition on concrete is near the northeast corner. The rear elevation also displays the raised three-bay cellar with single pedestrian door and a large refrigerator unit set in the first bay, a closed sliding door in the second and the long loafing barn extending from the third. Windows are randomly placed with a single six-over-nine in the peak, a two-over-two, a small three-over-three and a nine-light window. Also there are shadows of boarded over windows and hay door.

Interior. The three-bay arrangement is evident in the cellar as well as the main hay and cow stanchion floor. The sixty-foot length is divided into five bays with the bents set approximately twelve feet apart. That part of the cellar visible from the exterior appears to have substantial new reinforced posts carrying the cross beams which are spanned by half-log joists. The main floor displays a center aisle with open bays similar to a hay mow on the left side and remnants of enclosed cow stanchions and a tack room on the right. Hay platforms over all but one of the center aisle bays appear to be replaced. The common rafters of the roof are laid over two purlins and each rafter is in two pieces such that the whole top third of the roof is replaced with new and additional rafters. Each pair of rafters is tied together at the ridge by a metal plate. The bent framing uses the H-form with the posts that carry the tie beams extending to the upper most purlin, forming a Queen post arrangement. An additional smaller system of vertical

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
4 KENDALL HILL RD.

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

Area(s) Form No.

65, 308-
310, 923

Architectural Description (continued)

braces, set between the interior and exterior side posts, extends from the tie beam to the lower purlin as additional vertical reinforcement to carry the roof; however no collar ties are in place to complete a truss arrangement. This is the only barn found in the eastern part of Sterling with Queen posts and an additional vertical bracing system in each bent; that is the Queen posts set in line with the center aisle posts and vertical braces offset from the center aisle posts. Structural members are hewn and sawn indicating apparent reuse of some pieces and most display mortise and tenon joints with evidence of pegs and tree nails. The present owner reports that the entire right side of the main floor of the barn was lined with cow stanchions that had a manure door also running the length of the floor.

Aerospray Airplane Hangar ca. 1940s, MHC # 310

The wide pitched roof building is made of corrugated metal sheeting. The gable end is four sections wide with an overhead garage door inserted in the third bay/section from the left. The building is framed with wood posts. Windows line the two sides.

HISTORICAL NARRATIVE

see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Clearview Farm, so named for the 'clearview' to Mt. Wachusett presently is operated by the fourth generation of the same family, who also are descendants of **Mary Sawyer [Tyler]** (1806-1889) of "Mary Had a Little Lamb" fame. The farmhouse, which once displayed a center chimney plan, is reported to have been built for **Nathaniel Wright** (1785-1858) son of Thomas (1756-1813) and Eunice Wright, who graduated from Harvard in 1808. Wright had grown up at the Wright-Flanagan Farm at 70 Flanagan Hill Road. However, first confirmed owner is **Samson Bailey** (1774-1859) son of Shubal and Hannah Bailey, who is listed as owner on the 1830 map. Sampson Bailey married Sophia Wilder, also of Sterling, in 1804 and they were admitted to the First Church in 1810 at the time that their son, Charles B. Bailey, was baptized. In 1830 Bailey was assessed for a house and barn on his 25-acre farm where he had three cows, a sheep and one horse. By 1850 the property was owned by **Amos Ware Breck** (1815-1891) who ran a modest-sized dairy and had a small orchard business as well. Breck may have built the first part of the barn on this property which probably consisted of three or four of the five existing bays. By the early 1870s the property was owned by **George W. Rugg** (1842-1894), whose sons, **J. Edgar and Harrison Rugg**, took over following his death. The Clinton Courant reported in January 1896 that J. E. Rugg was building a 20'x 40' addition to his barn and that Henry Kendall was the carpenter. In all likelihood this addition was to the existing barn on this property. The increase in value of George Rugg's barn in 1880 to the heirs of Rugg's barn in 1900 may account for this addition. And in 1900 it was reported that George Rugg's sons had built a wind mill at Mountain View Farm, so named for the view of Mt. Wachusett. Photographs of the wind mill located next to the rear ell of the house remain as testimony to this fact.

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
4 KENDALL HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

65, 308-
310, 923**Historical Narrative (continued)**

In 1906 the farm had been purchased by **Caswell and Etta Woods** who renamed the property Clearview Farm. Woods ran a dairy farm and also was an orchard man. It was Woods who remodeled the house by removing the center chimney, replacing six-over-six first story sash, changing the front door and adding the full width porch on the front of the house. Historic photographs also show a hipped roof Italianate entrance porch at the centered double leaf door. It is reported that the Woods took in summer boarders who came to Sterling for the clear air as well as the good view. Caswell and Etta Woods daughter, **Edith** (1895-1954), married **Norman Ezra Sawyer** (1902-1991) and they continued at the farm improving the orchard business well past the mid 1900s. In 1930 the farmstead included orchards and hay fields and dairy cows. The 1931 *Brief History of Sterling* reports that Norman Sawyer was one of the five Sterling members of the 90% Clean Apple Club of Massachusetts. To become a member the fruit grower had to have produced 300 + bushels of unblemished apples of one variety from one block of trees. Sterling had the most members of any other town in the Commonwealth.

Begun in the 1940s and continuing into the early 1970s Norman Sawyer's orchard spraying business, called Aerospray Inc., was based at the farm with his plane in the corrugated metal hanger behind the barn. Sawyer had many jobs throughout his proprietorship of the farm. He was a rural route postal delivery man for forty years, fire chief for twenty-five years and ran his spraying company for approximately twenty-five years until spraying of orchards was no longer done from airplanes. The farm also continued as a dairy farm until the 1970s. Today, the farm and orchard business have been taken over by Sawyer's granddaughter and husband, Diane and Rick Melone, who grow apples, peaches, raspberries and pumpkins and use the newly reconstructed cider house for apple cider production. The barn is used for storage of equipment and boxes on the main floor and refrigeration units in the cellar area. The fruit stand attached to the barn recently was been demolished (March 2001) and the reconstruction that is nearly complete includes a two-story, side gable large office addition for the orchard business (July 2001).

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

Atlases/Maps: 1830 (S. Bailey); 1855 (A. Breck); 1870 (A.W. Breck); 1898 (Mrs. Geo. W. Rugg).

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883, SHS.

Interview: Rick Melone, Diane Melone, owners.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

Rugg, Arthur P. A Brief History of Sterling, Massachusetts, 1931.

Sterling Historical Society: House file, house card file, Kendall files.

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

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

Community Property Address
STERLING 4 KENDALL HILL ROAD

Area(s)	Form No.
	65, 308-310, 923

National Register of Historic Places Criteria Statement Form

Check all that apply:

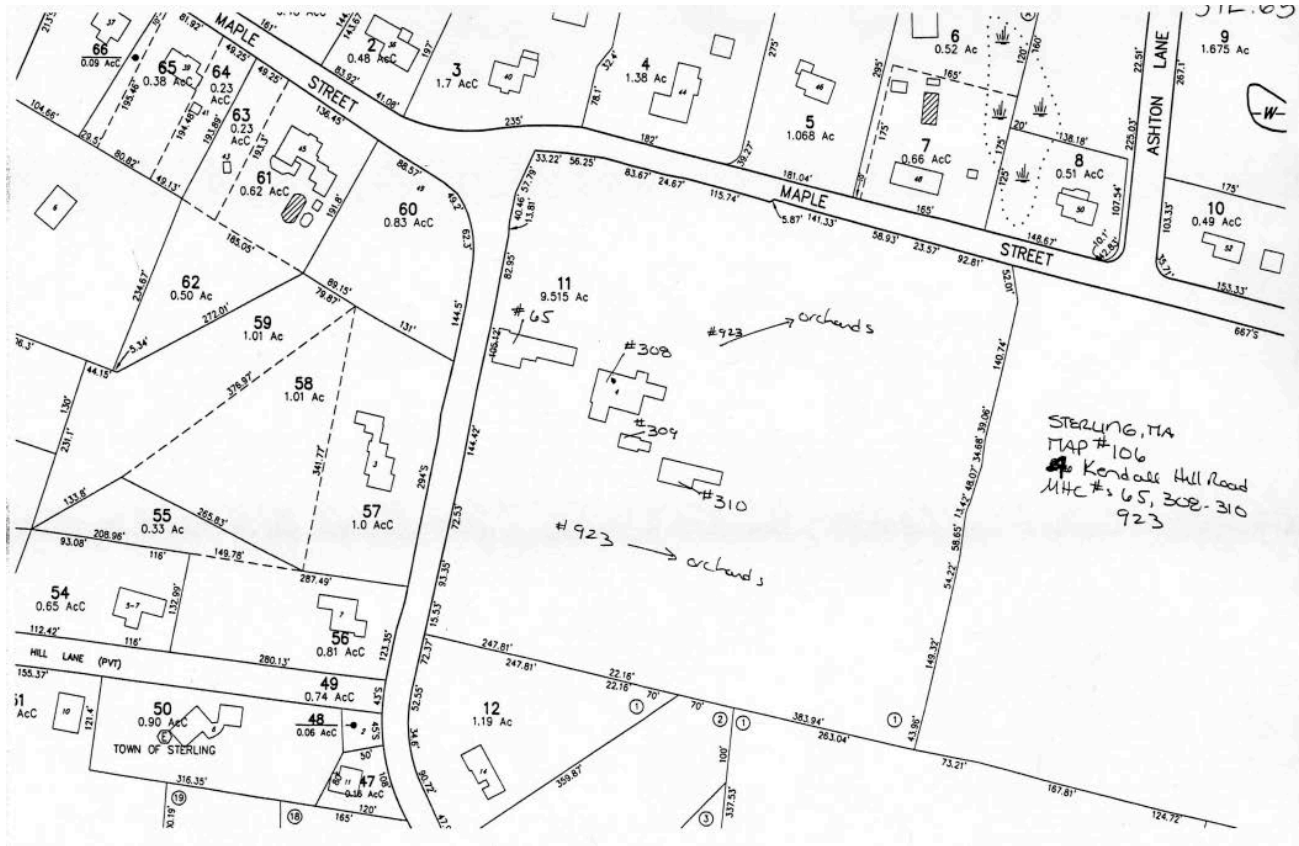
- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

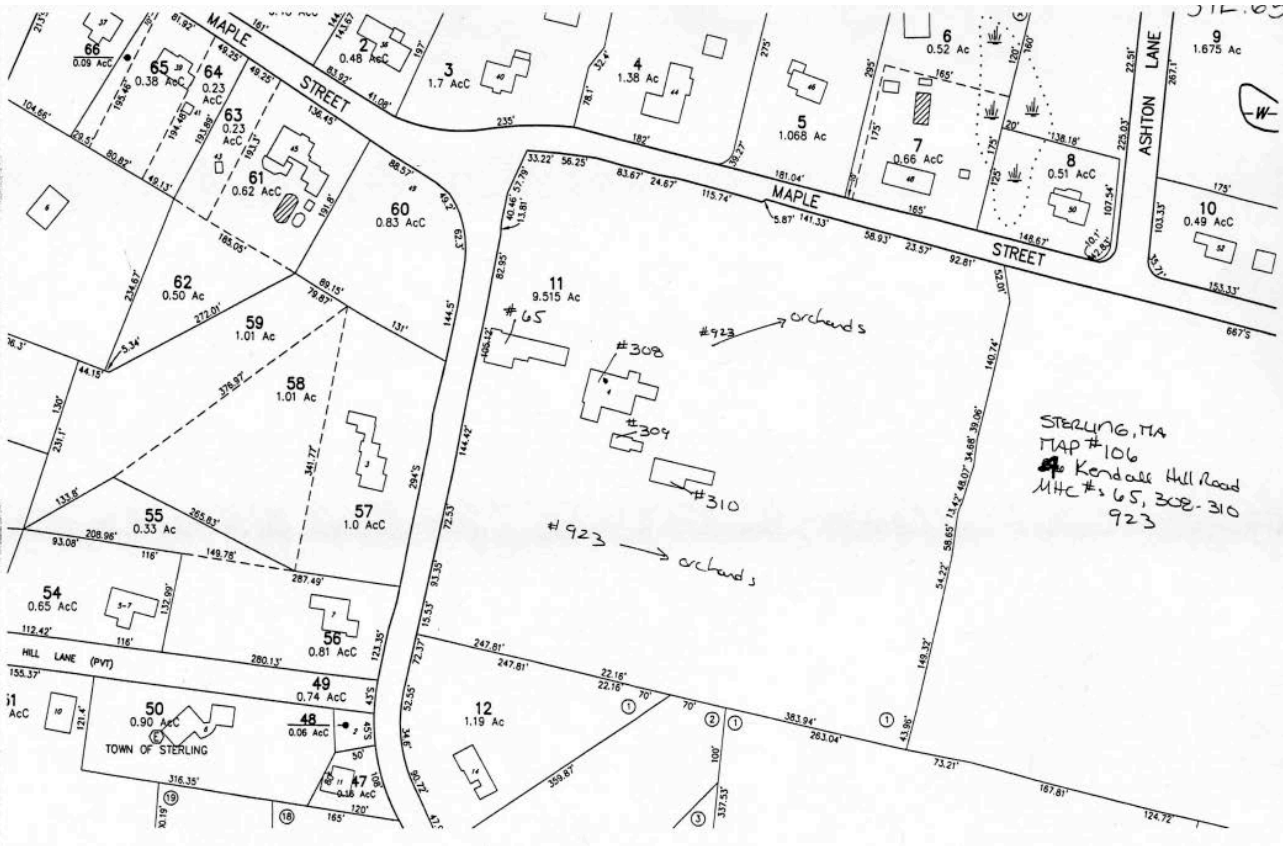
Statement of Significance by Schuler / Forbes, preservation consultants
The criteria that are checked in the above sections must be justified here.

The Bailey-Breck-Rugg Farm, today known as Clearview Farm, retains its early nineteenth century farmstead with early twentieth century modernizations as well as its late nineteenth century barn built for dairy farming and the adaptation of that barn and other out buildings to the successful orchard business that grew from the early twentieth century. The farm now shows the conversion from dairy farming to a major orchard business in the twentieth century. The surrounding landscape contributes to the significance of this important complex that is highly visible as one leaves the town center.



STERLING, MA
 MAP #106
 # Kendall Hill Road
 MHC # 65, 308-310
 923

#65
 #308
 #309
 #310
 #923 -> orchards
 #923 -> orchards





3/01.



3/01.



Barn. 3/01.



Barn-rear elevation. 3/01.



Side of cider house and barn roof,
looking NW. 3/01.



Interior. 3/01.



Hanger. 3/01.

FORM B – BUILDING

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

Assessor's Number 129-02, 30, 31 USGS Quad Clinton Area(s) Form Number 50, 307, 92 2

Town STERLING

Place (neighborhood or village)

Address 96 Kendall Hill Road

Historic Name Sawyer - Butterick House

Uses: Present residential

Original residential / agricultural

Date of Construction mid 19th c.

Source Maps

Style/Form Greek Revival / Colonial Revival

Architect/Builder unknown

Exterior Material:

Foundation brick

Wall/Trim wood clapboard / wood trim

Roof asphalt shingles

Outbuildings/Secondary Structures 1883 long New England bank barn with attached wings – garages and equipment areas.

Major Alterations (with dates) ca. 19 0s - Colonial Revival porches, windows, eaves and fascia, rear ell; ca. 1970s enclosed porch/conservatory additions

Condition house = good, barn = fair

Moved no yes Date n/a

Acreage House lot = 3.25 acres
Barn and orchards = 41.534 acres

Setting On both sides of narrow winding road, house on northeast side with ridge behind, well defined house lot with plantings and wide board white fence -



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler / Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) December 2000 / June 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

Located in the southeastern part of Sterling the Sawyer-Butterick House includes two parcels on each side of Kendall Hill Road. The house is situated close to the road with Colonial Revival plantings such as large healthy rhododendrons, clipped yews framed by lilacs all screening the wrap porch foundation. The house yard is defined by a wide board fence that figuratively encloses the sideyards and frames the house. On the opposite side of the road is the large farm parcel, of which only about one-third of the earlier acreage remains with this property. The enormous barn with its three wings is situated slightly northwest of the house. An old wagon road or cart path extends from Kendall Hill Road to the orchards south of the road and barn. This wagon road also branches to the northwest towards the rear gable end of the barn. A sloping stone retaining wall forms the edge of the earthen ramp to the rear entrance of the banked barn. Extensive orchards, south of the barn, remain, telling of the scale of this former fruit farm. Adjacent to the barn and directly across the road from the house is a circular drive with a sundial, birdbath and stone bench within the semi-oval formed by the driveway.

Kendall-Sawyer House mid-19th century, MHC #50

The five-bay, two and one-half story **dwelling** that faces southwest has several additions including a two-story rear ell extending from the northern end of the rear elevation, a long five-bay two and one-half story rear ell that is flush with the southeastern gable end wall of the main block, a Colonial Revival wrap porch, an enclosed second-story porch over the southeast end of the wrap porch, and a glazed one-story conservatory on the southeastern end of the house. Foundation under the main block is masked by the brick foundation under the wrap porch. The southeastern end of the main block and the rear ell adjacent to this end appears to have a replaced brick foundation.

Defining features that tell of the evolution of the house include the centered entrance with paired doors, each panel with a large rectangular light, the Colonial Revival six-over-six sash with slightly projecting molded lintels and sills as well as louvered shutters, the corbelled twin chimneys set at the ridge, and the Colonial Revival wrap porch with tapered Doric columns, plain balustrade, and dentil cornice. The double door entrance probably was added in the late nineteenth century when the house had an elaborate porch with turned posts and balustrade and cut and pierced foundation screen. The rear ell extending from the southeastern end of the house has three entrances each with a different door surround possibly marking various periods of development. The one closest to the main block has a heavily bracketed doorhood consistent with ca. 1880s updating. The next has a uniquely decorated projecting lintel with graduated half roundel pattern. The third entrance has a neo-colonial revival ca. 1950s denticulated lintel.

The double-pile main block is wide with a shallow roof that extends in the gable ends trimmed by a boxed cornice with short returns and underscored by a moderately wide fascia board. The narrow corner posts remain on all but the rear corner of the southeast gable end where the early two-story rear ell is located.

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

STERLING 96 KENDALL HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

50, 307

BOSTON, MASSACHUSETTS 02125

Architectural Description (continued)

Whether or not there remains part of a late eighteenth or early nineteenth century Kendall house within this dwelling would require more extensive interior investigation which should be attempted in the future. Map research shows a house in this location by 1830 and the main block of the present dwelling is consistent with early- to mid-nineteenth century construction.

Ebenezer Butterick Barn 1883, MHC # 307

The 1883 long New England barn is of particular importance and is one of only a few enormous barns that remain in Sterling. This front-gabled, center-aisle barn is 120 feet long by 44' wide and consists of a long-banked three-story main section with several additions. These include a two-bay, one and one-half story addition and a small one-room addition the size of a milkroom extending from the middle of the northwest side, and low one-story shed extending from the southeast corner of the barn. This low shed addition is L-shaped with segmental arched openings on the southeast end consistent with the footprint on the 1898 map. There is a modern mid-twentieth century low addition extending from the middle of the under story level of the southeast long side.

The barn, built in 1883, displays post-and-beam framing and is perpendicular to the road with a small ramp to the centered sliding door entrance. The drive-through bay extends back to the rear exit which is a centered sliding door and full ramp out the rear. The under story is entered by several sliding doors on the long southwest side of the barn. A large louvered cupola, with two louvered panels on each side straddles the roof ridge. The two main drive-through bays on each gable end have interior hung sliding doors. A long transom light remains over the rear sliding door. Each gable end has a haydoor opening in the peak. The haydoor in the gable peak facing Kendall Hill Road has a slightly projecting pointed arched molding framing the similarly shaped opening. Windows range from horizontal sliding sash windows to long horizontal transom-like windows under the eaves on the northwest side. This latter window type would have provided light to the hayloft of the barn. Most of the barn is constructed on a stone foundation which ranges from large granite blocks along the northwest long wall to dry laid field stones across the main facade. Siding is vertical weatherboard with some battens to articulate interior framing and the floor levels, although these all are decorative. One large section of the southeast side has plywood siding.

Interior. The interior arrangement of the long, ten-bent, drive-through level displays the three-bay width commonly found in a New England bank barn. The post-and-beam construction displays hewn and sawn structural members with pegged joints for the most part. Many of the timbers used in the bent construction that are hewn appear to be reused due to the location of empty mortise pockets. The drive-through floor is laid with wide rough boards and is slightly elevated from the floor of the haymow on the northwest side and what probably was the cow stanchion area on the southeast side. The floor over half of the length of the livestock bay has been rotted through and is collapsed into the cellar of the barn making the cellar inaccessible. The three bays are separated by the line of posts connected by

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

STERLING 96 KENDALL HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

50, 307

BOSTON, MASSACHUSETTS 02125

Architectural Description (continued)

beams running longitudinally for the ten-bent length of the barn. Cross ties span the width of the barn at the eave level and carry the hayfloor that is over the full length of the drive floor. These cross ties are mortised into the side and center aisle posts. A diagonal three-brace system ties each vertical post to the tie beam and plate. Vertical braces (modified Queen posts), off center from the center posts of each bent, extend from the cross ties to the single purlin of the common rafter roof.

In the approximate middle of the haymow side there is an enclosed stairwell leading up to the hayloft and down to the cellar. Adjacent to this stairwell is a corridor leading to the northwest wing of the barn. The southern most end of the barn was converted to horse stalls in the last quarter of the twentieth century. Horizontal board partitions within the bents form at least four stalls. The southern end of the southeast side of the barn was converted to a workshop area with large installed work bench under large rectangular sliding windows. A six foot square boxed shaft is against the east wall and serves an unknown purpose.

The ca. 1890s northwest wing of the barn has two sets of carriage shed doors that lead to a concrete floor with low square windows on the rear wall. There is access to a loft. Attached to the end of this wing is a small one-story gable roofed wing that may have been a milk room and was a poultry house most recently as evidenced by the hens' nests along the outside gable wall. One side of the southeast L-shaped wing is parallel to the road with several small windows, a sliding door and a walk-through door. Perpendicular to this wing is the additional wing which houses two garage bays and entrance door and a small rectangular window. The corner garage bay is double width and has a pediment with molded verge boards and an oculus window in the peak. This L-shaped wing, also built in ca. 1890s, is shown on the 1898 map. With the under story of the barn it forms a protected three-sided barnyard. This area has been nearly enclosed by a later early- to mid-twentieth century wing extending from the middle of the southeast cellar wall.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Kendall Hill Road area was settled by three Kendall brothers in ca. 1735 - 1740. This property is reported to have been the site of the **Ezekiel Kendall** (1715-1802) homestead from ca. 1740. His brothers, Josiah and James, settled farther north on Kendall Hill Road and Chamberlain Road (See Kendall Hill Area Form). The location of Ezekiel Kendall's property on the south side of Kendall Hill overlooked Lake Waushacum, now referred to a East Waushacum Pond. Kendall served in several military expeditions in the 1740s, was known to be a husbandman, and was admitted to Sterling's First Church (then known as Second Church of Lancaster) in 1744/5. The first map notation is J. Kendall in

INVENTORY FORM CONTINUATION SHEET

Town

Property Address

STERLING 96 KENDALL HILL ROAD

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

50, 307

BOSTON, MASSACHUSETTS 02125

Historical Narrative (continued)

Waushacum Orchards. In the same year of his purchase of this property, McCollom planted 3000 trees most of which were McIntosh at his new farm known as "the Mary E. Buttrick farm" at that time. Within a short time McCollom was one of the most successful fruit growers in Sterling. Along with his neighbors, John Chandler at Meadowbrook Farm (See Chace-Chandler Farm Area Form) and Norman Sawyer at 4 Kendall Hill Road, McCollom became a member of the 90% Clean Apple Club of Massachusetts, to which membership was reserved by those fruit growers who had produced 300 or more bushels of blemish-free apples of one variety from one area of trees in one growing season. Sterling had more members than any other town in the Commonwealth.

McCollom also established a poultry business and by 1930 had 300 chickens, two hen houses and three brooder-houses. The 1939 WPA maps show McCollom's farmstead with surrounding orchards, stony pastures and large expanses of forest extending south to Waushacum Pond.

When Mary Ellen Butterick died in 1941 among her legacies was \$5000 each to Ellen B. Harris and Florence B. McCollom. It is not known if there was a relationship between Butterick and McCollom and whether Donald and Florence McCollom were related. She also left money to continue the tradition of the annual town picnic on the Pond or Lake at the bottom of the property.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (J. Kendall), 1855 and 1857 (L. Sawyer), 1870 (L. Sawyer), 1898 (Eben. Buttrick).
 Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883, SHS.
 Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.
 Rugg, Arthur P. A Brief History of Sterling, Massachusetts, 1931.
 Sterling Historical Society: House file, house card file, Kendall files.
 US Agricultural Census: 1850, 1870.
 Sterling Tax Valuations: intermittent years from 1825 to 1930, SHS
 Vital Records: Sterling, Templeton.

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

Community Property Address
STERLING 96 KENDALL HILL ROAD

Area(s)	Form No.
	50, 307, 922

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

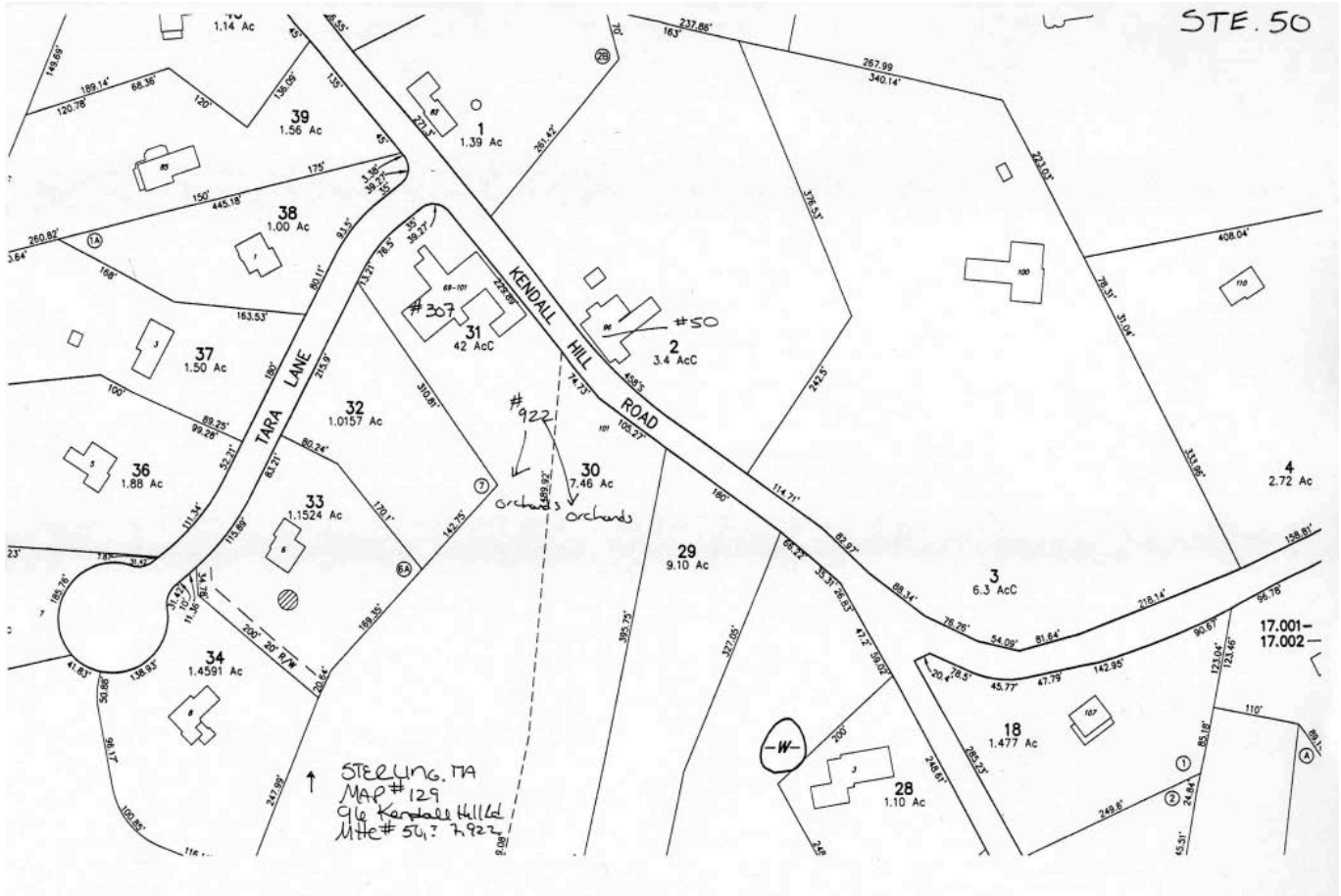
Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Schuler / Forbes, preservation consultants
The criteria that are checked in the above sections must be justified here

The Sawyer-Butterick Farm includes important and intact resources that represent the social, and economic development of Sterling's agricultural history. The house has undergone a number of iterations representative of changing tastes and now retains a Colonial Revival setting including the placement of plant material and objects. The barn is one of the largest in Sterling and from the exterior remains in relatively good condition. This property has a history of a working farm, followed by a summer retreat farm, followed by a working orchard. This progression is evident in the architecture, the arrangement of resources, and the surrounding landscape.

STE. 50



STERLING, MA
MAP # 129
Old Kendall Hill Rd.
Lote # 50: 7.922

orchards orchards

-W-

17.001-
17.002



House -side elevation. 11/00.



House-gable end, enclosed porches, rear ell
11/00



House w/ rear ell. 11/00.



Barn -Main facade looking south. 11/00.



Barn/garage w/sundial in foreground. 11/00.



Barn-rear elevation looking north. 11/00.



Barn-side looking ESE. 11/00.



Allee - wagon path. 11/00.



Cart path road. 11/00.

FORM B -- BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number

2417 Clinton 41, 318, 319

Town STERLING

Place (neighborhood or village) Pratt's Junction

Address 22 Legate Road

Historic Name Samuel Clark House

Uses: Present office/commercial

Original residential / agricultural

Date of Construction mid to late 1700s

Source SHS house cards

Style/Form Georgian -- saltbox form

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof asphalt shingles and metal edge

Outbuildings/Secondary Structures English barn, with late 19th 2-bent addition and ca. 1930s cow barn addition.

Major Alterations (with dates) large mid-20th c. addition to house, modern windows on rear of house, industrial buildings surrounding and behind chain link fence across driveway

Condition good

Moved no yes Date n/a

Acreage 2.84 acres

Setting Altered setting on rural route with industrial complexes on both sides of road, near main route.



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) May 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

The property, now in the midst of an industrial site, has lost its context with the exception of the relationship of the former 18th century dwelling and the expanded English barn, with mid 20th century dairy barn addition. The property has a gentle slope from northeast to southwest. A stone wall frames the front yard of the house in which there are a couple of mature deciduous trees forming a canopy. The dwelling is oriented to the south, thus perpendicular to the road. The driveway enters the property north of the house and passes between the house and barn, leading to a chained-link fenced industrial area behind the barn. On the north side of the driveway is a low dry-laid stone retaining wall. Besides these industrial surroundings, the other major intrusion is the power lines that cut through the property on both sides of the road.

Samuel Clark House, late 18th century, MHC # 41

One of the older dwellings in Sterling is this late-eighteenth century, two-story, center-chimney house with an incorporated lean-to and Beverly jog that is believed to be part of the original construction. The wood clapboard house rests on a granite block foundation and has an asphalt shingle roof. The single pile dwelling has a three-bay façade with nine-over-six windows flanking a centered entrance of a six-paneled door with transom enframed by a bold architrave of pilasters with bases and caps carrying a heavy molded cornice. Trim other than the entrance surround is modest with narrow corner boards, no eave overhang, and a molded water table cap on the granite foundation. The wide center chimney penetrates the roof just behind the ridge. A large single story addition has been added extending from the northwest corner of the dwelling.

Peter A. Willard Barn, ca. 1830s, expanded ca. 1880s, MHC # 318

The English barn has been expanded to five bays with additions of bents on each end of the earlier three aisle English barn. The barn has wood vertical board siding resting on a fieldstone foundation that has been stabilized with mortar. The nineteenth century barn has a cellar and main floor with some hayloft space over the main floor. It is possible that the three-bay English barn was moved when the additional bays and cellar were added. A long eight-bay addition extends from the rear or west elevation of the older barn. Another single-story shed addition projects from the north gable end of the barn. The foundation of an exterior silo is located next to the front of the barn south of the door. The asphalt shingled roof of the main barn has a large pointed hay hood extending from the south gable end. The barn is banked so that there is a grassy mound forming the ramp to the centered exterior track door on the east side and three raised basement windows in the stone foundation on the south gable end. The main façade, which faces the road, has a centered double door on an exterior track, and a frame of a boarded over opening in the right end bay. One small six-light window has been added low on the wood vertical board wall. The silo opening now boarded over is in the top left corner of this façade over the silo foundation. The south gable end has four small boarded over stable windows. The rear of the main barn is three stories tall with the raised cellar with clapboard siding on the lower level and

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
22 LEGATE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

41, 318, 319

Architectural Description (continued)

vertical board above. Several windows, most with glazing removed are punched into the clapboard cellar wall. The long eight bay dairy barn addition (MHC # 319) extends from the right (south) half of the rear elevation. Built on a concrete block foundation this addition has clapboard siding on the long sides and vertical board in the gable end. The one-story block is wide with a wide monitor roof or clerestory along which there are five six-light windows providing light to the stalls below. This addition was added in the 1930s.

Interior. The original barn is the middle three bays of the main floor with the threshing floor in the middle bay and evidence of stalls, now converted to horse stalls on the right side and open haymow bays on the left side of the center aisle. The tie beams of these middle three bays are hewn and braced and all joined by mortise and tenon construction. The side walls (front and back) of the three-bay original barn show bracing from post to plate forming an inverted V on vertical siding of the exterior wall. This is not carried out in the end bays. Presently there is a hayloft only over the horse stalls on the right side. The bents forming the bays each consist of end posts, a center post and the single front-to-back tie beam. The posts appear to be approximately 14 feet tall. The center post of the third bent (left side of the center aisle floor) is not centered, rather shifted near to the back wall for unknown reasons. The three center bays have a rafter and purlin roof system with vertical board roofing laid over the six narrow purlins which are laid into narrow pockets on the rafters. The end bays have only a common rafter system with horizontal boards laid over the rafters. The bailing track system runs the length of the barn and is hung just below the ridge.

The cellar of the barn, accessed through the eight-bay clerestory roof addition, has been reinforced with concrete block and consists of a two major spaces; a converted workshop with concrete floor under the two southern most bays from which projects the above mentioned addition. The three other bays house cow stanchions that also extend into the north end addition. The center bay (once the threshing floor) is carried by three huge half-trees that run front-to-back and have been reinforced with metal posts. The joists carrying the floor above in the three original bays are also half-trees of a smaller dimension than the beams described above, while the joists of the end bays are cut pieces.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The late eighteenth century property probably was built by **Samuel Clark** who acquired a 52+ acre parcel of land in the north section of Lancaster (Sterling as of 1781) from **Samuel Prentice** in 1777. No reference is made to buildings thereon until the 1780s when the property was transferred by Clark to **John Conant** and subsequently to his brother, **Samuel Conant, Jr.** when the deed referred to 59 acres, a house and barn. In 1826 **Peter A. Willard** acquired the property which by then included 70 acres with house, barn and outbuildings as well as an additional 13 ¾ acre-parcel of pasture land adjacent to

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
22 LEGATE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

41, 318, 319

Historical Narrative (continued)

the farm. The property changed hands several times in the early 1840s in the name of guardians for "Peter A. Willard, spendthrift" [quoted from a transcription of the 1843 deed] and other short time owner-residents such as Joseph Loring, John T. Flagg from 1849 to 1856 when Dexter Carr held the farm for over ten years to 1867. The land area changed, rising to 75 acres and then decreasing to 45 acres when the property was purchased by **Mary S. Legate**, wife of **William Morris Legate** (1814-1909) of Hartford, Connecticut. It is likely that the center three bays of the barn are from an early barn on the property that could be from the early to mid 1800s.

The mid-nineteenth century owner, **John T. Flagg**, a yeoman from Boylston, had a modest sized dairy farm on which he produced large quantities of butter – 700 lbs. in 1850. By the 1870s and 1880s when the property was the farm of **William M. and Mary S. Legate** the property had been scaled back to 45 acres with a modest house, barn, shop and only small amounts of produce; in 1870 no milk was sold and only 100 lbs. of butter and modest quantities of market garden and orchard produce. Legate first had married Abby Martyn and left to go west, however his wife died and he returned to marry her sister Mary S. Martyn, who in turn purchased this farm for her husband. While he may have been related to a Thomas Legate who had arrived in Lancaster (now Sterling) in 1734 and received a land grant on Legate Hill, the property is not the same.

Following twenty years of ownership, Mary S. Legate, soon after her husband's death sold the farm to **Henry S. Stevenson** (also spelled Stephenson) for \$1500. (She had purchased the property in 1868 for \$1700.) In 1900 Stevenson was assessed only for a modest house, barn, shop and 43 acres of land as well as six cows and a horse.

From 1916 to 1926 the farm was owned by **Joseph R. and Emily B. Graham** who purchased it at a public auction from the estate of Stevenson. By that time the farm was stabilized at 40 acres part of which was over the town line in Leominster. Several easements had been granted in the early 1900s including rights to the Connecticut River Power Company in 1908 and 1909 and the possibility of a highway location in 1906. In 1926 the farm was sold to **Charles J. and Annie A. Smith**, husband and wife, from Hartford, Connecticut. By 1930 the Smiths, who were dairy farmers, had added henhouses, a milkroom and silo to the forty-acre property. The long eight-bay dairy barn addition on concrete block was added in the 1930s at the time that the Smiths were building their dairy business. In 1930 they also were assessed for signboards which probably were located near Route 12, Leominster Road, and used to gain additional income with advertisements. Charles' and Annie's son, **Wallace Smith** carried on the dairy farm until the early 1970s at which time the property was sold and the zoning was changed to accommodate industrial uses. It is interesting to note that there was a movement locally to save the house at the time of the zoning change and the then Executive Director of the MHC, Robert Rettig, wrote a letter clearly stating that the context, an important part of the significance of the house would be detrimentally altered with the industrial activity at the site.

INVENTORY FORM CONTINUATION SHEET Town

STERLING

Property Address

22 LEGATE HILL RD.

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (P.A. Willard); 1855 (J. T. Flagg); 1870 (W.M. Legate); 1898 (H.S. Stevenson).

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.

Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.

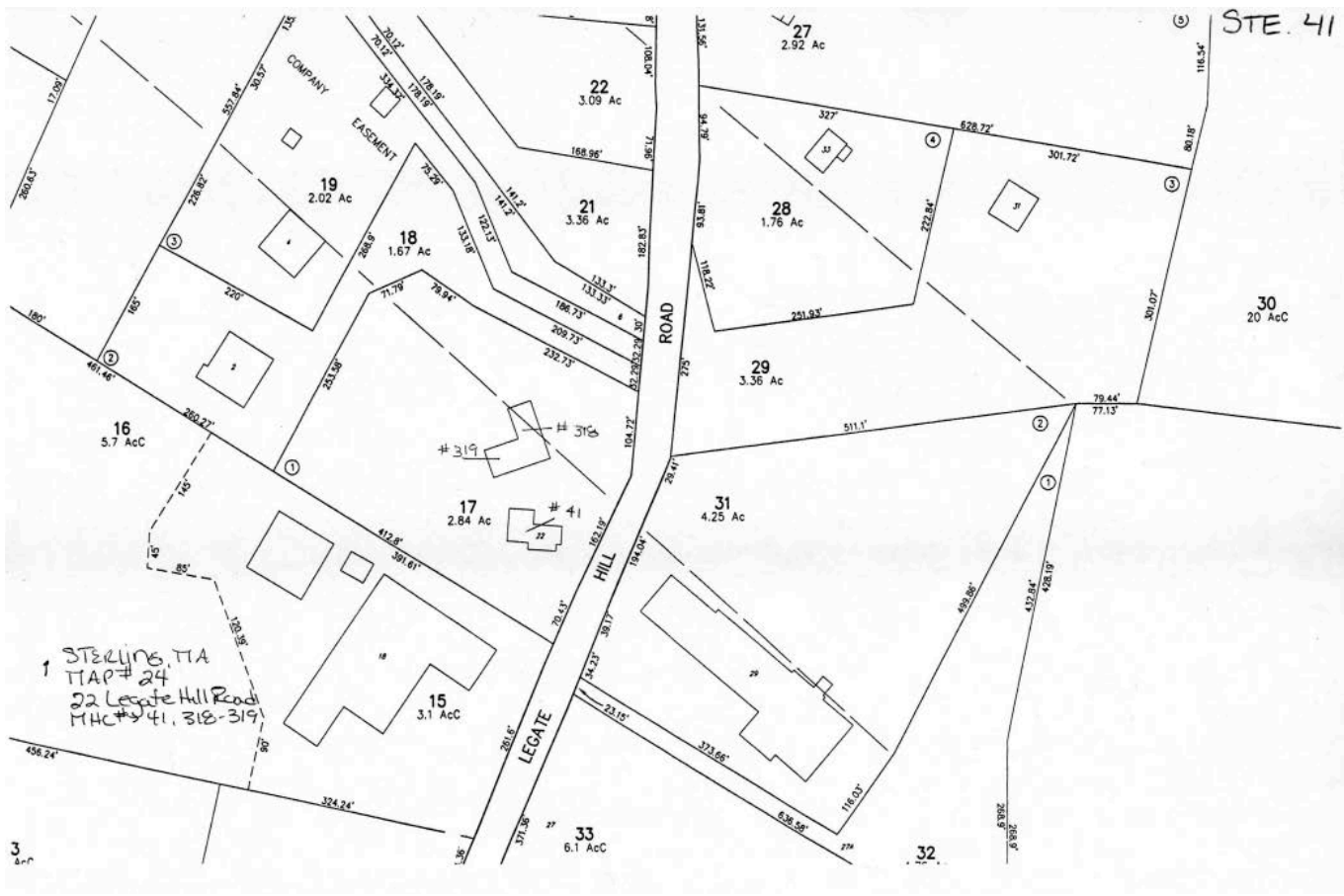
A Brief History of Sterling, Massachusetts, 1931.

Sterling Historical Society: House file (including transcriptions of deeds), house card file.

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.



1 STEELING, TIA
TIAP #24
22 Legate Hill Road
MHC # 41, 318-319

3
A-C



SEE: STERLING TOWN FILE
for correspondence
Re: Wallace C. Smith House
December 28, 1972



Barn. 5/01.



Barn. 5/01.



5/01.



Rear of barn. 5/01.



Rear addition to barn. 5/01.

FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

29-1

USGS Quad

STERLING

Area(s) , Form Number

173, 317



XVIII 16, 17

Town Sterling

Place (neighborhood or village) _____

Pratt's Junction

Address 226 Leominster Road (Rte. 12)

Historic Name Keyes-Burpee House

Uses: Present residential

Original dwelling and farmstead

Date of Construction 1819

Source deeds; local research; visual assessment

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures _____

attached barn--date unknown

Major Alterations (with dates) ca. 1970:

southwest ell rebuilt and enlarged, with new roof

Condition good

Moved [x]no []yes Date N/A

Acreage 16 acres

Setting On large parcel on west side of busy

Rte. 12. Line of tall pines to SW; woods and

brook to NW.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between the inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date June, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This property is one of the few connected farmsteads in Sterling. A photograph from about 1880-1885, although it does not show the attached barn to the south, clearly shows the utilitarian southwest ell that connects the barn to the house. The house has the typical high, shallow proportions of a single-pile, side-gabled, rear-chimney 2 1/2-story residence of the federal era. (The pair of rear-wall chimneys still present in 1985, however, are no longer visible). The facade is symmetrical, five bays wide. The center entry, probably updated in the Greek Revival period, has full-length, five-pane sidelights and a 6-panel door. The broad, deep, flat-roofed entry canopy on round columns appears in the late-nineteenth-century photograph. The windows are 6-over-6-sash, set into surrounds flush with the siding, and flanked by louvered wood shutters. The north and south end elevations are one-bay deep, with a 6/6 sash centered at each story. The house trim includes narrow cornerboards and a molded, boxed cornice with a narrow frieze, bed molding, and returns but no roof overhang on the gable ends.

The one-story south ell, its roof ridge parallel to the main house roof, was enlarged to the rear, and its roofline changed to a higher, steeper pitch about 1970. The facade of the ell, reading north to south, includes a small 6/6 window, a vertical-board door, and a flush garage door in a shallow-arched opening.

The attached two-level, clapboarded barn (#317) is as tall as the house, but with a steeper-pitched roof, its ridge parallel to the others. It presents a broad, low wagon opening, now fitted with an overhead garage door, to the street in the center of the long east side, which is clad in vertical-board siding on its lower wall. An 8-over-12-sash window is centered above the wagon opening, and a 6/6-sash is located low in the south part of the wall. Each gable end of the barn has a 6/6 in the gable peak.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built around the time of the marriage of Ephraim Keyes, Jr. to Betsey Pratt in 1819. Betsey's father, Revolutionary War veteran Lt. Joel Pratt, who with his son, Joel Pratt, Jr., Sterling's largest and best-known chair manufacturer, owned several thousand acres of land in the north part of Sterling in the early nineteenth century, apparently paid for the house. According to family tradition, it was built with lumber from the Pratt family property which was sawn in their sawmill on Wekepecke Brook.

The house stands on a half-acre of land that Ephraim Keyes bought from Joel Pratt, Jr. A year earlier he had also purchased Joel's Wekepecke Brook gristmill, the shop adjoining it, and the accompanying land and water rights. That property adjoined the house lot to the west.

Along with his brother-in-law, Ephraim Keyes (1791-1867) was one of several early-nineteenth-century Sterling chairmakers in the neighborhood who also made use of the water power on the brook to operate a turning lathe and other machinery. In 1820 he was turning out 3,000 chairs a year. It is not known whether he operated the gristmill himself or leased it out; it is likely that at times he rented out the water-powered machinery in the shop to other chairmakers. The Keyeses ran into financial difficulties, and removed to Princeton in the late 1820s. In 1825, Joel Pratt, Jr., took over the property, paid off the outstanding mortgage, and held onto it until 1848, when he sold the house and its half-acre lot to George Newton Burpee. Mr. Pratt sold the former gristmill and/or chair shop to chairmaker Edwin Burpee, his former apprentice in his main chair factory further west on the brook.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed-National Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Keyes/Burpee House

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
173, 317**HISTORICAL NARRATIVE, cont.**

In 1850, in addition to this property, George Burpee (1814-1892), appears to have owned a large farm of over 90 acres nearby, probably on North Row Road. By 1880, however, his real estate consisted just of this farmstead and the 18 acres around it. Most of the land was mown for hay, but on six acres he also grew corn and some vegetables, and had a small orchard. He owned the property until he died, at which time it was inherited by his son, Leslie N. Burpee. With his wife, Carrie, he continued to operate it for the next fifty years as a small general farm, with no more than four or five cows.

In 1942, Leslie and Carrie Burpee moved to California, and sold the house to Albert and Marguerite Brown. Mr. Brown died in the 1960s, and Mrs. Brown sold the property to the present owners in 1968.

BIBLIOGRAPHY/REFERENCES

Maps and Atlases: 1830: E. Keyes; 1855: ZV Burpee; 1857: GLN Burpee; 1870: GN Burpee; 1898: LN Burpee.

Baron, Donna K. Furniture makers and retailers in Worcester County, Mass. working to 1850. *Antiques*, May, 1993.

Parkhurst, W. E. "History of Sterling," *Clinton Courant*; 1872.

A Brief History of Sterling, Massachusetts. 1931.

Sterling Historical Society: property files, newspaper articles, brochures, etc.; Sterling Tax Records. Various years from 1821 to 1973.

Stott, Peter. B-Form, 1985.

Tapley, Frances: B-Form, 1973; research notes on Pratt family deeds (SHS)..

U.S. Census: manufacturing schedule for 1820; agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling and Princeton.

White, Frank G. Ledger-Domain: Sterling, Massachusetts, an early 19th century seat of chairmaking.

In *Rural New England Furniture: People, Place, and Production*, Benes, Peter, ed. Dublin Seminar for New England Folklife annual proceedings. Boston: Boston University, 1998.

Wilder, Katharine. B-form, 1978.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community Property Address
Sterling 226 Leominster Road
Area(s) Form No(s).
 173, 317

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

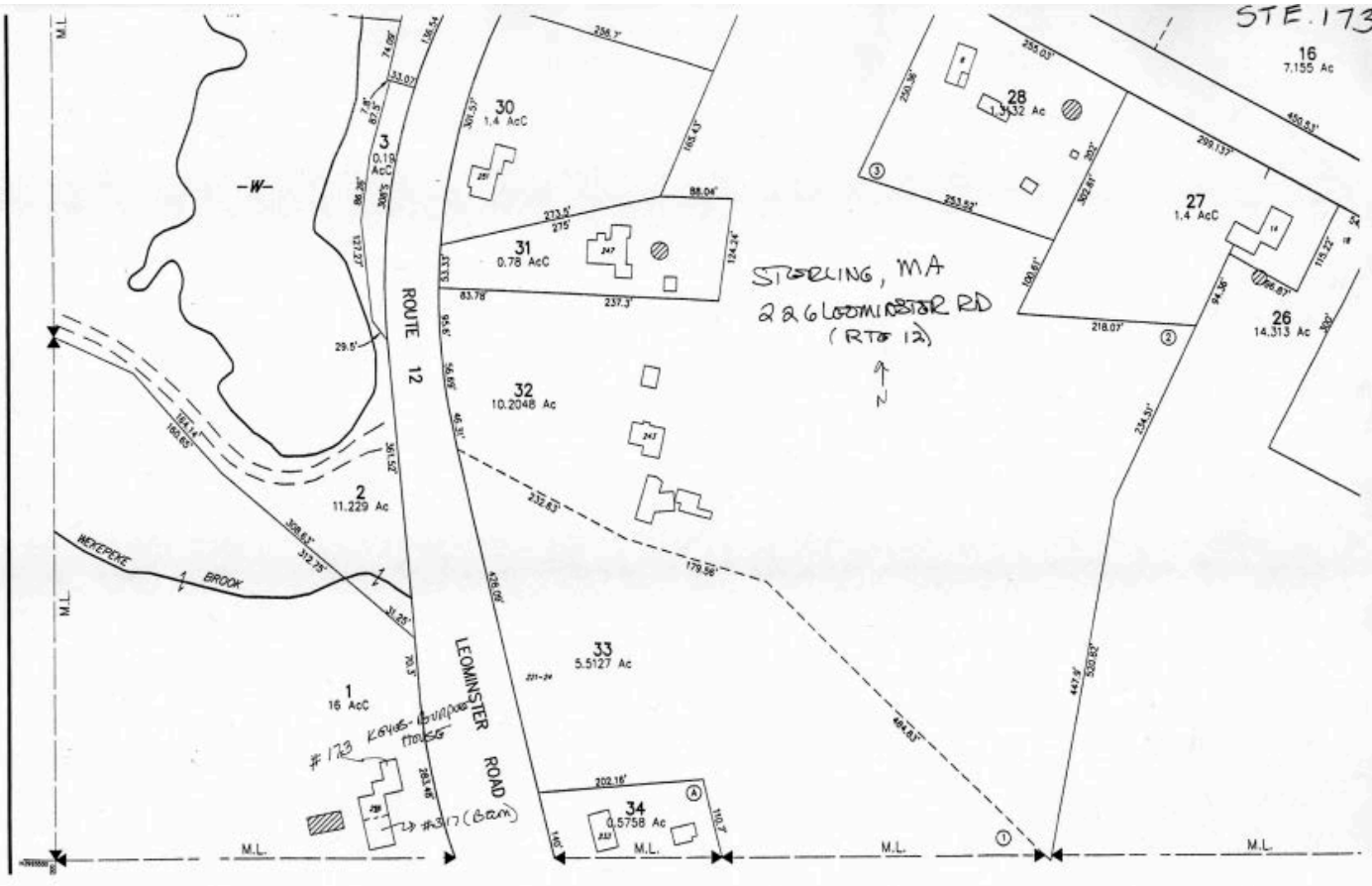
Statement of Significance by Forbes/Schuler, Consultants
The criteria that are checked in the above sections must be justified here.

For its association, through Ephraim and Betsy Pratt Keyes, Jr., with the thriving chairmaking industry at Pratts Junction in the early nineteenth century, as well as for its role as a small general farm of the late nineteenth- and early twentieth centuries under George and Leslie Burpee, this property is eligible for the National Register under Criterion A.

It also meets Criterion C as one of Sterling's few true connected farmsteads, with a well-preserved 1819 federal house, updated side ell, and two-level, clapboarded attached barn.

Still standing on the 16 acres farmed by George Burpee in the late nineteenth century, the farmstead retains integrity of setting, location, design, materials, workmanship, feeling, and association.

STE. 173



STERLING, MA
226 LEONIMSTER RD
(RT 12)





FORM B – BUILDING

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



Assessor's Number 92-16 USGS Quad Clinton Area(s) 29, 311-3 Form Number 13

Town STERLING
Place (neighborhood or village) Sterling Center

Address 32 Maple Street
Historic Name Smith-Hosmer-Robinson House
Uses: Present residential
Original residential / agricultural
Date of Construction ca. 1840
Source SHS house card file
Style/Form Greek Revival
Architect/Builder unknown

Exterior Material:

Foundation granite block
Wall/Trim brick
Roof slate

Outbuildings/Secondary Structures Former 18th c. dwelling converted to barn. Wagon shed attached to house – mid to late 19th c.

Major Alterations (with dates) Enclosure of rear section of wrap porch – mid to late 1900s

Condition good

Moved no yes Date ca. 1840s
house barn
Acreage .40,261 sf.

Setting At edge of and up hill from village center, near beginning of rural farm settings, in line with several well established 19th c. residential properties, mature trees and planting

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) June 2001

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.* Listed as part of Sterling Center Historic District.

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

This interesting property is located at the eastern edge of the Sterling Center Historic District on the north side of Maple Street near the beginning of Kendall Hill Road. Coming out of Sterling Center the road rises and passes several late eighteenth and early nineteenth century properties with connected barns. This **Greek Revival brick house** is set back from the road with large mature maple trees and shrubbery in front. A low picket fence defines a small front yard. The entrance to the property is a dirt and gravel barnyard between the house and barn, the latter of which is located east of the house. A **wagon shed** projects from the rear northeast corner of the house forming a barnyard with the ancient **barn** on the property. In front of the southwest corner of the barn is a small early to mid-twentieth century **milkhouse**. A stone wall lines the property and stone retaining walls extend from the south side of the banked barn towards the road. The property is shallow in the rear and has a road way directly behind the barn leading to a house behind this property.

Smith-Hosmer House, ca. 1840, MHC #29

The stately gable front brick dwelling is named for its first owner, not for the eighteenth century owners who lived in the house that was subsequently converted to the barn. One of only a few brick houses in Sterling and the only one in this part of the village, the dwelling is a two and one-half story, three-bay sidehall entrance building with a rear ell and a wing of wood construction extending easterly from the rear ell. The house has two chimneys set at the ridge. Six-over-six sash are punched into the brick walls and have granite sills and lintels as well as wood louvered shutters. The sidehall entrance displays a Greek Revival surround with full sidelights and narrow pilasters. Defining architectural trim features brick corner pilasters with caps, a dentil cornice and full returns articulating the pediment with diagonal bricks. The wide nearly flat roof porch which is carried by round slightly tapered chamfered granite columns, wraps across the gable front façade and down both sides of the main block and is a feature that was demonstrated on the 1898 map. The deck of the porch is huge granite slabs that are set nearly at grade. The main block is four bays deep with a blind bay on the east side. The two-bay rear ell is in the same plane as the main block on the east side. Part of the porch across the rear ell has been enclosed providing a rear/side sheltered entrance. Gutters are copper with lead coated copper downspouts.

The wing projecting off the rear of the house towards the barn is a two-bay mid-nineteenth century wagon shed (MHC # 311) with vertical board wood siding. The sliding door is mounted on an exterior track which has a hood shielding the track. Windows have six-over-six sash and a single six-light window in the peak of the gable end. It is one and one half stories with a loft area that has a tongue and groove floor laid over joists that run from the front plate to the rear plate of the shed.

Mellen-Holcombe House/Smith-Hosmer Barn, ca. 1744, ca. 1840s, MHC # 312

Once a three-bay, two story dwelling constructed in two phases during the eighteenth century the former house was converted to this barn in the mid 1800s when Sydney Smith built his grand brick

INVENTORY FORM CONTINUATION SHEETTown
STERLING

Property Address

32 MAPLE STREET

Area(s) Form No.

29, 311-313

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125**Architectural Description (continued)**

residence. The three-story barn, which measures approximately 35 feet long with 30 foot gable end elevations, is banked with a raised cellar on the south side and the main sliding entrance door in the right corner of the west gable end. The foundation is a combination of stone and brick carrying the wood clapboard building with an asphalt shingle roof. The south elevation has an above grade cellar wall of brick with a slightly off center eight-over-eight window in the brick wall and two sets of wagon shed doors on each side of this center brick foundation wall. Above the cellar are two windows, one over each of the wagon shed doors, and each having six-over-six sash. The gable front façade that faces the house has a single window in the gable peak and the large wood barn door with two six-light windows centered in the door. The east gable end has a single six-over-one window in the peak, four six-light windows at the first story level and a corner sliding door also with a six-light window. This door is reminiscent of a cow door seen in many of the neighborhood barns. Trim is minimal including narrow corner boards, a boxed cornice and returns, and flat frames surrounding all fenestration.

Interior. The full cellar entered from the south side displays enormous foundation stones on three sides and a brick wall running south to north that is off center, on the right side or east side of the window set in the south elevation brick wall. Nearly all structural members are hewn. A single wood beam of large dimensions divides the left bay in half running parallel to the brick wall which divides the cellar into two spaces. Two cross beams tie together the west outside wall with the brick wall, and posts are located at the two intersections of the front to back wood beam and these two cross beams. Joists run east to west. In the far left corner of the west wall is an opening to the tunnel connecting the barn with the house. The tunnel is reported by the owner to be lined with large slabs of stone. The brick wall dividing the cellar into two spaces has an unexplained opening that appears to have been part of the construction between the two spaces. Two cross ties extend between the brick wall and the outer east wall and joists run front to back or south to north. Most joists in both cellar spaces are stripped half logs. The main barn floor is divided into three bays with the center front to back (south to north) bay substantially narrower than the other two bays consistent with the entrance hall of a dwelling. The cross ties at the top of the second-story level that run from plate to plate retain joist pockets for the attic floor of the house. Some sections of joists and floor boards remain with evidence of lath and plaster under demonstrating the second floor ceiling. The corner posts and those carrying the cross ties marking the center hall are flared (gunstock posts). The common rafters are uniform and may be replacements with narrow wood sheathing boards laid over them. The barn presently is used for storage.

Milkhouse, second quarter 20th century, MHC #313

The small pitched roof milkhouse is built into the bank at the southwest corner of the barn. It has vertical board siding, an asphalt roof, a pair of four light windows on the west side and a door on the east side. Presently it is used for storage.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address

32 MAPLE STREET

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

Area(s) Form No.

29, 311-313

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This property is the site of two significant buildings important in Sterling's development. One of the first village buildings The barn once was the dwelling and was located behind the location of the present house and moved down to its present location at the time of the construction of the brick house. Tradition states that it was converted to a barn at about that time however a photograph of ca. 1900 shows the house with its three bay façade, projecting entrance porch, and second-story windows raised on the present foundation and in the present location.

The original house, now part of the barn, is reported to have been built in ca. 1744 as a half-house, a side gable, two-bay dwelling with a near-centered chimney. It was referred to as the **Parsonage** or the **First Manse** and was erected for the **Rev. John Mellen**, first minister of Sterling from 1744 to 1779. When Mellen was dismissed due to division among the congregants, he sold his property to the next minister, the **Rev. Reuben Holcomb** (d. 1826) in 1784. Holcomb served as minister from 1779 to 1814. The property extended down what was known as "Divinity Hill" to the Old Cemetery at the bottom near the center of town. Holcomb's nephew, **Capt. Augustine Holcomb** remained here until his death at which time the farm property was sold to Sydney Smith.

Sydney Smith constructed the fine brick house by the 1850s. It is reported that the granite came from Fitchburg via ox-team. In 1854 Smith was assessed for two houses, three barns and 126 acres of land. He appears to have kept cows. It is unknown whether the two houses refer to the brick house and the former parsonage or whether it was another house and barn near by and that the original barn of the parsonage still stood along with the parsonage converted to a barn, which would have accounted for three barns. Later assessor's records show the property as having an expensive house and two barns; one modest and one substantive worth \$1000. The latter case may be true because in the 1880s when Smith no longer owned this property and had moved to Leominster Road he was assessed for a number of houses and barns including the Parsonage house and barn which may have referred to the Unitarian Parsonage, which is marked on the 1870 map as adjacent to this property; thus Smith may have owned in 1854 two houses – this brick house and the one next door which became the Unitarian Parsonage - and three barns – the converted barn on this property, the barn that had gone with the eighteenth century dwelling (now the present barn), and the barn with the Parsonage next door.

By the 1870s this property was owned by **Daniel Hosmer** (1798-1879) who in 1874 was assessed for the house, two barns, a sugar house and a twenty-three acre "home-place" as well as various other pastures that he probably used for his cows. By 1880 the property had been inherited by **Miss Emily Hosmer** and **Daniel Herbert Hosmer** (1853-1901) with each owning half of the outbuildings and land and **Miss Emily Hosmer** and **Mrs. C.A. Robinson** (d. 1927) owning the other half as well as the house.

INVENTORY FORM CONTINUATION SHEETTown
STERLING

Property Address

32 MAPLE STREET

MASSACHUSETTS HISTORICAL COMMISSION

MASSACHUSETTS ARCHIVES BUILDING

220 MORRISSEY BOULEVARD

BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

29, 311-313

Historical Narrative (continued)

Daniel Herbert Hosmer was the grandson of Daniel Hosmer and son of Colonel Addison A. Hosmer who was buried at Arlington National Cemetery. Mrs. Charles A. Robinson was Helen M. Hosmer, sister of Daniel Herbert Hosmer and Miss Emily Hosmer. Thus together they inherited part of their grandfather's property. D. Herbert Hosmer, a well known contractor and builder in Sterling responsible for most of the cottages at the Sterling Campground as well as three circular silos in Sterling, built his house across the street at 33 Maple Street in ca. 1875, the year in which he married Emma Connor. Historical Society records state that he had lived at his grandfather's, which would be this property. By 1905 Hosmer and Robinson still were assessed for the house, storehouse and one-half acre while Ralph Hosmer as administrator of D. Herbert Hosmer's estate was assessed for the entire barn and shed and sugar house.

It is known that the first house was moved to its location (as the present barn) to build the brick house. The two buildings are connected by an underground passage that is entered in the cellar of the barn and leads to the cellar of the house. The passage is lined with large flat stones. There is speculation that this passage may have been used during the Civil War to protect runaway slaves, however additional research is needed to substantiate this claim. The passage does exist and it is a plausible determination.

Historical Society records state that the house was converted to the barn in ca. 1908-09 which would be consistent with the photograph mentioned above but not with the valuations for two barns throughout the second half of the nineteenth century unless the two barns referred to the barn that had gone with the first house (now the barn), which was torn down in the early 1900s, and the attached wagon shed which at one time was connected to the present barn. Throughout the twentieth century the property has passed to family members as Mrs. C. A. Robinson was the grandmother of Cliff Rugg, whose son now owns the property.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Atlases/Maps: 1830 (A. Holcomb); 1855 (S. Smith); 1870 (D. Hosmer); 1898 (D.H. Hosmer).

Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.

Hurd. History of Worcester County. Sterling by Samuel Osgood, Vol. II, 1889.

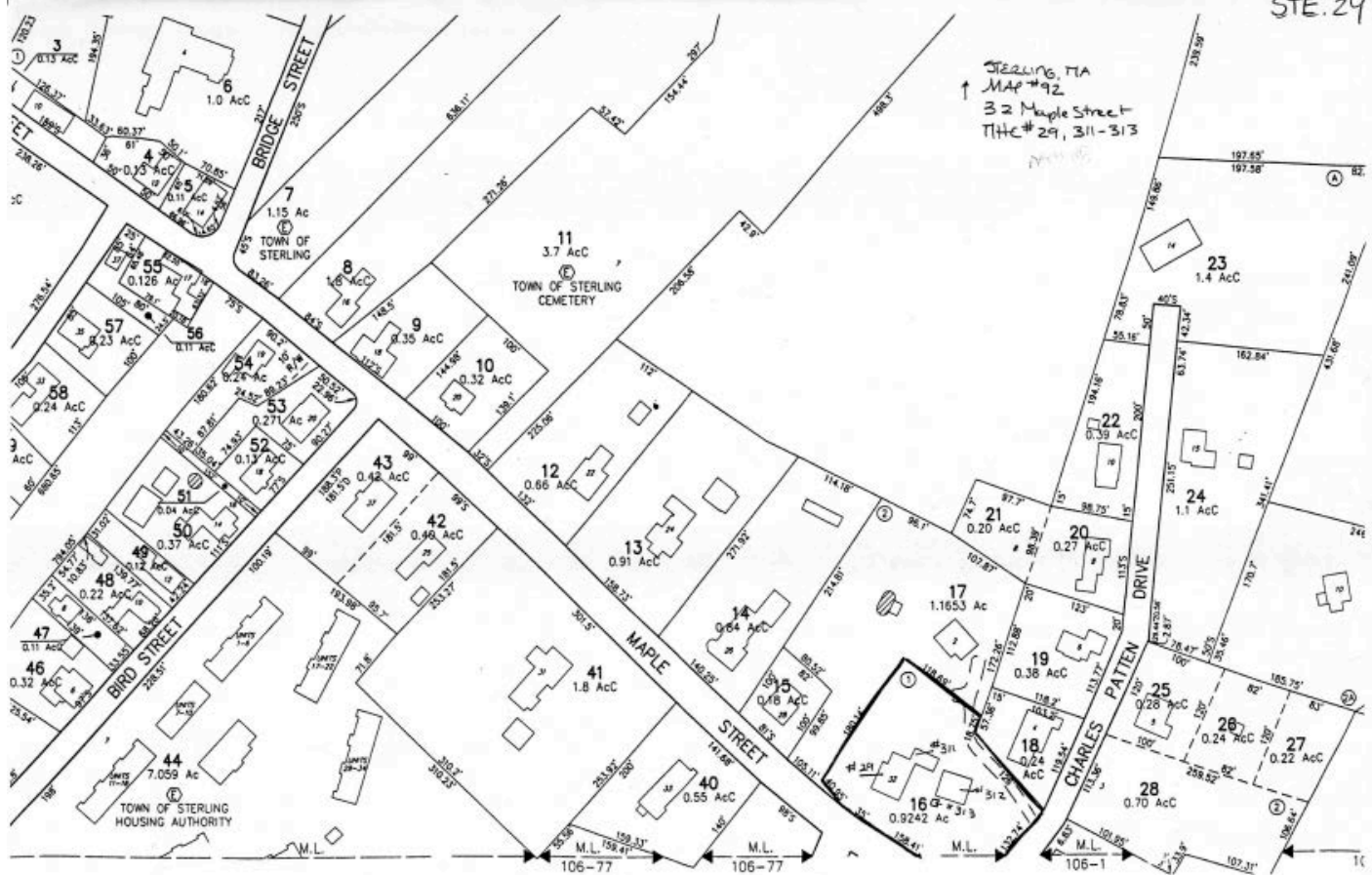
Sterling Historical Society: House file, house card file, Hosmer file.

US Agricultural Census: 1850, 1870.

Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

STERLING, MA
MAP #92
32 Maple Street
THC # 29, 311-313





Barn and milk house in front. 5/01.



East side and end of barn. 5/01.



Interior of barn. 5/01.

FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

93-66, 93-67

USGS Quad

STERLING

Area(s)

Form Number

134, 321-324, 926

NRDIST: 1988



X 10-13; 16, 18, 19, 21, 24

Town Sterling

Place (neighborhood or village) _____

Sterling center

Address 12 Meetinghouse Hill Road

Historic Name Merrick Roper House

Uses: Present residential

Original dwelling and farmstead

Date of Construction ca. 1851

Source local research; visual assessment

Style/Form Greek Revival

Architect/Builder unknown

Exterior Material:

Foundation granite and brick

Wall/Trim wood clapboard and flushboard

Roof slate

Outbuildings/Secondary Structures two barns:

mid-19th C., and ca. 1935

Major Alterations (with dates) most 2nd-story

windows replaced--1990s; rear deck added--late

20th century. Main front doors--ca. 1900

Condition good

Moved [x]no [] yes Date N/A

Acreage approx. 22 acres (in two parcels)

Setting W. side Meetinghouse Hill Rd., opposite

woods, in area of late-20th-C. houses

Wooded former pastures to rear.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date March, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [X] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

With the exception of a half-acre parcel just to the south, which was divided out when the old icehouse for the farm was converted to the ranch house at 10 Meetinghouse Road, though divided into two parcels, this small farm property has lost practically no acreage since it was listed as 23 acres in 1870. The farmstead retains two outbuildings--a small board-and-batten, cupolac New England bank barn of the 1850s, and a 24 by 36-foot gambrel-roofed livestock barn of the 1930s. The house faces east toward the road over a semi-circular driveway. The later barn is located just behind it on the hillside; the earlier barn is positioned just north of the house, its west gable end banked into the rising slope of the hill. A small barnyard is formed by the space enclosed by the three buildings, with a cart- and livestock path leading through it, continuing northwest over the hill. The path leads to the early-twentieth-century cow pastures of the farm, now partially overgrown with woods. A stream and pond are located on the former pastures.

Merrick Roper House, ca. 1851 (#134)

This house is one of the best illustrations of the Greek Revival in Sterling, and a good example of the sidehall-entry house type with enclosed front gable. It is a tall, 2 1/2-story house with a rear 1 1/2-story ell, and a one-story side kitchen ell extending to the north. A hip-roofed porch supported on square paneled posts with molded capitals wraps around the main house all the way from a vestibuled entry in the south side of the rear ell to the front of the north ell. Its asphalt-shingle roof replaces a former copper roof. Two widely spaced brick chimneys rise from the ridge of the main roof; another is located toward the south end of the roof ridge of the north ell, with an early wood-frame skylight beside it. Most of the building is clapboarded, while the cladding of the enclosed front gable (or pediment) and the first story of the main house is horizontal flushboard.

The fenestration of the main house is three bays on the east front, and four along the south side. All the east and south first-story windows represent a remarkably intact survival of a complete group of floor-to-ceiling "long" windows, with their original louvered blinds. These have large-paned 6-over-6-sash, while their blinds (shutters) each have a three-part arrangement, with fixed louvers at the top and bottom, and adjustable louvers in the middle section. While most of the second-story sash has recently been replaced with 6/6 insulated glass windows, many of these retain their original louvered blinds, as well. All the windows have narrow, molded crowns. The main sidehall entry, which is fitted with a ca. 1900 door with a large square light over four lower panels, is set into a surround with four-paned full-length sidelights, paneled pilasters with shallow molded capitals, and a plain frieze and molded cornice above. The narrow louvered blinds for the sidelights are still in place. The north side of the house in front of the ell is one bay deep at each story.

Most of the architectural trim is quintessentially Greek Revival--including the deep, molded, boxed cornice with echinus molding and wide, plain frieze, and the broad paneled corner pilasters on the main body of the house. A band of sawtoothed pierced work in the porch cornice, however, is a whimsical note that is more often seen on Gothic Revival houses.

On the interior, the house retains original grained four-panel doors with peaked cornices, and in the stair hall, a balustrade with round dowels and a heavy, turned newel post.

The north ell has always housed the kitchen. The original well is located just in front of it, now covered by a large, flat stone. The east facade of the ell is four bays long; reading south to north they are a 2-over-2-sash window; an entry with a door similar to the main door and four-pane, full-length sidelights with blinds; another 2/2 window; and a late-20th-century double casement window with recent blinds. The north gable end of the ell has a 6-over-6-sash window in the gable, and a modern 9-pane over-panel door toward the rear of the wall. Behind the ell to the north is a low shed-roofed extension with one tiny window in the north end.

The south side of the rear ell has one 2-over-1-sash window at each story. Abutting its rear wall is a two-story modern wood deck and fire-escape.

[*] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.* * NR-listed, 1988.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling 12 Meetinghouse Hill Rd.
 Merrick Roper House

Area(s)

Form No.
 134, 321-324, 926

ARCHITECTURAL DESCRIPTION, cont.

Roper barn ca. 1850-55 (#321)

Judging from the small number of livestock he owned (listed in 1880 as a horse, two cows, a pig, and a sheep), the picturesque board-and-batten New England barn built by Merrick Roper was probably constructed as an all-purpose outbuilding. It is a two-story, nearly square structure, banked into the slope of the hill, measuring about 35 by 40 feet. The main centered wagon door (now replaced with a twentieth-century overhead panel and glass garage door) is located in the west gable end. According to the owner of the house, the interior of the main story has been altered from what was apparently a three-aisle arrangement; an upper hay loft remains. A vertical-board hay door is located high in the west gable peak, with an early-twentieth-century hay hook and metal pulley mechanism projecting above it. A narrow cinderblock exterior chimney rises up the face of the west end south of the wagon door. At the east gable end, a window opening (which has lost its sash) is positioned under the gable peak. The fenestration of each side of the barn at the main story consists of a line of four small, square window openings.

Like the house, the barn retains its nineteenth-century slate roof. The centered square cupola is clad in flushboard, has a flared slate roof, and a rectangular louvered opening in each side. Much of the original fieldstone foundation and the retaining walls for the drive ramp remain, although today the barn rests partially on twentieth-century concrete-block foundation walls. The basement story was altered to a machine repair shop in the mid-twentieth century, when the two wide openings on the south side facing the barnyard were enclosed with plywood doors.

This farm was a small dairy farm in the first half of the twentieth century. In the 1920s, a long flat-roofed one-story **cow shed** (#323) was added extending west from the northwest corner of the barn. This section is clad in tarpaper and asphalt siding, and has small, screened stanchion-like window openings along each long side--seven on the south, and six on the north. Two round steel ventilators rise from the roof.

Two major additions were built onto the east end of the barn in the twentieth century. The most unusual survival is a polygonal concrete **silos** (#926) dating to about 1915-20, which rests on a mortared fieldstone foundation and rises three quarters of the way up the center of the east gable end exterior wall. It has a low metal or asphalt roof, and is clad in wood clapboard. In about 1935, a deep, one-story, shed-roofed **equipment shed** (#322) on a concrete base was added across the east end of the barn. This addition is clad in wood drop-siding, and has a variety of windows, including what appear to be three reused 12-over-12-sash on the north side. A wood paneled door with a large glass light is located in the west portion of the south side; the east portion is open. The low east wall has an overhead panel-and-glass garage door and two large 6/6 windows.

Fred Wilder heifer barn 1930s (#324)

Standing partway up the hill behind the house, long side to the street, is a 24 by 36-foot gambrel-roofed barn of the 1930s, which was used as a heifer barn for Fred Wilder's dairy farm. The building stands on a mortared fieldstone foundation, is clad in asphalt siding in an imitation-brick design, and has a corrugated metal roof. Extending about twenty feet south is a concrete slab remaining from a greenhouse addition of the late 1960s or early '70s.

The long east side of the building has a line of three double 6-pane windows. Each end of the building has a pair of centered vertical-board double-leaf doors. Centered above the north door is a double-leaf hay door, also constructed of vertical board. A small window opening occupies the gable peak above it. A 6-pane window is located on the lower south part of the wall, and a smaller window opening to the north of the loft door.

INVENTORY FORM CONTINUATION SHEET

Community

Property

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Sterling

12 Meetinghouse Hill Rd.
 Merrick Roper House

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Form No.
 134, 321-324, 926

ARCHITECTURAL DESCRIPTION, cont.

Barn interior and structure. Like most barns of its era, the Wilder barn has a concrete floor and concrete sills. Its first story, which may once have been subdivided into bays or livestock pens, is today one open space. The second story loft, under the gambrel roof, is also undivided, but has a shallow raised loft supported on square posts extending partway across the south end.

The walls of the barn are of stud construction, with studs placed 24 inches on center, supporting horizontal sheathing. On the lower level, the upper floor is supported by two sets of interior square posts effectively demarcating a three-bay-wide space. Diagonal braces rise from the posts to the ceiling structure, where the upper floorboards rest on 2 x 6-inch joists.

In the loft, the side walls rise for about three feet to a 2- by 6-inch plate. 2 x 6's also comprise the rafters of the gambrel roof. The rafters of the shallow-pitched upper roof slope meet at a 1 x 6-inch ridge board. At the juncture of the lower and upper rafters is a 4 x 6-inch purlin supported on two sets of 5 x 5"-square posts reinforced with rising diagonal braces. (Two of these posts are composed of multiple one-inch boards). From the outer face of each post, a long falling brace extends to the top of a 6-inch-square wall post. Above the purlins, five king-post trusses span the building at equal intervals along its length.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Merrick Roper (1808-1888) is believed to have built this stylish house in the mid-1850s, although its style suggests that it may have been built a bit earlier, possibly shortly before the death of his first wife, Mary Ann (Ricard), in 1851. After the Civil War Merrick Roper was one of the higher taxpayers in Sterling. He moved to Sterling center from a much larger farm on Justice Hill--apparently part of the farm established by his father, Sylvester. (See Area Form AF, Hy Crest Farm, 5 Roper Road). The farm he owned at this location was twenty-three-acres, with a seventeen-acre wood lot on nearby Rocky Hill. While Mr. Roper kept only a few animals, he grew barley, potatoes, some hay and vegetables, and had a small orchard. He was also a beekeeper, one of only a handful in Sterling, putting up 40 pounds of honey in 1870. After he died, the property was owned by his widow, **Martha Roper**, for some years.

In 1901 or 1909 the farm, by then reduced to twenty acres, entered the ownership of what was to be several generations of the Wilder family, when it was purchased by Roper relative **Fred E. Wilder**. He and his wife, **Minnie**, worked the property as a dairy farm, building an ice house (later converted to the house at 10 Meetinghouse Road), and enlarging the existing barn with the attached silo and the long cow shed. By 1930 they also had a separate henhouse, and a small corncrib to store food for their thirteen cows and bull. A few years later they built the gambrel barn as a heifer barn.

After Fred Wilder's death, the farm was owned for many years by his son, **Ellery (Elorey) F. Wilder**. Mr. Wilder died in 1987. His wife, **Hattie (Childs) Wilder**, who was a telephone operator for New England Telephone Co. for 35 years, beginning in 1920, died in 1986.

The Wilders' son, **Eugene F. Wilder**, was the next owner. A veteran of the Korean War, he was a clerk for the U. S. Postal Service for twenty years. After his retirement he had a landscape gardening business, and added the large greenhouse addition (demolished) to the heifer barn. He also had a repair shop for farm equipment, lawn mowers, etc., in the cellar of the older barn. He died in 1994, and the property is still in the Wilder family today.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
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Sterling 12 Meetinghouse Hill Rd.
 Merrick Roper House

Area(s)

Form No.
 134, 321-324, 926

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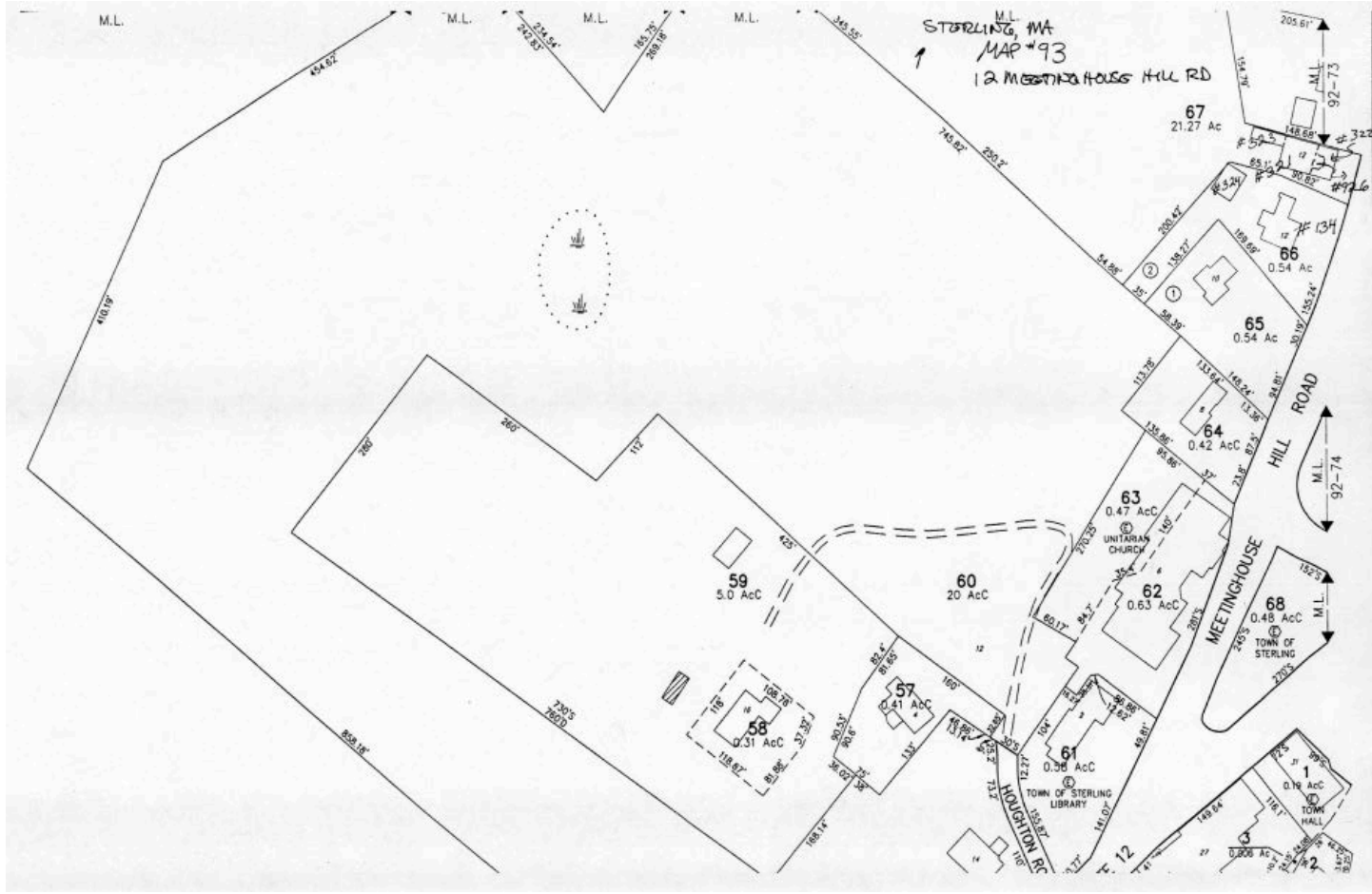
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_____. Further notes on the history of the "Osgood Farm" in Sterling. n.d. (SHS)





2001.



Roper Barn (STE.321) with silo (STE.926) and equipment shed (STE.322). 2001.



Roper barn - new addition - cow shed (STE.323).
2001.



Wilder Heifer barn (Gambrel barn) (STE.324).
2001.



Wilder Heifer barn (STE.324) roof
Structure. 2001.



Wilder Heifer barn, NW corner.
2001.

FORM B – BUILDING

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



Assessor's Number USGS Quad Area(s) Form Number

127-12

Clinton

298-300

Town STERLING

Place (*neighborhood or village*) West Waushacum Pond area

Address 63 Newell Hill Road

Historic Name Capt. John Porter Farm

Uses: Present residential

Original residential / agricultural

Date of Construction ca. 1830s

Source SHS house cards/maps

Style/Form Federal/Colonial Revival

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim wood clapboards

Roof asphalt shingles

Outbuildings/Secondary Structures ca. 1900s barn or icehouse

Major Alterations (*with dates*) homasote siding on rear ell and part of barn, new clapboards, rear ell and dormers, shutters – all mid to late 20th c. alterations; Colonial Revival trim, ca. 1890s

Condition good

Moved no yes Date n/a

Acreage 1.93 acres

Setting On west side of long rural north-south route from village center to Lake Waushacum. Deep lot with several dilapidated sheds and large containers, pasture, driveway south of house leading to garage.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Attached Map

Recorded by Schuler/Forbes, preservation consultants

Organization Sterling Historical Commission

Date (*month / year*) June 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

Located on the western side of Newell Hill Road south of the village of Sterling is the property known locally as the Kingsbury Farm for its late nineteenth and half of the twentieth century owner. The area is wooded and there are a few scattered modest twentieth century residences in the vicinity of this property. The **farmhouse** is oriented to the road with the driveway on the south side leading to a late twentieth-century garage off the rear ell of the house. Behind the house is a small wood frame building which may have been an **icehouse** from the late nineteenth or early twentieth century. Behind this building is a small pasture area that presently is marked by electric tape fencing. A dilapidated vertical board **utility shed** (MHC #300) with metal roof is near the rear of the property. Several small dilapidated sheds and containers are under tall pines near the southern edge of the property. The farm landscape does not survive with the exception of the small pasture behind the barn. The heavily wooded area at the rear of the property once was part of the working farm, however, is no longer included in the same lot.

Capt. John Porter House ca. 1830, MHC

The five-bay, two and one-half story side gable dwelling rests on a **granite block** foundation and has been re-sided with graduated wood clapboards. The single remaining chimney on the main block straddles the ridge near the right or northern gable end and appears to be rebuilt or new. The main block, which is two bays deep, has a one and one-half story rear ell partially on a granite foundation and partially on a stone and mortar foundation. A large two-story "back-house" addition extends from the northwest rear corner of the rear ell, resting on a stone foundation and covered with homasote panels after the mid-twentieth century. Defining features of the house are the two-over-two sash set in slightly projecting frames with a molded cornice, the wide corner boards and the fine door surround. This Colonial Revival frame consists of fluted pilasters with tall bases and caps, each having a decorative applied diamond within a roundel framing the four-light transom, an ovolo molded and dentil cornice with heavy projecting lintel. This door surround was applied after ca. 1897 as shown in a photograph of that date which has a plain flat surround. Louvered shutters flanking the door and windows are modern additions. The roof of the house appears to have been altered due to its accentuated gable overhang, no returns and the small blocks resembling extended purlin ends. The rear ell has two dormers on the roof and at the first-story level a pair of six-over-six sash, a kitchen entrance with metal doorhood, and a large multi-light window. The large rear ell, referred to by the present owners as the "back-house" as the location of the former privy, has the homasote panels covering all but a plywood door with a modern doorknob and lock.

Kingsbury Icehouse (?), ca. 1900, MHC # 299

The modest gable front shed or icehouse is approximately 15 feet across the gable end and 18 feet long. It rests on a field stone foundation has vertical board siding and an asphalt roof. The entrance door in the gable end is slightly off center and also is made of vertical boards. Extended roof rafters are partially exposed with a flat facing board across the front of some of the rafter ends that does not extend

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STERLINGProperty Address
63 NEWELL HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

Architectural Description (continued)

upwards to meet the eave. This board may have been added to the exposed rafter ends. A small flat roof shed is attached to the rear and is covered with homasote panels similar to the large rear ell of the house.

Interior. The exterior walls of the small building all are covered with stored items so that the structure is not visible, nor is it possible to determine whether the walls are a double thickness often found in icehouses. A loft space spans the entire building and is laid on 1" x 4" boards that are not structural. The rafters are machine sawn and evenly spaced.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

First known owner of this property was **Col. John Porter (1777-1857)** [some records refer to him as Captain rather than Colonel], who may have purchased it from Joshua Woodbury and eventually passed to his son, John Porter, Jr., who married Mary Kendall. The property is reported to have extended along Newell Hill Road to the lake front south of the dwelling. Sterling Historical Society records state that Porter's property extended across the lake to an area where he built a canal diverting water for a mill that he in turn leased. In fact the mid nineteenth century maps show a saw mill on the opposite side of West Waushacum Pond.

By 1850 the farm was owned by **Jacob Priest** who had a 110 acre farm with 95 acres in cultivation on which he was one of the largest local producers of butter – 1100 lbs. in 1850. His other crops of potatoes, corn, rye and oats were consistent with successful Sterling farmers. A large New England barn was known to be on the property until the mid to late 1900s and probably was Priest's barn. This long vertical board barn appears in a ca. 1897 photograph and was located south of the house with the gable end entrance facing the house. In the same photograph was another gable front vertical board barn with hay door in the gable peak. It appeared to be immediately next to the large barn located where the present garage is, off the rear left corner of the house.

By 1854 the property was owned by **Jonathan Sawyer (d. ca. 1874)** who in that year was assessed for the house, two barns and a 90-acre farm and whose heirs were assessed in 1874 for the modest house, two modest barns, and 111 acres of land including the 85 acre farm and the 26 acre Sawyer lot. In keeping with Samuel Osgood's address before the Farmer's Club in 1886, the Sawyers converted from butter production to milk and sold 5000 gallons of milk in 1870. The property passed to **Harlan William Kingsbury (1849-1914)** in ca. 1878, possibly soon after his 1875 marriage. In 1880 he was assessed for a similar property with a dozen cows. Kingsbury carried on with dairy farming living in Sterling and Chester, Vermont, his place of birth, and continued to be assessed for the two barns. In

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
63 NEWELL HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

298-300

Historical Narrative (continued)

1900 Kingsbury also for the first time was assessed for an icehouse, which may be the remaining shed and probably was built at about the turn of the last century. A ca. 1897 photograph shows the Kingsburys in front of the property including the house, without the elaborated door surround that we see today, and with two barns – a long vertical board barn with ridge parallel to the road, and a gable front more modest barn between the large barn and the house. This smaller barn appears to be wider than the existing outbuilding and has a hay door as well as openings that are inconsistent with the existing building. In the same photograph is the windmill just off the northeast corner of the long barn, however, it was not reflected in the 1900 assessments, which could be explained by an incorrect date on the photograph. In 1930 **William G. Kingsbury**, son of the first Kingsbury owner, was assessed for the house, barns, icehouse, windmill, a shed and a total of just over 111 acres of land between his home place, the Porter lot, and the Newell Hill lot. By the 1930s Kingsbury also raised chickens and had some hay fields with surrounding timberland according to the State Planning and Land Use maps.

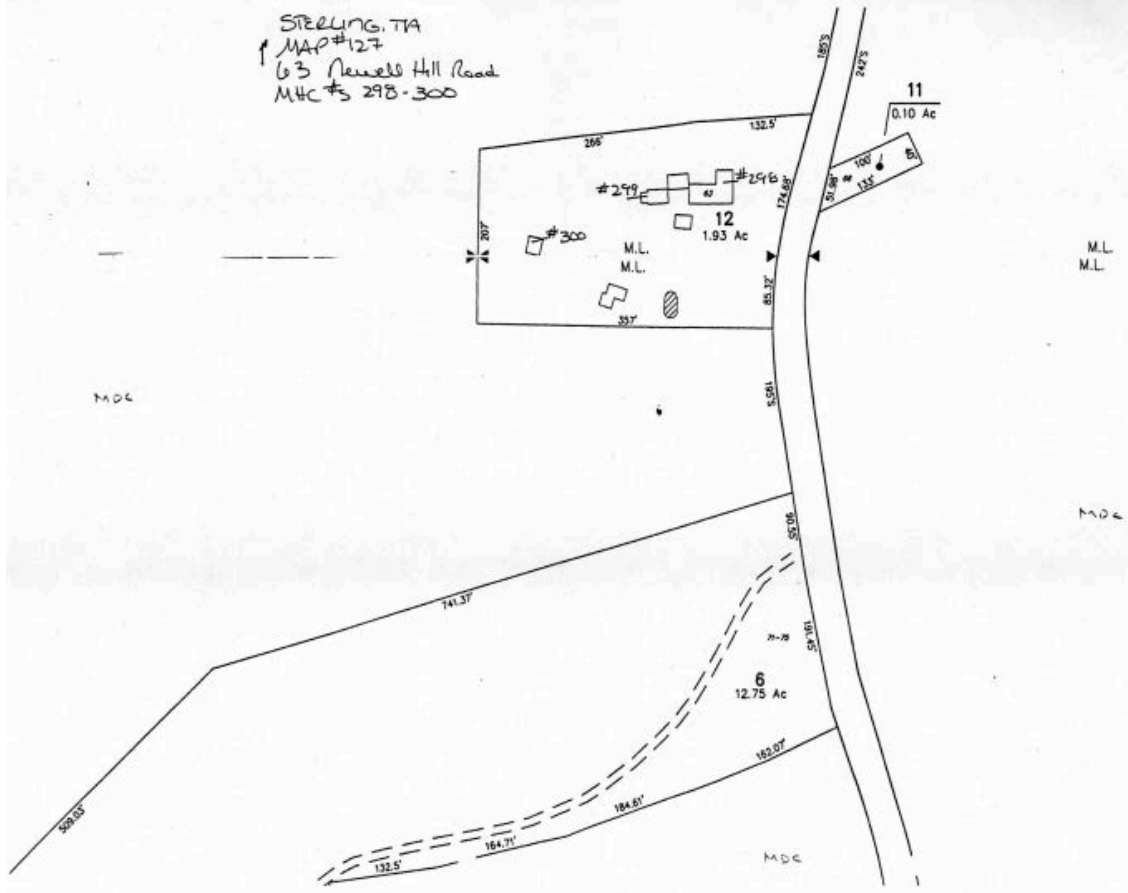
The exposed rafter ends on the existing small shed or icehouse suggest an early 1900s or turn of the last century date. Additional investigation of the framing of this building is necessary to more closely determine an original use and a construction date. The icehouse designation at this time is due to the fact that the barns have been accounted for in earlier photographs and clearly are not this building relocated. And there was an icehouse on the property by 1900 along with the barns.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

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STEELE, TIA
MAP #127
63 Newell Hill Road
MHC #s 298-300

STE. 298





Ice house. 5/01.



Ice house. 5/01.



Shed. 5/01.

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

75-39

STERLING

122, 343-346

Town Sterling

Place (*neighborhood or village*) _____

Rowley Hill

Address 54 Osgood Road

Historic Name Osgood Farm

Uses: Present residential, agricultural

Original dwelling and farmstead

Date of Construction ca. 1750/ca. 1835

Source town and family records

Style/Form Federal double-pile

Architect/Builder Samuel Burpee, carpenter

Exterior Material:

Foundation granite block

Wall/Trim vinyl siding; clapboarded dormers;
some wood trim

Roof asphalt shingle

Outbuildings/Secondary Structures mid-1930s:

fieldstone gambrel barn, garage, chicken coop

Major Alterations (with dates) rear ell

enlarged; some trim lost to siding--late 20th C.

Condition good

Moved [x]no [] yes Date N/A

Acreage 60 acres

Setting At end of tree-lined drive on crest of hill

with vista to west. Pond in front of barn. Road lined with large, recent houses on large lots. Christmas tree farm across Osgood Road.



Label photo on record film roll and include photo to left of additional photos to

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date February, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [X] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

This evolved farmstead is set in from the west side of Osgood Road at the end of an old farm lane lined with mature oaks and sugar maples. Fifty yards southwest of the house, standing parallel to the street, is one of the largest of Sterling's early-modern gambrel-roofed bank barns. Two small stone outbuildings--a three-car garage and a chicken coop--are positioned just northwest of the house. Portions of the farm landscape remain, enhanced by the presence of elements from several eras. Fieldstone walls outline part of a small barnyard between the barn and house, define the edge of a cart path and the boundaries of fields to the west on the lower slopes of Rowley Hill, and line the lane to the road. A small pond east of the barn apparently dates to the early twentieth century, and a number of board fences from the end of the 1900s enclose modern-day paddocks and horse pastures. However, while the property still encompasses seventy acres, and the vista west over the Stillwater River valley to the Princeton hills is still spectacular in any season, much of the former fields and meadows have grown up to woods over the past fifty years.

Burpee/Osgood House, ca. 1750/1835 (#122)

While a portion of this house is believed to date to the mid-eighteenth century, much of its exterior appearance is probably the result of a major update and enlargement undertaken by Samuel Osgood, who bought the property in 1794, as well as a remodeling over a hundred years later in the early twentieth century. While according to the obituary of Mary Osgood Rugg the house was built in 1835, other sources suggest that that date may represent a Greek Revival updating, rather than a new house. An interior inspection would be necessary to determine the building's evolution.

This is a 2 1/2-story, side-gabled, double-pile house with twin stuccoed ridge chimneys, and three narrow, pedimented dormers on the front slope of the main roof. A 1 1/2-story rear ell extends down the hill slope to the west. Much of the trim has been lost to deterioration or is covered by siding. A porch which spanned the facade in the early part of the twentieth century has been removed. The wooden molded, boxed cornice is a recent replacement, but includes simple returns on the gable ends at what appear to be the position of former ones. The roof does not overhang the gable ends.

The main east facade is a formal, symmetrical five-bay arrangement, with 12-over-12-sash windows at the first story and 8-over-12-sash at the second. The dormers each have a small 6-over-6-sash window with a simple, flat wood surround. The window trim on the main walls has been lost or covered with siding; a few twentieth-century wood louvered shutters remain at some of the windows. The center entry has lost its cornice or entablature, but retains a handsome, simple Greek Revival surround of paneled pilasters with corner blocks, and narrow 2/3-length sidelights over paneled aprons. The door is a five-panel example that would date to about the same era as the sidelights--probably the mid-1830s, or slightly later.

The north gable end of the house is two bays deep, again with 12/12 sash at the first story and 8/12s at the second. The attic window has lost its sash. A similar arrangement exists in the upper part of the south end, which also has a third 8/12 at the second story. At the center of the first story, a narrow, flushboarded vestibule which may date to the 1790s renovations now has a modern multi-light door, and is sheltered by a much wider and deeper gabled roof supported at the outer corners by paired Tuscan columns. This larger entry porch probably dates to the early twentieth century. In the wall east of the south entry is one 12-over-12-sash; west of it is a modern, projecting four-part casement window.

The rear, cross-gabled ell stands on a fieldstone foundation, and has a tall, narrow stuccoed chimney rising from the east part of the roof ridge. The fenestration of the ell has been altered by lines of tall, single-pane casement windows--two pairs on the south side, and two triple casements across the rear. Two shed-roofed dormers with single 6-over-6-sash windows are mounted on the south roof slope of the ell.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
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 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

54 Osgood Road
Osgood Farm

Area(s)

Form No.
122, 343-346

ARCHITECTURAL DESCRIPTION, cont.

Louis Rugg Barn mid-1930s (#343)

The cow barn built by Louis Rugg in the 1930s with walls of fieldstone from the farm is one of the largest and best-preserved of Sterling's early twentieth-century gambrel-roofed barns. This is a two-story bank(ed) barn, about ninety feet long, with a large cow stable at the first story and hay loft at the second. Most of the long east side of the barn is built against the slope of the hill. The building is dominated by the massive gambrel roof clad in asphalt shingle, its lower slopes rendered more graceful by a slight outward "kick" at the eaves. Three large round metal ventilators are evenly spaced along the roof ridge. Each end of the roof peak projects outward to form a hay hood that shelters the pulley apparatus for the hay loft. Under each peak is a large two-part, paneled loft door, with a small square window in the wall to either side. The upper end walls of the barn are clad in the wooden drop siding that was popular for outbuildings in the 1930s.

Two 1 1/2-story fieldstone appendages survive, projecting from the northwest and the southeast corners of the building. The one projecting west at the northwest corner is a gable-roofed equipment ell (possibly a tractor shed) with a wide garage-door opening on the north side which is now filled in with horizontal board and a 6-pane window. A third of the way along the west side of the building are the remains of a landing or ramp. Built of stone with a shallow concrete platform, it has lost its roof, but retains its two doorways. The south door to the platform is an 8-pane over long four-panel type characteristic of the 1930s; the other opening is boarded over. An underground drain leading west from this part of the building has an outlet about twenty feet down the hillside. The west wall of the barn still has what appear to be the original six large 12-pane stanchion windows with wide muntin bars--one north of the platform, and five to its south.

On the opposite side of the barn, the southeast ell, apparently a milk room (#344), is a picturesque gambrel-roofed structure, with the stone end of the upper half-story projecting eastward of the lower walls, its outer corners supported on two massive fieldstone piers. Two small shed-roofed dormers with 4-over-4-sash windows are located on each side of the roof. Other window openings in this section have lost their sash. The five large stanchion windows along the main barn wall have been boarded up. To their north, a stone bulkhead entrance to the east side of the building is built into the hill. Just to its north in the lower slope of the roof is the large ramped, shed-roofed tractor entrance to the loft, now fitted with a wood-paneled, overhead sectional door. A short 7-foot-high section of a concrete-capped fieldstone wall positioned at a diagonal off the northeast corner of the barn may have been part of another structure. Both the north and south ends of the barn have a wide livestock entrance in the center. The north one is fitted with an overhead sectional door.

Barn interior. The inner faces of the stone first-story walls are finished with stucco; the floor is concrete. Supporting the floor above are 1 1/2 x 8" wood joists set on two lengthwise quadruple-joisted beams supported on a line of round metal posts. The plan of the first story is a symmetrical, three-bay, center-aisle arrangement. The center drive floor retains long gutters along either side. Both outer bays may have originally been stanchion bays for the cows. Today, about twenty metal stanchions are still in place along the east bay; there are no stanchions in the west bay, which serves as a haymow for the two horses who are the present occupants of the building. This west section is separated from the drive aisle by a metal pipe railing and a series of vertical boards. A wooden walk-in horizontal tongue-and-groove door is located at the south corner of each of the side walls. At the north end of the ground story the side bays are divided into smaller utilitarian spaces. A door to the bulkhead is positioned two-thirds of the way along the east wall. Opposite it in the west wall is a wide opening for livestock or equipment. Just west of the north end entry is a large box stall.

INVENTORY FORM CONTINUATION SHEET

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 Osgood Farm

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Form No.
 122, 343-346

ARCHITECTURAL DESCRIPTION, cont.

The upper story of the barn is one continuous loft space. While this building is unique in Sterling for its combination of great size and the stone construction of its main walls, the upper part of the barn suggests that it may in fact have been based on a standard design of a large producer of barn plans, such as the Loudon Machinery Company. The roof structure consists of 2 x 6" rafters spaced 24 inches on center, reinforced with a long brace shallow wall truss spanning from each upper to lower rafter--one of the hallmarks of a Loudon Co. design. The upper rafters meet at a narrow 1 x 8" ridge board. A short collar tie, approximately three feet long, spans between the upper pairs of rafters just below the ridge. The narrow roof boards are set horizontally, as are the sheathing boards of the north and south end walls, which are nailed to studs. Several utilitarian features are still in place in the hay loft. A shallow wooden duct built against either side of the roof below each ventilator still conducts air from the cow stable below, and two wide trap-doored floor openings against the west wall provide access for dropping hay bales to the haymow bay of the first story. The metal track for the hay pulley system still runs the length of the ridge from one loft door to the other, and a suspended metal belt mechanism for moving hay bales extends diagonally from the east ramp opening nearly to the south end of the building.

Garage ca. 1930s (#345)

Nearly touching the northwest corner of the house ell, and facing south toward the end of the drive, is a three-car fieldstone garage with a "saltbox"-type gabled roof of uneven pitch. The two westernmost openings are fitted with panel-and-glass overhead garage doors; the easternmost opening has a 6-pane-over paneled door set into a horizontal-board surround. The west gable end of the garage has three 6-pane windows, and in the northwest corner, a walk-in wooden door.

Chicken coop ca. 1930s (#346)

A fieldstone shed-roofed chicken coop is located about ten yards north of the garage. Most of its south side is open; beside the opening is a 6-pane window.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to local tradition, part of this farmhouse, located in the area of Rowley Hill where some of Sterling's earliest settlers established homesteads, was built several decades before Sterling's 1781 incorporation as a town. Its first owner and builder was carpenter **Samuel Burpee** (1708-1791), who bought 80 acres of land at this location from Gamaliel Beaman in 1733. He had come to the Chocksett section of Lancaster as a young man with his brothers, Ebenezer and Thomas, but was apparently the only one of the three who remained here for the rest of his life. He deeded large acreages in the area of Tuttle and Meetinghouse Roads to two of his sons in the 1750s.

Upon Samuel Burpee's death, this farm was inherited by his grandson, **Nathan Burpee**. In 1794 Nathan left Sterling for Vermont, and sold the property to **Samuel Osgood** (1737-1818), son of another early Chocksett settler, Jonathan Osgood. He came to Sterling from Templeton, and resided here until his death. His adopted son, **Tyler P. Osgood** (1777 or '78-1851), apparently inherited the property, and is shown as the owner on the map of 1830. Tyler Osgood held several town offices, including serving as a Selectman from 1824 to 1826.

Tyler Osgood married Betsy Stockwell, a widow with six children. Their son, **Samuel Osgood** (1814-1903), was the next owner, apparently taking over the farm some years before his father's death. He married Harriet Kendall in 1836, and they eventually had nine children. At least one of them, Samuel, Jr., served in the Civil War. It is possible that the 1835 building campaign which enlarged and/or updated the house as mentioned in local reminiscences was associated with Samuel, Jr.'s marriage.

INVENTORY FORM CONTINUATION SHEET

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HISTORICAL NARRATIVE, cont.

In the middle of the nineteenth century the property consisted of nearly 175 acres. It briefly expanded to two hundred acres by 1870, by which time the farm was one of the most prosperous in town. Like many of the neighboring farmers, Samuel Osgood specialized in dairy farming. He had a herd of about sixteen cows in 1850, and nearly thirty in 1870, producing 6000 gallons of milk for market, the second highest of Sterling's dairy farmers in that year. He paid out a large amount of wages, also--\$500--and the value of his livestock was higher than most of the other farmers in Sterling. He was one of the few in town to still grow oats; he also had a significant sub-specialty in market gardening. An important citizen of Sterling, Samuel Osgood served many terms on the School Committee, several as Selectman and Assessor, and was Sterling's State Representative in 1857 and 1860. He was also a teacher and a renowned local historian, and wrote the history of Sterling for the 1889 *History of Worcester County*.

In 1888, when he was sixty-four, Samuel Osgood conveyed the farm to his young grandson, **Luther Warren Rugg**, son of his daughter, Mary, and her late husband, Luther Rugg II, a Civil War veteran who had died a few years after his return from the conflict. In the fashion of the 1890s, L. Warren Rugg and his wife, Nellie (Palmer), gave a name to the property, "Maple Shade Farm." The Ruggs continued dairy farming with a herd of 30 to 35 cows through the turn of the twentieth century. In their time the property was still over 160 acres.

Mary (Osgood) Rugg, who had been born on the farm in 1840, returned to it about 1880, and lived here with her son and daughter-in-law until her death in 1930. After her husband's death, she had supported her two children by teaching school, which she had done briefly prior to her marriage. Over her long career she taught in Sterling, West Boylston, Braintree, and Gardner. One of the three first women to serve on the Sterling School Committee in 1869, she was also an accomplished historian, and helped her father compile the history of Sterling for the 1889 Worcester county history. Her daughter-in-law, Nellie Rugg, was also a teacher, as was Nellie and L. Warren's daughter, Gertrude Rugg Smith (1892-1960), who taught at the Butterick School for thirty-nine years, and lived here on the farm until her mother's death.

L. Warren and Nellie Rugg were succeeded here by their son, **Louis Rugg**, who owned the property until he died in 1945. He operated a major dairy farm here through the years of the Great Depression, building the large gambrel-roofed stone barn in the mid-1930s of stone from the fields and pastures of the farm. The fieldstone chicken coop and three-car garage behind the house were built at about the same time. Louis Rugg also ran a milk trucking business for many years, collecting milk for market from other farmers in the area. In 1943 Mr. Rugg declared bankruptcy, and died two years later at the age of 58. The farm continued in bankruptcy for several years, and changed hands several times during the second half of the twentieth century.

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INVENTORY FORM CONTINUATION SHEET

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Community	Property
Sterling	54 Osgood Road Osgood Farm
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_____. Further notes on the history of the "Osgood Farm" in Sterling. n.d. (SHS)

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

54 Osgood Road

Area(s)

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National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

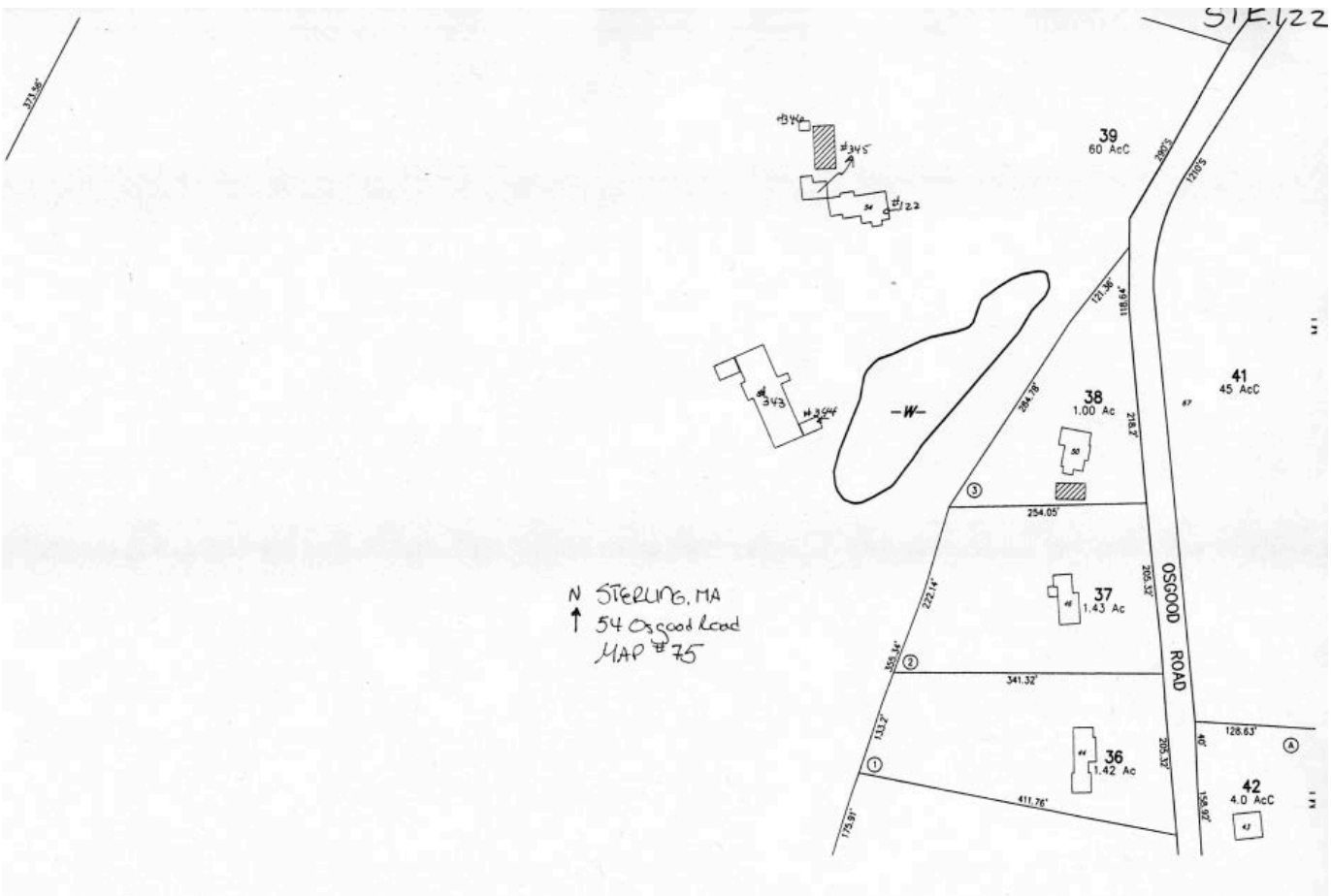
Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

Although its mid-18th-century farmhouse was enlarged or replaced by the present twin-chimney, double-pile dwelling in about 1835, and an earlier barn was replaced in the mid-1930s, this property meets Criterion C of the National Register at the local level as one of Sterling's best-preserved farmsteads with extant resources from several eras. One building unique in Sterling is the long 1930s fieldstone gambrel-roofed dairy barn, built with stone from the property, possibly to a design by the Loudon Machinery Company.

While the early history of the farm under Samuel and Nathan Burpee needs to be further investigated, the farmstead is significant under Criterion A for its association with members of the locally prominent Osgood family and their descendants from 1794 through the mid-1940s. Under Samuel Osgood, Esq., it was the centerpiece of one of the most prosperous dairy farms in Sterling in the third quarter of the nineteenth century, and continued as such through the turn of the twentieth century as "Maple Shade Farm" under L. Warren Rugg, and through the Great Depression under Louis Rugg.

In spite of some changes over time to the farmhouse, the farmstead retains integrity of setting, location, design, materials, workmanship, feeling, and association.





2001.



Garage (STE.345). 2001.



Barn (STE.343). 2001.



Barn (STE.343). 2001.



Barn (STE.343). 2001.



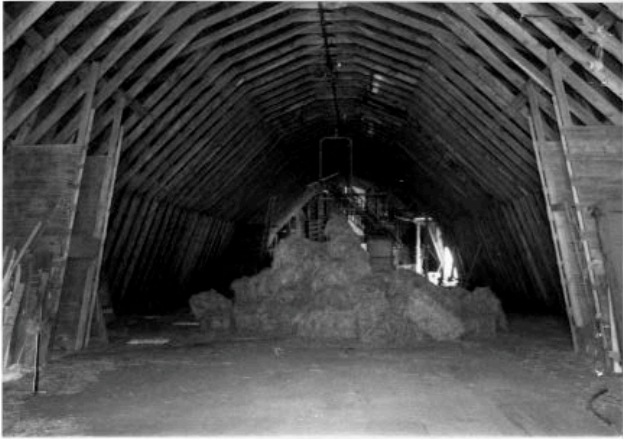
(STE.344). 2001.



Barn. 2001.



Barn (STE.343). 2001.



Barn (STE.343). 2001.



Chicken coop (STE.346) and garage (STE.345).
2001.

FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

63-32, -20

USGS Quad

STERLING

Area(s)

Form Number

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VIII 16-19

XXVI 4-7, 11

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schulcr, consultants

Organization Sterling Historical Commission

Date February, 2001

Town Sterling

Place (neighborhood or village) _____

Rowley Hill

Address 98 Osgood Road

Historic Name "Hilldale"/Jonathan Butterick/
Benjamin Houghton Farmstead

Uses: Present residential

Original dwelling and farmstead

Date of Construction 1791

Source town and family records

Style/Form double-pile twin-chimney, w. federal
details

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim vinyl siding; wood shingle

Roof asphalt shingle

Outbuildings/Secondary Structures ca. 1920

garage; associated barn at 99 Osgood (Parcel 63-20);
new house behind (2001)

Major Alterations (with dates) screened porch on

N. end--ca. 1920s; garage added to S. end of ell--
1940s-'50s

Condition good

Moved [x]no [] yes Date N/A

Acreage approximately 10 acres

Setting On large properties with woods, meadows,

wetlands. Barn at edge of road opposite, next to
woods. Large houses being built on large lots on
parts of the former farm.

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

Although much of this old farm has been sold off for residential development, and most of its remaining apple orchards have grown up to woods, the sizable acreage still surrounding the farmhouse helps to maintain its agricultural association and historic character. This is one of the many Sterling farmsteads where the barn (now on a separate parcel) is located close to the road opposite the house. The large double-pile house is located on the west side of Osgood Road. Several yards to its northeast is a small garage or storage shed of about 1920, which appears to have originally been the east end of a long poultry house.

Jonathan Butterick/Benjamin Houghton House, 1791 (#121)

The farmhouse is one of several 2 1/2-story, side-gabled, double-pile houses in Sterling with twin ridge chimneys. A detailed inspection of the interior and frame will be necessary to test the conjecture that part of the building dates back to about 1745 (see below). A one-story rear lean-to, its roof continuing on the same plane as the rear main roof slope, projects west from the south part of the rear wall, its profile partly obscured by a 1 1/2-story, gable-roofed wing (probably a former shed,) which stretches to its south. A hip-roofed screened porch spans the north gable end.

The main, east-facing, center-entry facade is fenestrated symmetrically in five bays, with 12-over-12-sash windows in projecting plank frames at the first story, and 8-over-12's at the second. Windows at both stories have shallow, molded crowns. The center entry door has six raised-field panels. A five-part transom is set above it, and the entry is framed by tall, tapered pilasters with both plinths and molded caps, and a high entablature with architrave, frieze, and projecting, molded cornice.

Both gable ends of the house are three bays deep at the first story, and have two widely spaced windows at the second. These elevations are clad in wood shingle, while the east facade is vinyl-sided. As on the facade, the first-story end windows are 12/12's, the two at the second story are 8/12's. A 6-over-9-sash appears at attic level under each gable peak. Each gable end has an entry in the approximate center. The 6-panel door at the south end is set under a 4-light transom, with a deeply-projecting, molded cornice above it. A pair of wood lattice trellises flanking the doorway is the same as, or similar to, trellises shown in a pre-1931 photograph. The entry in the north gable end has no transom. Its details are not visible through the porch, which has a wood-shingled balustrade from which square posts rise to support a hipped roof. The porch is set on a rubble stone base, and has a concrete floor. The architectural trim of the house has been compromised somewhat by the siding, and possibly by the deterioration of former gutters. The front cornice is molded and boxed, but most of its detail is gone. Cornice returns are unmolded; there is no roof overhang at the gable ends.

Reading from north to south, the south wing displays a deeply-recessed entry bay with a paired 8/12 in the front wall, and, on the outer, later section, a pair of tongue-and-groove carriage doors under an elliptical keystone arch. The elliptical arch is repeated in the front of the north section. The south gable end of the wing has two 6/6 windows at the first story, and another in the gable peak. A tall, narrow brick chimney rises from the north part of the ell ridge.

Garage/shed (#347) ca. 1920

A small gable-front, vertical-board outbuilding, probably the former east end of the poultry house shown on a 1938 plan of the farm, stands several yards northwest of the house. It has a door typical of the 1910's-'20's, with four lights over four long recessed panels. A later, lower gable-roofed addition extending to the rear has a modern paneled overhead garage door in the north side.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-1 Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

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Sterling

"Hilldale"
 98 Osgood Road

Arca(s)

Form No.
 121, 347, 348

ARCHITECTURAL DESCRIPTION, cont.

Barn, ca. 1790s-1810 (#348) (99 Osgood Road)

Although the handsome gable-front barn across the street from the house has the type of low leanto along the south side usually identifiable as a cow shed, according to local residents, within recent memory the building was used primarily for apple storage. Considerably earlier than it looks, the building contains within it one of Sterling's earlier English barns, which was expanded at least twice. The expansion may have been done by one of Sterling's primary carpenters of the mid-nineteenth century, John Stevenson.

The barn is 55 feet long, and is sided with wood shingle, has an asphalt-shingle roof, and stands on a concrete slab, without a basement. Off-center to the south in the west gable end is a large, high exterior-mounted vertical-board sliding door with a paired 6-pane window in the center, opening directly onto the road. Centered in the main gable is a 12-pane window; a 6-pane window is located in the west front of the leanto. The long north side of the building is windowless, and has a row of five distinctive two-part, mid-twentieth-century Dutch doors, each part reinforced with a planked X. The east end of the building has a three-part window opening in the gable, and a low, wide walk-in door opposite the main wagon door. During the Trasks' ownership, much of the access to the barn may have taken place through the south side of the leanto, where there are three broad openings. From west to east, they are fitted as follows: a pair of vertical-board, interior sliding doors with a 6-pane window to their east, a filled-in entry space (now another 6-pane window), and two broad openings with overhead (sectional) wood-paneled doors. The architectural trim consists of narrow cornerboards and exposed rafter ends on the leanto. There is no roof overhang at the gable ends. The 1938 plan of the farm shows that a small barnyard was formed between the south side of the barn and two other structures--a square building adjacent to the southeast corner, and another narrow building located south across the lane that is now the driveway to a new house at 99 Osgood Road.

Interior and structure. The interior layout of the building consists of what is presently a two-bay, side-aisle barn of five full bents, with a leanto abutting the length of the south wall. A reading of the main pegged, post-and-beam structure, however, reveals that it began as a 26 by 30-foot, south-facing English barn of two bays, with an additional set of posts midway in the outer walls of the westernmost bay. The main wagon door for this original barn was in the south side of the east bay. The major exterior posts in the walls of the original building are flared (gunstock) hewn posts. 2/5 of the way south of the north wall between the bays is a third, unflared post. The roof over this original section is framed with an early type of barn roof system consisting of heavy, hewn rafters, and three sets of purlins approximately 3 1/2 inches square, pegged into trenches on the outer faces of the rafters and into a heavy, five-sided ridge purlin, supporting vertical roof boards. The three sets of principal rafters are tenoned into the tie beams; the common rafters between them are birdmouthed over the plates. Diagonal braces extend from the ridge beam along the roof slopes to the original end rafters. Two braces also rise at a slight upward and outward angle from the tie beams to the main rafters. One set, mortised and tenoned into both rafters and tie beams, appears to be original (see photo); others consisting of nailed boards appear to represent twentieth-century repairs.

The building was lengthed by a 12-foot-wide bay on each end, probably at different times, but most likely by the mid-nineteenth century. Rabbits along the outer undersides of the original end tie beams once held the top ends of exterior siding boards for the gable-end walls of the original barn. The roof structure of the two later outer bays is only slightly different from that of the original barn. Except for some sections repaired with horizontal roof boards, they still employ a vertical-board, purlin system, although the dimensions of the timbers are narrower, and the purlins are sapling poles, rather than hewn or sawn timbers.

In all parts of the main barn, the main posts are about 8 1/2 inches square, the tie beams about 6 inches, and the plates measure about 6 by 7 inches. The rafters over the inner, older part are hewn, about 5 inches square.

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ARCHITECTURAL DESCRIPTION, cont.

The location of a former wagon opening in the south side of the east bay of the original barn is indicated by the survival of its header, tenoned high into the south wall posts, and of the short lengths of vertical siding boards between it and the south plate. Its location there implies that this 11-foot-wide bay was a drive floor. If that was the case, then a combination of hay storage and livestock tie-up filled the western 19 feet of the original building. A slightly lower door header (though no siding boards) remains in the added, easternmost bay of the building.

Except for the clues provided by the door headers, a reading of the functions of the interior spaces in the barn is somewhat hampered by later alterations. A line of mid-twentieth-century box stalls now runs the length of the north side of the building, and a low plywood and board wall fastened to the easternmost south posts forms the north side of a long enclosure in the leanto. The fact that there are no joist pockets visible on the main tie beams indicates that there was no framed loft at eaves level, although hay may have been stored there on poles.

The south leanto was apparently added sometime in the early twentieth century. While the walls of the post-and-beam main barn are framed with the horizontal nailers meant to support the vertical-board siding that is present under the shingles, the leanto is stud-framed, with horizontal siding. Its roof boards run horizontally, supported by rafters of 2 x 5-inch dimensioned lumber. The middle and easternmost doors in the south wall of the leanto are very early wood sectional (overhead) doors, complete with heavy metal springs and tracks to guide them as they rise. The westernmost door is a double-leaf, sliding door.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

According to one local tradition, this house may date to the 1740s, and its first owner may have been Josiah Houghton, nephew of Benjamin Houghton, (nicknamed "Landlord Ben,") the first proprietor of Sterling's earliest and best known roadside tavern, which began business nearby on the site of the present 15 Osgood Road in 1737. Other Houghton family members were involved with the tavern operations through most of the rest of the eighteenth century; Josiah may have been among them.

Reports by Butterick family descendants, however, say that the house was actually built, rather than acquired, by Jonathan Butterick, who set up housekeeping there in 1791 with his wife, Hannah. Jonathan Butterick (1750-1809), first of the family in Sterling, had been born in Lunenburg and came to Sterling from Dunstable. He married Hannah Wilder Sawyer in either 1772 or 1778, and they first settled on land a short distance to the north of this property in 1778.

The house was standing in 1801 when the property was bought by a grandson of Landlord Ben, also named Benjamin Houghton. He may have enlarged and updated the existing residence. Benjamin Houghton died of "lung fever" in 1819, and the property was subsequently owned by his son, Samuel Houghton (1796-1866). The map of 1830 shows the owner as J. G. Morse. In 1834 it was apparently the property of Levi Reed, Jr.

In 1842, the farm was purchased by John M. Stevenson. He was a carpenter as well as a farmer, and is best known locally for making the Doric columns for the 1830 Town Hall and the First Church, built in 1842. It is likely that the expansion of the barn was the result of his carpentry. The farm he owned in the 1850s, with the house, two barns, a shop (probably a carpenter's shop), covered forty-six acres. For many years, the north part of the house was rented by Eunice Nelson, wife of Cephas Nelson of 1 South Nelson Road (MHC #110).

INVENTORY FORM CONTINUATION SHEET

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"Hilldale"
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Area(s)

Form No.
 121, 347, 348

HISTORICAL NARRATIVE, cont.

By 1870 the Stevenson Farm totaled fifty-five acres, which were planted primarily to corn, hay, potatoes, and market produce. John Stevenson died before 1880, and the property was owned for several years by his widow, **Ruhamah (Butterick) Stevenson**, who was a granddaughter of Jonathan and Hannah Butterick. During that time the farm was worked by their son, Henry Stevenson, who owned five cows, a horse, and a pig in 1880.

Mrs. Stevenson moved to Sterling center, and by the mid-1890s the farm had been purchased by **Fredd R. Trask**, who called it "Hilldale." He and his descendants owned it for nearly seventy years, until 1969. In 1899 Mr. Trask began the first McIntosh apple orchard in the Sterling area by grafting transplanted wild trees with McIntosh stock. By 1906 he was adding nursery trees, and built up to over 700 trees by 1930. In the early twentieth century, when pests were becoming an increasing threat to the quality of the apple crop, he became a founder and a lifetime member of the Ninety Percent Clean Apples Club of Massachusetts, an organization of fruit growers who had produced 300 or more bushels of one variety of apples in the previous season, 90% of which were unblemished. In the early 1930s more members of the club were from Sterling (five orchardists, including Fredd Trask) than from any other town.

Mr. Trask was also a prominent member of the Sterling First Baptist Society, and wrote a short history of the church for the 1931 town history. After Mr. Trask's death, the 47-acre farm was carried on by his daughter, **Hazel G. Trask**.

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Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

98 Osgood Road

Area(s)

Form No(s).
121, 347, 348

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

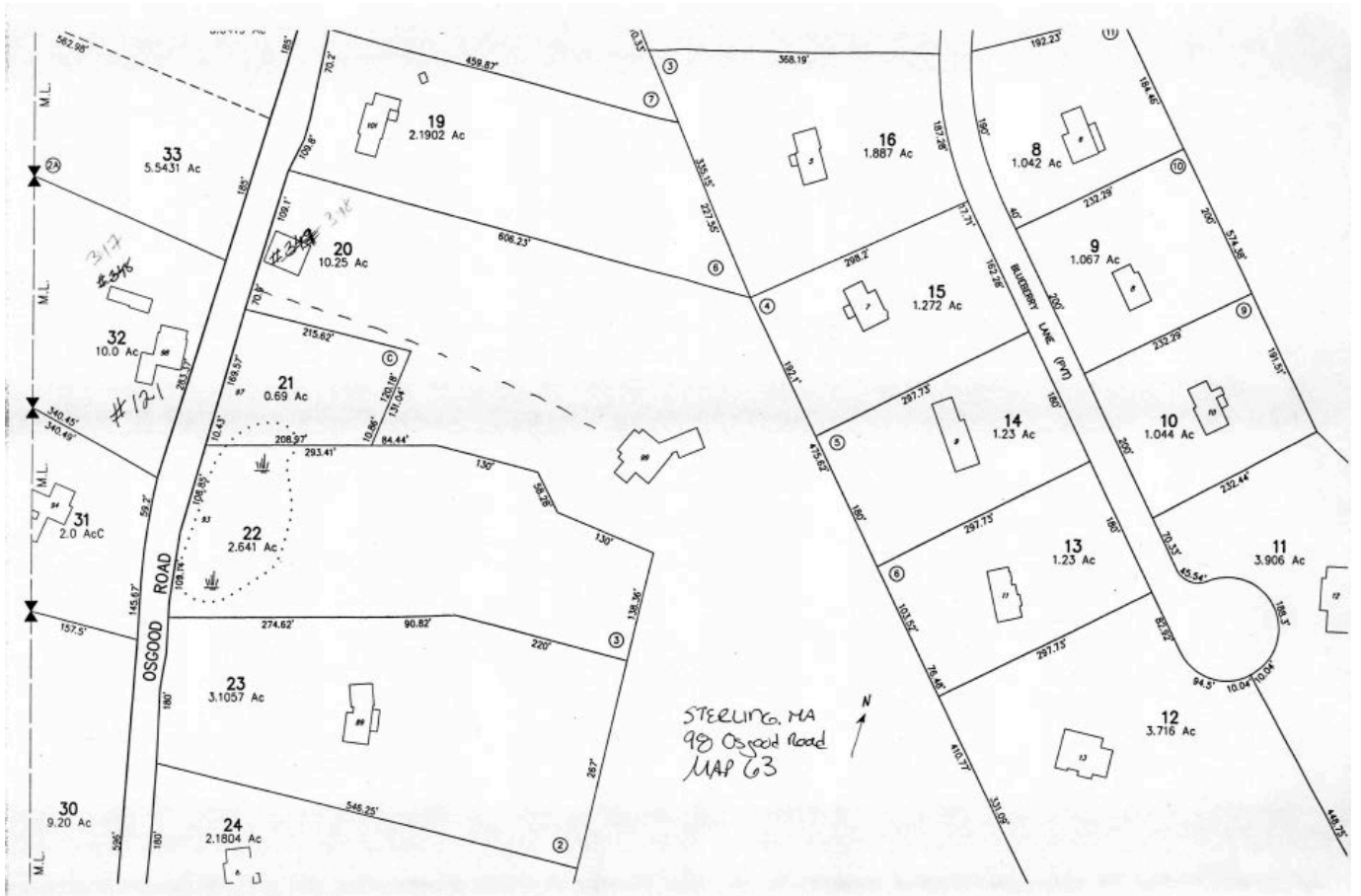
The criteria that are checked in the above sections must be justified here.

"Hilldale," the Jonathan Butterick-Benjamin Houghton Farmstead which had been established by 1791, is eligible for the National Register under Criteria A and C.

The complex meets Criterion A for its association with the prominent Butterick and Houghton families through the early nineteenth century, with farmer-carpenter John Stevenson from the 1840s through 1880, and with the later development of Sterling's twentieth-century orchard agriculture. Fredd R. Trask established the first McIntosh apple orchard in the Sterling area here at the turn of the twentieth century, which was carried on by his daughter, Hazel, into the mid-twentieth century.

The farm meets Criterion C for its well-preserved double-pile, twin ridge-chimney farmhouse, and for its intact English barn--one of the earliest extant in Sterling--which was expanded and updated at least twice prior to the middle of the twentieth century.

In spite of the loss of most of its apple orchards and other agricultural landscape, the farmstead retains integrity of setting, location, design, materials, workmanship, feeling, and association.





2001.



Barn (STE.348). 2001.



Barn (STE.348). 2001.



Barn (STE.348). 2001.



Barn-roof truss. 2001.



Barn-door header, S. Side. 2001.



Barn looking east. 2001.



Barn looking SW. 2001.

FORM B - BUILDING

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, MA 02125

Assessor's number

95-6

USGS Quad

STERLING

Area(s)

Form Number

63, 326-328



Town Sterling

Place (neighborhood or village) _____

Address 146 Princeton Road (Rte. 62)

Historic Name Col. Asa Whitcomb House/

Amory/Eckert Farm

Uses: Present residential; agricultural

Original dwelling and farmstead

Date of Construction mid-18th C. to 1960s

Source local research; visual assessment

Style/Form gambrel-roofed colonial house w.
 late-19th-C. ell

Architect/Builder unknown

Exterior Material:

Foundation granite and brick

Wall/Trim wood clapboard and shingle

Roof asphalt shingle

Outbuildings/Secondary Structures ca. 1940

gambrel barn, 1967 cow/equipment shelter

Major Alterations (with dates) late-19th C. ell;

loss and replacement of doors, window sash

Condition fair/deteriorated

Moved [x]no [] yes Date N/A

Acreage 10.75 acres

Setting Off road at end of farm lane in mixed

agricultural/residential area. Pastures, hayfields,

and wetlands surrounding farmstead.

VI 8, 12, 15, 17, 18, 20, 22-24

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural feature. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date January, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

While its principal older barn has been lost, this working farmstead, situated at the end of a farm lane off the south side of Princeton Road in the midst of hayfields, cow pastures, and wetlands, is a melange of buildings constructed in the eighteenth, later nineteenth, and late-twentieth centuries. The small gambrel-roofed, eighteenth-century **Asa Whitcomb House** faces south over the farmstead, with its back to the road. Extending northwest to its rear is a 1 1/2-story gable-roofed ell of the mid- to late-nineteenth century, today highly altered. About twenty yards southeast of the house is a mid-sized early-modern gambrel-roofed barn, constructed about 1940 to replace an earlier one which burned down. Just to its east, against a low hillside, is a large late-twentieth century loafing barn, open to the west and south. Another older barn which was still standing west of the house in 1971 has since been demolished.

Asa Whitcomb House, mid-18th/19th century (#63)

The south gambrel-roofed portion of the farmhouse is said to be one of the oldest houses still standing in the original Lancaster territory. Samuel Osgood, writing in the Worcester County history in 1889, calls it the best representative of the appearance of the handful of earliest houses built in the territory that became the town of Sterling. The gambrel roof indicates, however, that it was probably not built until at least the middle of the eighteenth century, a date consistent with the age of Asa Whitcomb, believed to have been its builder. Presently in deteriorated condition, the 2 1/2-story main house consists of a side-gambrel-roofed wood-frame cottage on a high brick foundation story. This combination, together with the presence of a course of granite block in the masonry at ground level, suggests that the 1 1/2-story wood-framed building may have been raised up after 1790 or so, and the brick story inserted beneath it. Deteriorated stucco covers most of the first story, although enough brick is exposed to reveal that it is laid in a hybrid English/common bond of six rows of stretchers to one complete row of headers. The upper, steeply-pitched gambrel roof section has narrow cornerboards, a slender molding along the eaves, and no roof overhang at the ends. This wood-frame portion is clad in what appear to be twentieth-century wood clapboards on three sides, and in wood shingle on the rear north wall. The main south facade is divided into three symmetrical bays at both stories, with an altered doorway fitted with a recent steel and glass door in the center. All the window openings either have late-nineteenth or twentieth-century 2-over-2-sash, or are boarded over. The end elevations are two bays deep, with a small single window opening at attic level. A slender chimney rises from the ridge of the roof, just east of the center. On the rear north elevation a deteriorating shed roof from a former porch at the northeast corner connects with a small shed-roofed pantry or bathroom ell in the angle formed by the old house and newer ell.

The northwest, cross-gabled ell has recently been altered by replacements of siding, doors, and windows on the west side and north end. Its east side, however, retains wood clapboards and two 3-over-3-sash "eyebrow" windows under the eaves.

Eckert Barn ca. 1940 (#326)

At approximately 35 by 60 feet, this barn is one of the smaller of the handful of early-modern gambrel-roofed barns built in Sterling in the 1930s-'40s. It is clad in the novelty drop siding of the period, stands on a high concrete foundation, and has an asphalt shingle roof with slightly "kicked" eaves extending out over exposed rafter ends. Two small shed-roofed additions project north from each corner of the north wall--a drop-sided extension on the west, and a fieldstone milk room (#327) on the east. The peak of the main barn roof projects several feet out from the east end of the building to form a hay hood, where a pulley mechanism is still in place. Two round metal ventilators are mounted on the east part of the main ridge. A shed-roofed cow shelter along the south side of the barn supported on log posts is an addition of the mid-twentieth century. Large wagon-door openings are located near the center of the east end, and in the north wall between the two extensions. (Their doors are gone, as is the door of the loft opening high in the east end

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

146 Princeton Road
 Whitcomb/Amory Farm

Area(s)

Form No.
 : 63, 326-328

ARCHITECTURAL DESCRIPTION, cont.

under the hay hood.) Most of the windows of the barn are gone, and many are boarded over. The remaining sash are fixed 6-pane, 2-pane, and 1-pane. While most of the ten stanchion windows along the long sides of the barn are gone, their openings remain.

The upper story of the barn interior is used for hay storage, and is not accessible. The first floor, however, has a typical longitudinal three-bay plan, with a central concrete aisle flanked on either side by livestock bays. Most of the interior is whitewashed, including the horizontal-board siding lining the inside of the walls. Round metal posts along the edges of the center aisle support two longitudinal beams, approximately 8 inches square, under the upper floor. A row of metal cow stanchions is still in place down the length of each side bay, as is considerable water piping and a long clean-out gutter in the concrete floor at each edge of the center aisle.

A four-bay, gable-roofed loafing barn (#328), built in 1967, stands close to the east end of the gambrel barn. A pole-barn type of structure, it has stud walls supporting vertical-board sheathing on the east and part of the north elevation, and its roof slope extends to the west, where it is supported on log posts. This building has a high concrete foundation and a standing-seam metal and fiberglass roof.

HISTORICAL NARRATIVE *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This farm dates back to one of the Chocksett district's major heroes of the Revolution and one of Sterling's staunchest patriots, Col. Asa Whitcomb (1719-1804). Named a Deacon of the Second Parish Church of Lancaster in 1760, he led two companies in the French and Indian Wars, represented Lancaster in the General Court for eight terms in the late 1760s-early 1770s, and was a delegate to the Provincial Congress of February 1, 1775. Nearly as well known as his brother, Gen. John Whitcomb of Bolton, Asa served as Captain in the regiment of Col. Timothy Ruggles at the battle of Lake George in 1755, and under his brother and Col. Jonathan Bagley in the attempt to capture Fort Ticonderoga in 1758. As a Colonel, he led a regiment of colonial soldiers on the march to Cambridge on the first day of the Revolution, April 19, 1775. He was later appointed a Justice of the Peace.

Asa Whitcomb, who was orphaned at a young age, inherited a large amount of land in the west part of Lancaster in the precinct that was later to become the town of Sterling. He married Eunice Sawyer in 1745, and, according to family genealogies, began to clear the land for a farm sometime after 1756. Eunice died about 1760 after bearing seven children, and Asa was remarried in 1762 to Betty Sawyer, (apparently Eunice's sister), who bore him eight more children between 1764 and 1779. It is possible that the farmhouse was built around the time of their marriage. According to Lancaster records, his military service ended in 1777, and he returned home to his farm, which was the second largest in the Chocksett precinct, for the next few years.

Both Whitcomb brothers had owned considerable real estate in Lancaster and its later adjoining towns, and Col. Whitcomb was a wealthy man at the beginning of the Revolution. In the hard economic times of the 1780s, however, during which he is said to have "pledged his whole fortune upon the security of paper currency" (Marvin, 345), he went bankrupt. Among his more unfortunate paper-money transactions was the sale of his Sterling farm. He relocated to Princeton in 1780, where he died in poverty in 1804 at the age of 84.

The owner of the farm in the 1780s was apparently Joseph Reed, (Jr.), a local Sterling farmer, who owned it until his death in about 1790.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

146 Princeton Road
 Whitcomb/Amory Farm

Area(s)

Form No.
 63, 326-328

HISTORICAL NARRATIVE, cont.

For several decades after the Reed ownership, beginning about 1791, the farm was owned by a Boston resident, **Rufus G. Amory, Esq.**, (also referred to as Rufus Emery,) who used it for a summer residence and country retreat. For most of that time he apparently leased the farm to local farmers, among whom were members of the Phelps family, who raised a herd of a hundred sheep on the land. Josiah Phelps was born in the house in 1816. In the 1850s the owner is shown as **Amos Parker**, although the farm may still have been farmed by the Phelps family at that time.

Haskell McCollum owned the farm in the 1870s. It was then seventy-five acres, and had a value of \$3600. Mr. McCollum apparently practiced a variety of mixed agriculture that combined an emphasis on milk production and market produce. He had a small herd of less than ten cows, and grew corn, hay, barley, oats, and a variety of vegetables on the property. He produced 3000 gallons of milk in 1870.

By 1889 the property was owned by the **Dugan** family, and by 1898, by **Joseph Rosenthal**. At the turn of the century Mr. Rosenthal was keeping about a dozen cows, and had two barns and a henhouse on the 75-acre farm.

Sometime in the 1920s the old farm was acquired by Polish-born farmer **Frank Eckert**, who continued to operate it as a small dairy farm for many years. Still under the ownership of the third generation of the Eckert family, today the property is operated as a breeding farm associated with an embryo business in Rutland. About a dozen cows are still housed on the property, and hay is grown on its 10.75 acres and on adjoining parcels.

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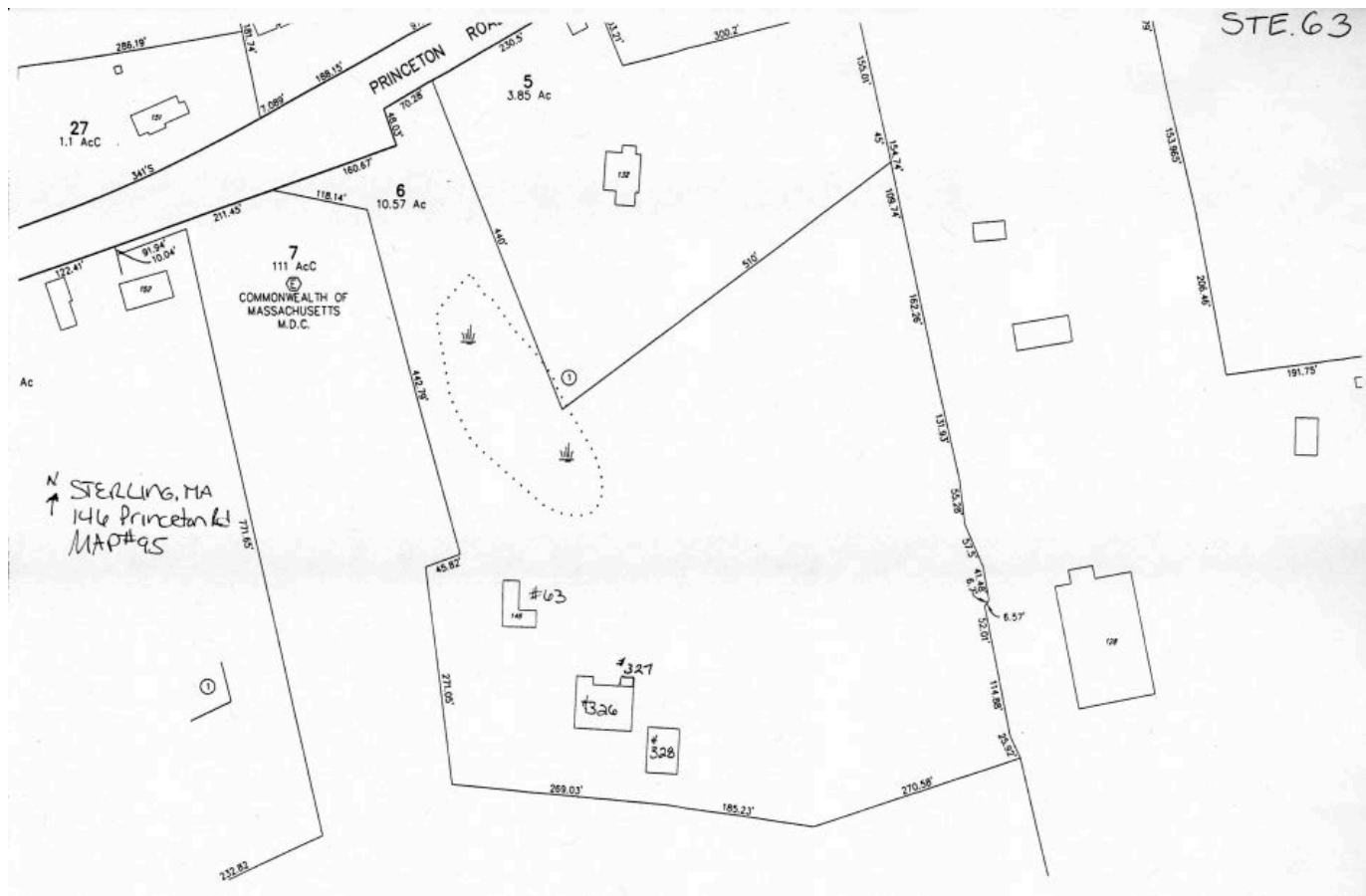
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Barn (STE. 326) with milking room (STE. 327)
2001.



(STE. 326 and STE. 327). 2001.



Loading barn (STE. 328). 2001.



Barn, first level. 2001.

FORM B - BUILDING

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, MA 02125

Assessor's number	USGS Quad	Area(s)	Form Number
96-23	STERLING		164, 329, 330



*Label photo on
 Record film roll
 Staple photo to
 additional photos*

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between the inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SCS ATTACHED

Town Sterling

Place (neighborhood or village) _____

Address 169 Princeton Road (Rte. 62)

Historic Name Buss/Harris House and Farm

Uses: Present residential; agricultural

Original residential; agricultural

Date of Construction ca. 1790s

Source local research; visual assessment

Style/Form Georgian/Federal

Architect/Builder unknown

Exterior Material:

Foundation (not visible)

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures barn; small

barn or shed (possibly attached)--date unknown

Major Alterations (with dates) apparently

enlarged at an early date; later changes unknown

Condition good

Moved [x]no []yes Date N/A

Acreage approximately 90 acres

Setting Off road at end of farm lane, fieldstone

walls along lane and road to west. Woods in front. In mixed area of new residential construction and old houses and farmsteads.

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date January, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This old farmstead, set back from the north side of Princeton Road facing south at the end of a long farm lane, is somewhat hidden from view by the young pine and deciduous woods which have grown up in front of it in this century. The facade of the 2 1/2-story, side-gabled house is visible, however, and its configuration suggests that the building grew over time, probably undergoing a substantial expansion to a two-family dwelling at an early date. An interior inspection would be necessary to determine the building's evolution.

The facade is eight bays long at both the first and second stories. The easternmost three bays have the appearance of a "half-house" arrangement, with two windows in the east portion vertically aligned at each story, and to their west, a chimney-bay entry featuring a pilastered, transomed doorway at the first story, a window directly over it at the second, and a tall chimney rising from the roof ridge above them. The longer western portion of the facade has the appearance of a full-width symmetrical, five-bay, center-entry house, although it is somewhat shorter in length than most houses of that type. It is likely that the present ridge chimney, which is positioned slightly west of center, is a replacement for a former center chimney.

Judging from early 1970s photographs, the windows, which are all 8-over-12-sash in plain, flat surrounds, are recent replacements for former 2-over-2-sash which in turn would have been installed sometime after 1850. The two entries appear to be identical. The doors, which appear on the 1970s B-form as the 6-panel type typical of the 1790s, are presently covered by vertical-board storm doors. Each is flanked by tapered, flat pilasters with moded caps, and surmounted by a four-light transom under an entablature that includes an unadorned frieze and a molded, projecting lintel. Other architectural trim is also characteristic of the early federal period, including a narrow cornice at the eaves with a bed molding at the angle of wall and soffit, and narrow cornerboards.

Partially visible northeast of the house is the southeast gable end and the standing-seam metal roof of a two-story-high barn (#329), clad in either board-and-batten or vertical board siding. Between the barn and the northeast rear corner of the house is a gable-roofed, one-story barn or large shed (#330) with the same materials, open on the long southeast side. (The latter may be attached to the rear of the house). According to the owner, the outbuildings were substantially rebuilt in the late twentieth century.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Called locally the "old Buss Place," the first owner of this farmstead is believed to have been **John Buss**, who is listed in local school records as a head of household in the area as early as 1791. He is not listed in the 1790 federal census for Sterling, however, lending support to the suggestion that the house was built in 1790-91. He is shown as owning a house at this location on the 1797 Chocksett School district map. Born in 1767, John Buss was the son of Dea. Ebenezer Buss, whose eighteenth-century farmstead was located on the south side of Princeton Road nearly opposite this property until the latter part of the nineteenth century. The property may have been divided out of some of Ebenezer's holdings for his son. (See also #57, 17 Griffin Road for another house believed to have been owned by John Buss.)

Maps show that in 1830 this farmstead at the end of the lane was owned by **A. Harris**. Local research indicates that this was **Amaziah Harris** (1769-1848). A carpenter as well as a farmer, he had been born in Leominster, and married Elizabeth (Betsy) Burpee, daughter of Cpl. Moses Burpee of Sterling in 1798. Before his death in 1827, Moses Burpee settled some lands on his daughter and her husband, which may have included some of the land on this farm.

[] Recommended for listing in the National Register of Historic Places. *If checked, a completed-National Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling 169 Princeton Road
 Buss/Harris House and Farm

Area(s)

Form No.
 164, 329, 330

HISTORICAL NARRATIVE, cont.

In 1830 Amaziah Harris actually owned the 85-acre farm jointly with **Alfred Harris**, who was either his brother or son. Between them they owned about seven cows and cattle, and ten sheep in that year. Alfred Harris was also both a carpenter and farmer. One or both of them may have provided equipment to Sterling's many chairmakers of the 1830s, as an 1836 deed reveals that Alfred Harris purchased the rights to making, using, and selling a patented tenoring (or tenoning) machine within the bounds of Sterling, Princeton, and Holden for fourteen years. The machine was apparently used for trimming chair spokes.

In 1837 Alfred Harris sold Amaziah and Betsy's son, **Foster Harris (1802-1875)**, who had been listed as a sawmill owner in 1830, half of the farm "where I now live." The deed refers to about eighty acres, plus half a meadow on the east side of the "Still River" bridge on the road from Lancaster to Princeton (Princeton Road). The sale also included six adjoining acres which Alfred Harris had bought from Jedediah Kidder the year before, and half of his livestock of two oxen and five cows. By 1850, censuses list Foster Harris as the owner of a farm of 190 acres with a value of \$2500. His main crop in that year appears to have been Indian corn, though he grew other grains as well, and had an orchard which produced \$100-worth of fruit. His wife was Mary Richardson (1803-1872).

By 1870 the farm and the two-family house had been acquired by two of Sterling's earlier Irish settlers, **Joseph Lawton** and **Michael O'Neil**. They were apparently in-laws, who each owned about 54 acres in that year. For the next decade they owned about ten cows apiece, and continued to sell butter through the beginning of the 1880s. They both grew hay, corn, potatoes, and had small apple orchards, with Joseph Lawton producing the larger amount of all but the corn. He died in 1895, and while the map of 1898 shows the house as the property of his estate, local tax records show that in 1900 his widow still owned the farm, then fifty acres, the livestock of about ten cows and three horses, and half the house and barn. (Further research may reveal that Michael O'Neil still owned the other half of the buildings.)

By 1921 the farm was acquired by **Michael Suschyk**. Today it is still owned by the Suschyk family, and a portion of the 86 acres is farmed for market gardening and the raising of pigs.

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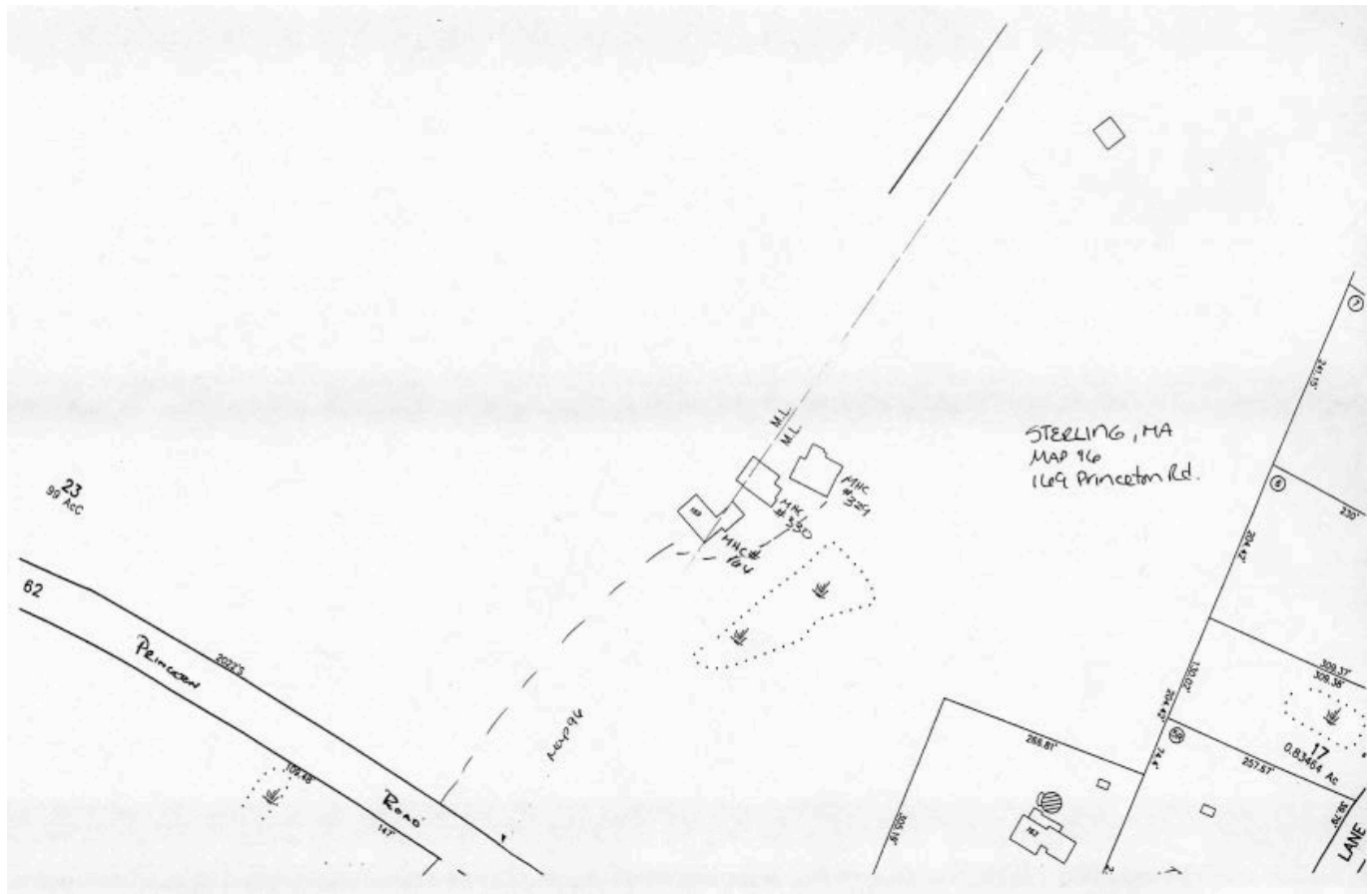
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FORM B – BUILDING

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



Assessor's Number USGS Quad Area(s) Form Number

90-01	Clinton		205, 315, 924
-------	---------	--	------------------

Town STERLING

Place (*neighborhood or village*) Redstone Hill

Address 80 Redstone Hill Road

Historic Name Barnard-Springer-Rugg Farm

Uses: Present residential / agricultural

Original residential / agricultural

Date of Construction ca. 1780s

Source SHS files

Style/Form Side-gable/5-bay/alterd

Architect/Builder unknown

Exterior Material:

Foundation concrete block

Wall/Trim asbestos shingles

Roof asphalt shingles

Outbuildings/Secondary Structures converted early 20th c. beer factory to barn in ca. 1940

Major Alterations (*with dates*) mid 20th c. asbestos siding, ca. 1970 - rear ells, windows, ca. 2000 - vinyl windows

Condition fair

Moved no yes Date 1969

Acreage 38 acres

Setting Rural road near crest of hill and directly adjacent to power lines, open house lot, opposite 19th c. dwelling, surrounded by open fields, hay and orchards, barn at rear.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler / Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) March 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

This property near the top of Redstone Hill is widely exposed with a prominent **agricultural landscape** (MHC # 924) of open fields and orchards behind and on the east side and the high tension power line on the west side cutting through the original location of the farmhouse and former barn. The house sits close to and slightly above the road on a small knoll with the wide driveway on the east side cut into that knoll. A farm-like drive is on the west side leading to the rear entrance and the ca. 1938 barn behind the house.

Barnard-Springer-Rugg House, ca. 1780s, MHC #205

The side gabled, five-bay, two story with a maze of rear ells has been substantially altered since its move slightly down the hill away from the power lines. It rests on a concrete block foundation, has been covered with asbestos shingles and has a number of rear additions. Piercing the asphalt roof are twin chimneys that are set behind the ridge. The roof has a slight overhand in the gable ends with no returns and a fascia with a narrow applied molding. The fenestration also has been altered with the new vinyl windows most with one-over-one sash and a modern centered entrance with two small lights near the top of the door. The open entrance porch on aggregate block has deteriorated tapered rounded pilasters and boxed posts carrying the modified hipped roof. The late eighteenth century house is one bay deep and has an added concrete block exterior chimney on the west side.

Rear ells consist of a single-story rear ell on the west side, a large two and one-half story gable roof rear ell that extends beyond the gable end of the main block on the east side and an additional side gable three-story addition extending easterly from the large rear ell which is three-stories when viewing from the front.

Cognoni Barn, Old Beer Factory, early 20th century, ca. 1940 on site, MHC # 315

The modest sized wood clapboard barn, built to replace the barn that fell in the 1938 hurricane, is approximately thirty by forty feet (30' x 40') with a shed roof lean-to on the north side and rear additions on the west end. Constructed on a stone parged foundation the building has wood clapboard siding and an asphalt roof. The main entrance is in the east gable end and consists of a centered double-leaf door with flanking two-light and six-light windows. The north side has a long shed roof addition which now is enclosed but may have been a loafing barn open to pasture land for cows. At the rear are three additions; one shed roof extending from the long shed roof north wing, one square shed roof addition attached to the rear gable end, and a small box-like addition connected to the gable end. Next to the barn at the southeast corner is a silo foundation of concrete.

The interior is divided into three bays with long scarfed beams supported by round iron poles. The floor joists of the hay loft are laid horizontally with vertical floor boards that run the entire length of the building. Metal pipe cow stanchions are located along the right aisle.

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
80 REDSTONE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

205, 315,
924**HISTORICAL NARRATIVE** *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This small farm is important for its association with prominent Sterling families and for its level of farming activity that was responsive to events such as the 1920 power line installation, the 1938 hurricane and the 1969 extension of the power lines.

According to Sterling Historical Society records the farmhouse was constructed in the 1780s for **Dr. John Barnard** (ca. 1748-1825) who moved to Sterling from Bolton and was reported to have turned his property into a show place at the time of his daughter's baptism in 1786. By 1830 the property was owned by **John Springer** (1783-1866) who had married Barnard's daughter, Elizabeth, in 1814 and was a noted architect from New Hampshire who left important examples of his work in Sterling including the Sterling Town Hall (1835, 35 Main Street) and the First Church (1842, 6 Meetinghouse Hill Road). Interesting architectural elaboration that has been found in at least three Sterling houses including this one is the shallow curved or vaulted ceiling in upper-story rooms such as the Blood-Peck House, (7 Pine Street) now known as the Sterling Historical Society and a Princeton Road house. A beaded cornice molding that once adorned rooms in this house also are found in the Historical Society.

For nearly all of the second half of the nineteenth century the farm belonged to **Prentiss [Prentice] Mason Rugg** (1817-1885) and his heirs. Although Rugg was a school teacher in Sterling he also kept cows, sheep, and two oxen to work the fifty-six acres of his farm. Rugg regularly was assessed for additional farm land known as the Ross pasture and the Boynton pasture totaling 30 acres. The Ross pasture likely was inherited through his wife **Cynthia Ross Rugg** (1826-1912). On his land Rugg produced Indian corn, barley, spring wheat and hay, but in modest quantities. He sold produce from his orchard and market garden, probably to the Boston or Worcester markets that were accessible by way of the railroad. Following his father's death **Arthur Prentice Rugg** (1862-1938) who summered at 48 Rugg Road was executor and taxed for his father's farm until the early 1900s.

For a brief time the farm was owned by **Jonathan Davis** (See Davis Farm Area Form) and rented until 1902 when Albert Boyle from Fitchburg purchased it. In 1920 the first two power lines were installed through Sterling taking parts of farms in its path. The house and barn of this farm were situated up on the hill right under the power lines. In 1938 the Hurricane claimed the large New England barn that had stood next to the house. By that time the property was owned by Louis Cognoni who erected a new barn moved from Worcester and said to be an old beer factory. This new barn did not use the old foundation but was erected in a new location where it remains today. Cognoni needed the barn to serve his small dairy business. Until 1969 the house remained up on the hill near the power lines, but the 1969 expansion of the power line adding a third line led to the relocation of the house in its present location,

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
80 REDSTONE HILL RD.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

205, 315,
924**Historical Narrative (continued)**

accounting for its concrete block foundation. At the same time the old six-over-nine windows were removed as well as the sliding interior shutters found in the front rooms. SHS records indicate that the wainscoting was covered with wall paper. Cognoni continued in the dairy business until the mid 1970s when he resorted to hay production with some orcharding. The most recent sale of the property reduced the acreage from 40 acres to 8.5 leaving some land with the house and barn for haying.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

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Archives

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Sterling Tax Valuations: intermittent years from 1825 to 1930.

Vital Records: Sterling.

Sterling, VA
MAPS B7+90
80 Redstone Hill Road
MHC #s 205, 315, 924

orchard

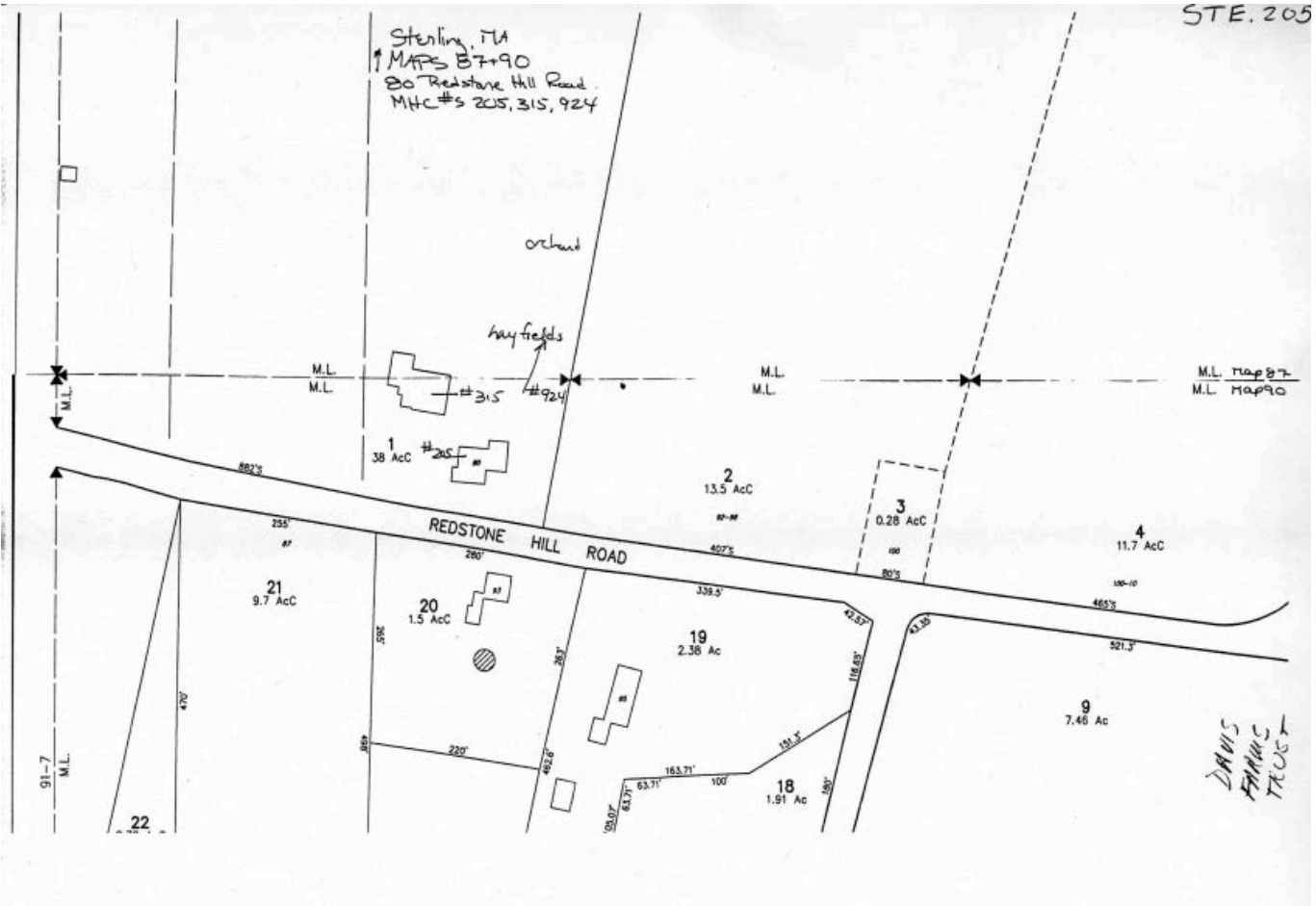
hay fields

M.L. Map 87
M.L. Map 90

91-7
M.L.

22

DAVIS
FARM
TRUCK





View of side of house, front of barn and some of landscape. 3/01.



Barn. 3/01.



Barn. 3/01.



FORM B - BUILDING

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, MA 02125

Assessor's number	USGS Quad	Area(s)	Form Number
84-19, -20	STERLING		132, 320



roll negative(s)
 IX 10, 13, 14

XXXI 2-4

Town Sterling

Place (neighborhood or village) _____

Rowley Hill

Address 15 Rowley Hill Road (house)

7 Rowley Hill Road (barn)

Historic Name Pratt/Burpee Farmstead

Uses: Present residential

Original dwelling and farmstead

Date of Construction early 19th century

Source visual assessment

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures English barn--

early 19th C.; gambrel barn--late-20th C. Mid-20th C. house at 7 Rowley Hill Rd.

Major Alterations (with dates) #132: Large wing--late-20th C.; new chimney. Door, window changes. #320: some door, window replacement on barn

Condition fair to good

Moved [x]no [] yes Date N/A

Acreage approximately 2.5 acres

Setting N. side of road, near intersection of

Meetinghouse Hill Rd. Surrounded by small mid-

and late-20th-C. houses on small lots.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date February, June, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

The property for this old south-facing farmstead has been reduced over time, and the remaining buildings now stand on two different parcels. The early-nineteenth-century house at 15 Rowley Hill Road is accompanied by a gambrel-roofed late-twentieth-century vertical-board barn on a concrete foundation, standing just to the northeast. The original English barn, however, remains close to the road just to the southeast, functioning as the storage outbuilding for a mid-twentieth-century Cape Cod house at 7 Rowley Hill Road.

Pratt/Burpee House, early 19th century (#132)

The form of this Federal, single-pile rear-chimney house has been greatly altered since 1970, with a major enlargement of the east ell to become a large 2 1/2-story wing, its ridge higher than the rest of the building, that now dominates the rest of the structure. The original house is the five- by one-bay, side-gabled, 2 1/2-story west section. One large interior brick chimney rising from the west part of the rear wall may be one of a former pair. The old one-story ell now comprises the lower three-bay west section of the large side-gabled east wing.

The symmetrical, five-bay main facade has 2-over-2-sash windows in plain, unadorned surrounds, most of which have lost their louvered wood shutters since 1970. The second-story windows are unusually small, suggesting that all the windows may have been replaced early in the twentieth century, and some of them reduced in size. The main center entry has a late-twentieth-century four-panel door with a row of small glass panes across the top. It has a plain board surround, but is still sheltered by the heavy, projecting hood supported on a pair of elaborate Italianate scroll brackets which would have been installed in the 1870s or early '80s. The west end of the house has one 2-over-2-sash window centered at first and second story; a third window under the gable peak is covered by a surviving pair of louvered shutters. The east end of the old part of the building forward of the wing has the same one-bay, vertical alignment of windows at first and second story as the west end, but has a louvered vent at attic level instead of a window. The architectural trim of the house, consistent with the early years of the nineteenth century, includes narrow cornerboards, and a molded, boxed roof cornice with a bed molding underneath and cornice returns on the gable ends, but no roof overhang.

The facade of the east wing is four bays wide at the first story, three at the second. Stylistic features, supported by photographic evidence, indicate that the nineteenth-century ell formerly included the two windows and door just east of the main house (sheltered by a shed-roofed porch), and several feet more to the east. The post-1970 addition extended that section several feet and one window bay to the east over a concrete foundation, and added a second story and a half above, with windows aligned above the first story ones. All four new windows are 1-over-1-sash, varying in size. The door is a recent one, identical to the main front door. The porch, however, retains what appear to be late-nineteenth-century turned posts with small saw-cut brackets, although it now stands on a concrete base and has lost the dowel balustrade shown in a 1969 photo. The east gable end of the new wing has two bays of 1/1's at each story, and, in the full basement story, two overhead paneled garage doors, with a narrow walk-in door between them.

Ezra Pratt Barn early 19th C./early 20th C. (#320)

Standing just east of the house, close to the road, is a small three-bay, side-gabled English Barn of early nineteenth century vintage. The building is 32' 10" by 28' 6", clad largely in vertical board, with a roof of large diamond-shaped asphalt shingles. It stands on a fieldstone base, without a basement. The building is currently in somewhat deteriorated condition, and part of the frame of its south wall has collapsed. The roof ridge is oriented parallel to the street. In the center of the south side is a wide, interior-mounted tongue-and-groove sliding door as high as the eaves, suspended from a metal track at the level of the south plate. The door has a small boarded-up window in the center with two side-by-side panes, and is presently hanging at an angle.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling 7, 15, Rowley Hill Rd.
 Pratt/Burpee Farmstead

Area(s) Form No.
 132, 320

ARCHITECTURAL DESCRIPTION, cont.

Both gable ends of the barn are sheathed with vertical board except for the rear half of the wall below eaves level, which is clad in wood shingle; tar paper covers a large section toward the front of the west end, where an addition of some sort was apparently attached. The square concrete slab that formed the base of the addition is still in place. Both ends have a tall window opening high under the gable peak, without a sash. There is also no glass in the three small first-story window openings of the east end, or in another in the north part of the west wall. One 6-pane window in the south part of the west gable-end wall is partially covered by the siding. A modern aluminum-clad walk-in door is located just north of center in the east end, and a narrow batten door is located in the center of the rear elevation. Two other vertical board batten doors, one at each end of the main south facade, have been covered over by siding.

Interior and structure. The change to wood shingle for the cladding on the rear half of the building provides a clue to an enlargement which took place early in the twentieth century, when the barn was extended to the rear, nearly doubled in size, and the roof replaced. An interior inspection, however, reveals that the building was expanded at least twice, and that it began as what is probably Sterling's smallest extant historic barn.

The original building was a 20' 4" by 15' 5" two-bay English barn which now comprises the southwest section of the present building. Evidence of an early wagon door is missing, but there are indications that the original east bay (which now forms the center aisle), at 10' 8" about a foot wider than the west bay, functioned as the threshing/drive floor. Joist pockets in the west and middle intermediate girts which are framed into the posts at 6' 4" above the floor indicate that the west bay was originally covered with a low loft, and would have functioned as the livestock tie-up. The original rear plate is missing, but a rabbet along the east edge of the lower face of the front girt along the east side of the drive aisle would once have held the top edges of the vertical boards that sheathed the east end of the barn. It appears that there were no interior posts in this older section. The rear faces of its three remaining rear posts, which now function as interior posts about 2/5 of the way forward of the present rear wall, show the nail holes from the earlier exterior sheathing, and their sides bear the mortises from the rear wall girts and the braces that once rose to the rear plate.

Sometime during the nineteenth century, the 15-foot-deep building was expanded east by one bay, to attain the present length of nearly 33 feet, creating a three-bay barn. While portions of the frame are missing, a 7-foot-high loft on log joists over this southeast section may be original to its construction, indicating that the cows were moved into this new, wider bay.

The surviving walls of the post-and-beam early front sections of the barn are framed with horizontal timbers --a wide wall girt about halfway up, and a narrower nailer above and below it--built to support vertical-board sheathing. The early-twentieth-century addition across the back of the building, however, is stud-framed. While the posts, plates, and end girts there are still approximately 8-inches square, they are all of sawn lumber, nailed at the joints. Circular-sawn horizontal sheathing is nailed to the studs, and covered on the exterior with deteriorating shingles. At eaves level, each original tie beam was extended to the new rear wall by the addition of a new 8 x 8" section, joined to the old one over the former rear post with a bridle joint. The original rear plate was removed, and replaced only over the side bays with a new 8 x 8" beam, leaving the center drive-floor bay open to the roof. Rough poles and saplings laid over the two inner tie beams, however, remain in position from a scaffold loft over the rear part of the drive floor. The floored loft over the east bay was continued north over the new section, but at a level several inches higher, supported on sawn joists about 2 x 6" in dimension. The same type of joists support a ceiling over a narrow space across the front portion of the west bay, which was apparently framed in and enclosed with vertical boards at about the same time that the rear addition was built. When the building was expanded to the rear, the old roof was removed and a new roof constructed of common rafters, approximately 2 x 6 inches, notched over the plates, supporting horizontal roof sheathing. There is no ridge pole, although short collar ties span between the rafter pairs about three feet below the ridge.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

7, 15 Rowley Hill Rd.
 Pratt/Burpee Farmstead

Area(s)

Form No.
 132, 320

HISTORICAL NARRATIVE *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

As far as can be determined from research which has been done to date, the property for which this house and barn were the farmstead was always one of Sterling's smaller farms. The property is shown under the name of "E. Pratt" on the map of 1830. This was apparently **Ezra Pratt** (1787-1837), who married Polly Bailey in 1808, and both the house and barn may have been built around that time. In 1830, their farm was 21 acres--about the size it was to remain until well into the twentieth century. Ezra and Polly had at least five children, three of whom died in 1821, before the age of nine.

In addition to being a small farmer, Ezra Pratt was one of Sterling's many early nineteenth-century chairmakers, at least for a brief period, and in 1830 owned two shops. His widow owned one of his chair shops for at least several years after his death, perhaps renting it out to other manufacturers.

There may have been a connection between the Pratt and Reed families, as in 1855, "E. Pratt" (probably Polly and Ezra's son, Ezra Pratt, Jr.), is shown as the owner of a house at the corner of Meetinghouse Hill Road, and "L. Reed"--possibly Levi Reed, or Levi Reed, Jr. (b. 1799) is shown as the owner of this farmstead.

There may also be a Pratt/Burpee association for the property, as a subsequent owner was **George Trowbridge Burpee** (b. 1826, son of neighbors Joel and Sally Burpee, whose farm was the next west, on Taft Road), who married Mary Pratt in 1862. He owned twenty acres here from at least 1870 through 1887, where he continued to operate a small general farm on which he grew potatoes, hay, and a variety of grains, and had a small orchard. He also kept a few cows.

By 1898 the house and barn, along with the newer house to the east, appear under the ownership of **Chauncey A. Guillow**. As of 1900, he resided in Hudson.

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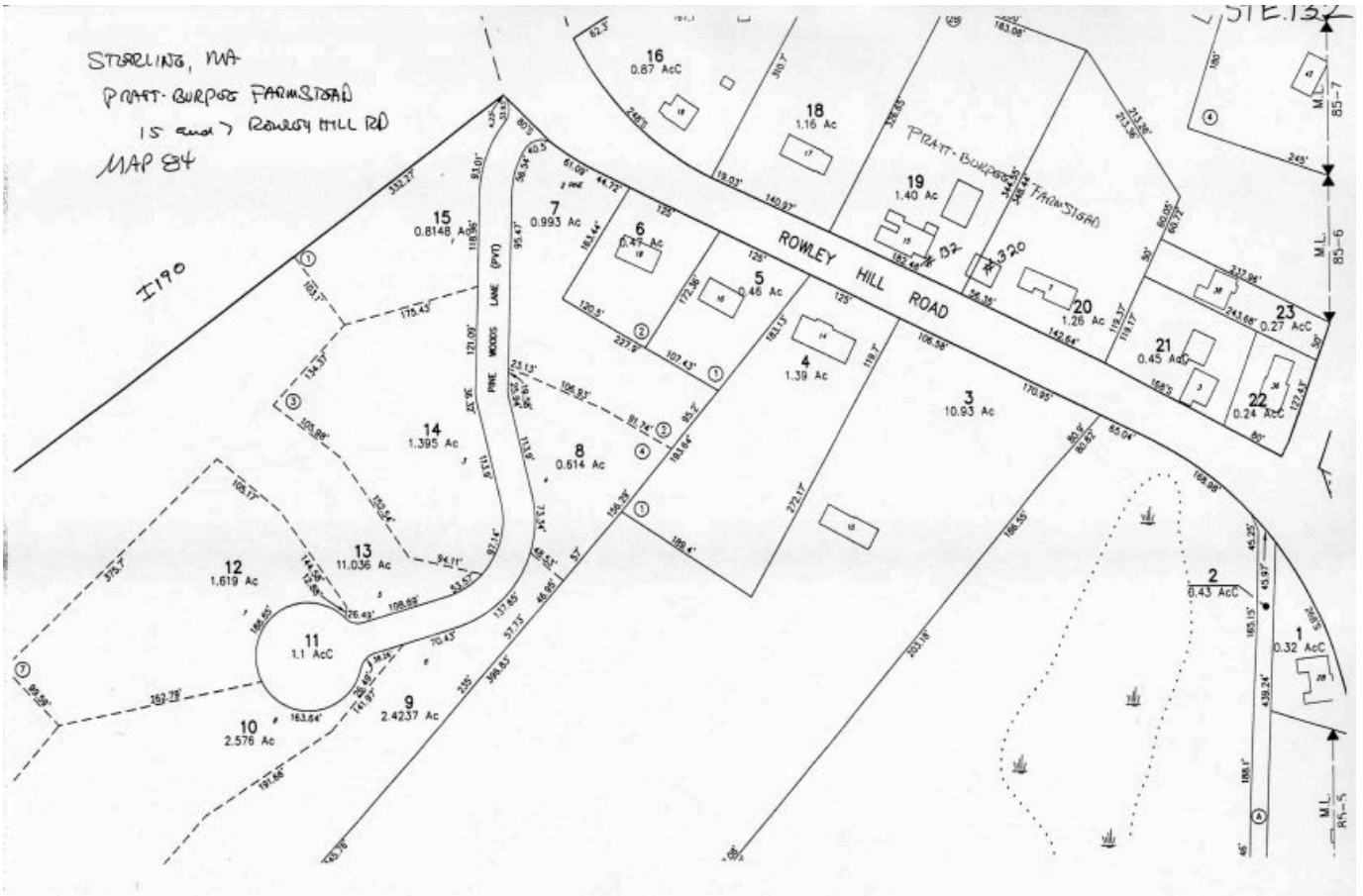
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U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

MHC B-Form #132--ca. 1970.

STEARLING, MA
PRATT-BURPOSS FARMSTEAD
15 and 7 ROWLEY HILL RD
MAP 84





Barn (STE.320). 2001.



Barn (STE.320). 2001.



Barn-NW to newer NW corner. 2001.



Barn-North in center bay to rear wall.
2001.



Barn - east to east bay.
2001.



FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number

108-04 Clinton 206,314

Town STERLING

Place (neighborhood or village) Redstone Hill



Address 48 Rugg Road

Historic Name Sawyer-Rugg House

Uses: Present residential

Original residential / agricultural

Date of Construction 1868

Source SHS notes/Parkhurst

Style/Form Greek Revival - side hall plan w/ Gothic Revival details

Architect/Builder unknown

Exterior Material:

Foundation concrete over stone

Wall/Trim wood clapboard

Roof asphalt shingles

Outbuildings/Secondary Structures New England center aisle barn, attached modern shed = apartment

Major Alterations (with dates) 2000 - vinyl windows, shutters, mid to late 20th c. - porch across south side of middle rear ell, ca. 1920s - raised dormer on rear ell and attachment of Sholan Lodge at rear.

Condition good

Moved no yes Date n/a

Acreage 2 + acres

Setting Rural north-south road near Maple Street which leads to center. Granite posts with white band of stone at drive entrance, low stone wall defines the house lot. Large shade trees at road edge.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

See Attached Map

Recorded by Schuler / Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) March 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout. Located on the west side of the road is the two-acre house lot with gable front Greek Revival cottage set back only a short distance from the road. Granite posts mark the driveway entrance to the property. Each post has several bands of light colored stone, possible the chiastolite rock found on some of the farms in the eastern region of Sterling. The driveway is south of the house and approaches the rear of the property running along the north side of the medium sized New England two-level banked barn. The front of the house lot is lined with a post and rail fence at the road. Mature shade trees are interspersed on the property. A bank of coniferous trees lines the land behind and north of the house. No remaining evidence of a ca. 1920s apple orchard remains.

Deacon Samuel Sawyer House, 1868, MHC # 206

The dwelling is a gable front, side-hall, one and one-half story cottage on granite, with two-story cross gable wings, a one and one-half story rear ell with large shed roof box dormer atop, and an attached former blacksmith shop on stone behind the rear ell. A. While a modest house in massing the ornamentation is more elaborate than most in the area, marked by the Greek Revival side hall principal entrance with flanking full side lights, Gothic Revival pointed arched louvered fans over windows of the main gable front block, and a roundel with molded keystone surround in the gable peak of the south two-story wing. Other architectural trim includes the boxed cornice and returns, narrow corner posts and plain window surrounds. The attached second rear ell was moved from across the street by early twentieth century owner, Arthur P. Rugg, and turned into his study which he called "Sholan Lodge". A sweeping open porch roof with exposed rafter ends carried by plain square posts is attached to the study addition. During Rugg's ownership the first level of the two-story south wing was an open porch and the side entrance was approached by steps and a small open porch. At a later date, probably mid-1900s, the side porch, spanning the south side of the rear ell was added. It was constructed with exposed rafter ends on the shed roof carried by bracketed square posts, resembling the porch across the south side of the lodge or study which does appear in 1930s photographs. Most six-over-six windows recently have been replaced with vinyl windows some with snap-in muntins. The second-story windows on the south wing retain the twelve-over-one sash. The house has three chimneys; one rising near the rear of the main block and one on each of the rear additions, each with a new rounded arched top. The chimney on the lodge or study attached to the rear ell is a near end chimney and consistent with photographs that show a large fireplace on the end wall of the room.

Rugg Barn, ca. 1900, MHC # 314

The gable front New England center aisle, two-level banked barn is in fine condition and has been carefully rebuilt so that it is difficult to tell how much survives from its early twentieth century construction. Although the construction methodology harks to a ca. 1870 date when the property appears to have been developed by Deacon Samuel Sawyer and sold to Mrs. Anna H. Pratt, widow of Major J. W. Pratt, assessor's records indicate only a tiny barn on Mrs. Pratt's property. This

INVENTORY FORM CONTINUATION SHEETTown
STERLING

Property Address

48 RUGG RD.

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

Area(s) Form No.

Architectural Description (cont.)

approximately 35' x 40' barn rests on a stone foundation, has wood clapboard siding, and an asphalt roof. A small two-stage cupola with louvered openings and a weathervane with ball finial straddles the ridge. There is a long shed roof wing extending from the rear southwest corner of the barn. This wing is a single story on the west side and two stories on the east side, has a low at-grade deck in front of the entrance doors on the west side, and rests on a concrete foundation.

The main facade has a medium sized door with concrete steps to the raised threshold. This sliding vertical board door hung on an interior track is smaller than the rear centered barn door. Large six-over-six double hung windows flank the double-leaf tongue and groove door. The gable peak is defined by a slight projection and is framed by a boxed cornice with returns carried by narrow corner boards facing the posts. A single double-hung window similar to others is centered in the gable peak.

The rear elevation is at grade with the large double-leaf center sliding door hung on an interior track, a carriage shed hinged double-leaf door in the north bay, and a single double-hung window in the gable peak that is framed with the same boxed cornice and returns as the front of the barn.

The side elevations vary. The north side has two double-hung, six-over-six windows. The south side displays two stories with a raised cellar marked by two sets of hinged carriage doors and a single walk-in door with a nine-light inset. The wall surface of the main level of the barn is uninterrupted except for a narrow exterior chimney that rises near the front southeast corner.

Barn Interior. The three-bay interior retains its center aisle plan on the main floor with four bents forming three bays in length. The cellar level entered only through the south side doors has large stone and mortar foundation walls on three sides and new posts carrying the main barn floor.

The three-bay main floor of the barn displays the typical center aisle plan with a centered large entrance door at each gable end of the barn, and side aisles open on the north side and partially partitioned on the south side. On the south side there are steps that lead to the hay loft over part of the south aisle. At the front end of the barn in the south bay, there is a tack room with walls of horizontal boards and a ceiling of tongue and groove boards over which the hayloft flooring is laid. These hayloft joists, which are approximately 2" x 6", rest on the south plate. There is a platform also for hay storage over the center aisle. The plate on the north side appears to be reused as it shows a number of unused mortise pockets. Posts that carry the cross beam of each bent have braces from those posts to the cross beam, which is a solid member and appears to be part of the original construction.

Braces also distribute weight of the plates to the side wall posts. The west end wall has a cross beam or wall girt that runs between posts approximately five feet above the floor and appears to have been cut for the addition of the wagon shed door in the north bay of this elevation.

INVENTORY FORM CONTINUATION SHEET

Town
STERLING

Property Address
48 RUGG RD.

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

Area(s) Form No.

HISTORICAL NARRATIVE *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Although there may have been a dwelling in this approximate location on the 1855 map attributed to John H. Wood, Sterling Historical Society records state that the house was built by **Deacon Samuel Sawyer**. It is known that this was Sawyer land from the early 1700s and is adjacent to the **Mary E. Sawyer (1806-1889)** birth place made famous by the "Mary Had a Little Lamb" poem. Furthermore it is the Parkhurst account of houses in Sterling that attributes the property to Sawyer with an 1868 construction date. Parkhurst's account was written in 1872, therefore highly reliable for the early history of this property. According to the 1870 map and Parkhurst's notes, the property was owned by **Mrs. Anna H. Pratt**, born Hannah Hildreth and widow of Major J. W. Pratt. By 1870 she was assessed for a modest sized house and barn and a 20-acre home place.

By 1898 the property became the summer home of **Arthur Prentice Rugg (1862-1938)** who served as Chief Justice of the Massachusetts Supreme Court from 1911 until his death in 1938. From 1900 Rugg, who lived in Worcester, was assessed for a house and barn and a ten-acre homeplace. The value of the house and barn increased substantially in the first decade of the twentieth century indicating that Rugg made the changes to the house and probably built the barn, possibly using parts of the old barn between 1900 and 1910. It is reported by Judge Rugg's son, Prentice Rugg, that in the early 1900s Arthur Prentice Rugg moved a blacksmith shop from the Farmer Sawyer's land across the road on to this property attaching it to the rear of his house and converting to a study for himself. The Judge called it the Lodge and eventually the property was known as Sholan Lodge, named in memory of the sachem of the Nashaways whose wigwam was thought to have been in Sterling in the 1650s. This addition would account for the one-third increase in the value of the house. The barn doubled in value in the same period.

Judge Rugg is one of the most significant personalities from Sterling and played an important role locally and at the state level. He was born in Sterling, the son of **Prentice Mason and Cynthia (Ross) Rugg** and grew up at 80 Redstone Road. Rugg's father, Prentice Mason Rugg (1817-ca. 1885) was a Sterling school teacher and his grandfather, **Luther Rugg (1770-1863)**, was a farmer on Tuttle Road and instrumental in building many of the town roads. Rugg was a graduate of Amherst College and Boston University Law School. He married **Florence Belcher** and moved to Worcester where he served as Assistant District Attorney from 1893 to 1897 and as Worcester City Solicitor from 1897 to 1906. When appointed Chief Justice of the Massachusetts Supreme Court in 1911, Rugg was the youngest Chief Justice in the history of the court that had been established in 1775.

INVENTORY FORM CONTINUATION SHEET Town
STERLING

Property Address
48 RUGG RD.

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

Area(s) Form No.

Historical Narrative (cont.)

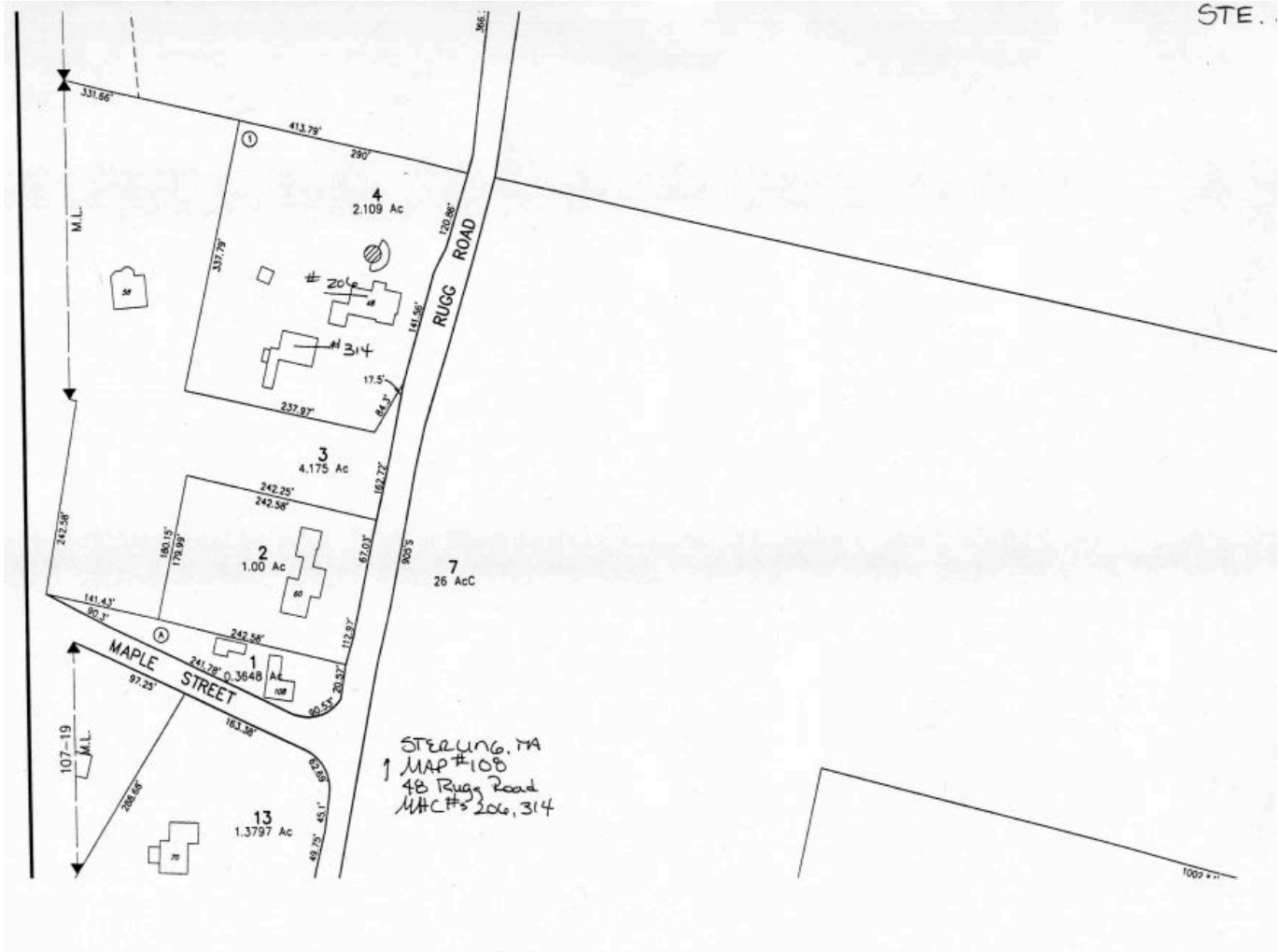
Among his many distinguished roles, Rugg, who was an avid historian, was president of the American Antiquarian Society. Locally he served as moderator, Town Solicitor, and on the School and Library Committees. Rugg wrote the town's by-laws in the 1930s and contributed to the 1931 Brief History of Sterling. Rugg served as executor for many Sterling residents so that tax records attribute other properties to him throughout the years. From 1900 he was assessed for this property with a house and barn, a ten-acre farm and an eighteen-acre Redstone Hill farm, which would have been his father's farm at 80 Redstone Hill Road. Assessors records do not indicate any farming activity at Rugg's summer residence, however, it was reported in the 1931 Brief History of Sterling, that Rugg had planted 500 Baldwin apple trees in 1926 at his Sholan Lodge property.

Today the property has been reduced to just over two acres with no remaining landscape evidence of agricultural use. The barn is used for storage only and the shed roof wing houses an apartment.

BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

Atlases/Maps: 1870 (Mrs. A.H. Pratt); 1898 (A.P. Rugg), 1937 State Planning Map(farmstead).
Clinton Courant: Parkhurst "Old Houses in Sterling", 1872; May 5, 1882, July 14, 1883.
Massachusetts State Planning Board: Land Utilization Map Town of Sterling, Jan. 1939.
A Brief History of Sterling, Massachusetts, 1931.
Sterling Historical Society: House file, house card file, Rugg files.
US Agricultural Census: 1850, 1870.
Sterling Tax Valuations: 1850s to 1930.
Vital Records: Sterling



STERLING, MA
MAP # 108
48 Rugg Road
MHC #'s 306, 314

1000' = 1"



House - south side and main facade. 2/01.



South side of house w/ Sholan Lodge-library on left end. 2/01.



Barn - main facade and south side. 2/01.



Barn - main facade. 2/01.



Barn - rear and side wing addition, 2/01.



FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, MA 02125

42-5, -6	STERLING		110, 349, 350
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Town Sterling

Place (neighborhood or village) _____

Justice Hill

Address 1 South Nelson Road

Historic Name Roper-Nelson Farmstead;
"Dunwishin Farm"

Uses: Present dwelling and farmstead

Original dwelling and farmstead

Date of Construction ca. 1780, 1790s

Source family records

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation fieldstone

Wall/Trim vinyl siding

Roof asphalt shingle

Outbuildings/Secondary Structures _____

double shed; late-20th C. horse barn; small
horse shelters

Major Alterations (with dates) 20th C.: re-

moval of outbuildings; addns. to house

Condition good

Moved [x]no [] yes Date N/A

Acreage approximately 28 acres

Setting Southwest corner of intersection, in area

built up with recent houses. Horse pastures south
of house.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schulcr, consultants

Organization Sterling Historical Commission

Date May, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

Although now divided into two parcels, the intact portion of the old Roper/Nelson farm, called by its late twentieth-century owners "Dunwishin Farm," retains a higher proportion of its land than most of Sterling's remaining historic agricultural properties--27+ acres out of the 66 or so it had from at least the early nineteenth century on. Today, however, rather than its past use as a dairy farm, most of the acreage consists of meandering horse pastures lined with vinyl board fences situated on the hillside behind six residential lots with modern houses facing South Nelson and Justice Hill Roads.

The late eighteenth-century side-gabled, double-pile farmhouse stands facing diagonally southwest close to the southwest corner of the South Nelson/Justice Hill/Rowley Road intersection. An old photograph shows a well-sweep in the front yard southeast of the building, where the well may still be located. A large double shed or henhouse, both parts probably dating to the early twentieth century, is located on the south part of the front lawn. A late twentieth-century shed stands beside a short driveway behind the house, and three small three-sided, vertical-board modern horse shelters are located out in the pastures to the west. In a hollow close to Justice Hill Road, near the site of George Nelson's former double barn, is a late twentieth-century two-part, gable-front, vertical-board horse barn (#350) with a long west wing.

Ephraim Roper House, ca. 1780; expanded ca. 1790s. (#110)

The Ephraim Roper House is one of the largest of Sterling's many 2 1/2-story, side-gabled federal farmhouses built in the two or three decades after the Revolution. It has a fieldstone foundation, and a modern asphalt shingle roof and vinyl siding. Most of the windows and doors have been replaced at least twice, and the massive center chimney was removed by about 1900. One of the two later ridge chimneys remains. A large two-story, cross-gabled rear wing extends north from the northwest rear corner of the main block, and a long 1 1/2-story shed ell abuts its east wall. According to family records, the earliest part of this house is contained within the rear wing. The building was a rear-leanto "saltbox" house at one time, but it is not clear whether it was the wing or the main house which took that form.

The main block retains its symmetrical five-bay, center-entry facade. The present 6-over-9-sash windows replace 2-over-2's installed sometime in the second half of the nineteenth century, and, judging by early photographs, the 6-panel door and its fluted, pedimented surround are mid-twentieth-century replacements. Intact features of the federal period include the molded, boxed cornice with a narrow overhang at the front and rear only, narrow cornerboards, and a slight framed overhang of the gable over the lower walls of the sides of the house--a construction characteristic which is rare in Sterling. The west end of the main block is two bays deep at both stories, with a single 6-over-9-sash in the gable peak at attic level. A modern brick exterior chimney rises up the north end of the wall. The fenestration of the rear wall is a mixture of modern 6/9's at the second story, and modern paired multi-light casements and 6-pane kitchen windows at the first. The east elevation of the main house is three bays deep, with one window toward the front and two spaced close together toward the rear at both stories. An entry positioned just rear of center has a 6-panel door with glass in the top two panels. The simple surround includes a high frieze over the opening.

Three 6-over-9-sash appear in the east wall of the rear wing--two at the first story, and one at the second. A tall chimney shown rising from the ridge of the wing in a photo of about 1900 is gone; today the wing has an exterior brick chimney at the center of its rear wall, emerging from a shed-roofed, one-story addition. Another small shed-roofed pantry- or privy addition is located toward the rear of the wing's west side.

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

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

1 South Nelson Road
Roper-Nelson Farmstead

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.
110, 349, 350

HISTORICAL NARRATIVE, cont.

The farm that Cephas Nelson was running in the middle of the nineteenth century shortly before he died was about sixty-three acres, reduced from the 113 that he had owned in 1830. He had a small herd of cows, and grew a variety of grains, including rye, corn, and oats, as well as more potatoes than most of his neighbors--200 bushels in 1850. By that time, however, his wife had removed to the north half of the house at 98 Osgood Road (#121), then owned by John and Ruhammah Stevenson.

Cephas Nelson died in 1854-55, and the farm was subsequently owned jointly by Eunice, and their son, **George T. Nelson** (b. 1830). Eunice Nelson died in 1893. George, who had been crippled at the age of twenty, designed an exercise machine which enabled him to walk again. He enlarged the size of the farm by over fifty acres. He continued in the mixed-agriculture tradition of his father, but with an emphasis on dairy farming, as between 1880 and 1900 he increased his dairy herd to over a dozen. By the end of the 1890s he had built a double barn southwest of the house, which is no longer extant. The farm eventually came into the hands of George's son, **C. Leslie Nelson** (b. 1880), who also owned the old Stuart farm to the south at 23 South Nelson Road, which his father is reported to have bought for him and his brother, Herbert. He died about 1960.

BIBLIOGRAPHY and/or REFERENCES | | *see continuation sheet*

Maps and Atlases: 1830: C. Nelson; 1855: GT Nelson; 1870: GT Nelson; 1898: Geo. T. Nelson. Marvin, Abijah. "Sterling," in Jewett, C.F., ed.. History of Worcester County. Vol. I. Boston: C. F. Jewett & Co., 1879.

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Sterling Historical Society: property files, newspaper and magazine articles; Sterling Tax Records.

Various years from 1821 to 1973.

U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

Wilder, Katharine. MHC Historic Resources Inventory Form for Ephraim Roper House, 1970.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

1 South Nelson Road
Roper-Nelson FarmsteadMassachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form Nos.
110, 349, 350

ARCHITECTURAL DESCRIPTION, cont.

The long 1 1/2-story east ell has undergone what appears to be a series of alterations in the twentieth century from its early appearance as a largely utilitarian structure with two open shed- or wagon bays filling the west part of the facade. There is now a pair of wide, vinyl-clad overhead garage doors in the outer section, and a 4-panel walk-in door, a 6-pane window, and an exterior-mounted double vertical-board door in the west portion. The four small 4-pane windows spaced across the facade of the upper half-story, however, appear to occupy the positions of older windows shown in the historic photographs. The east end of this ell has one 6/9 in the gable peak, and has acquired a one-story, gambrel-roofed addition across the west portion of the rear wall.

Double shed, ca. 1910-30 (#349)

At least one part of the small connected gable-roofed outbuilding in the south part of the front yard may have been a henhouse. The larger, southernmost shed portion is clapboarded, and has an asphalt-shingled roof. A small window opening occupies the center of its south gable end, and a broken 2-over-2-sash remains on the east side. The rear section is a lower, shed-roofed, vertical-board windowless building, slightly longer than the other.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

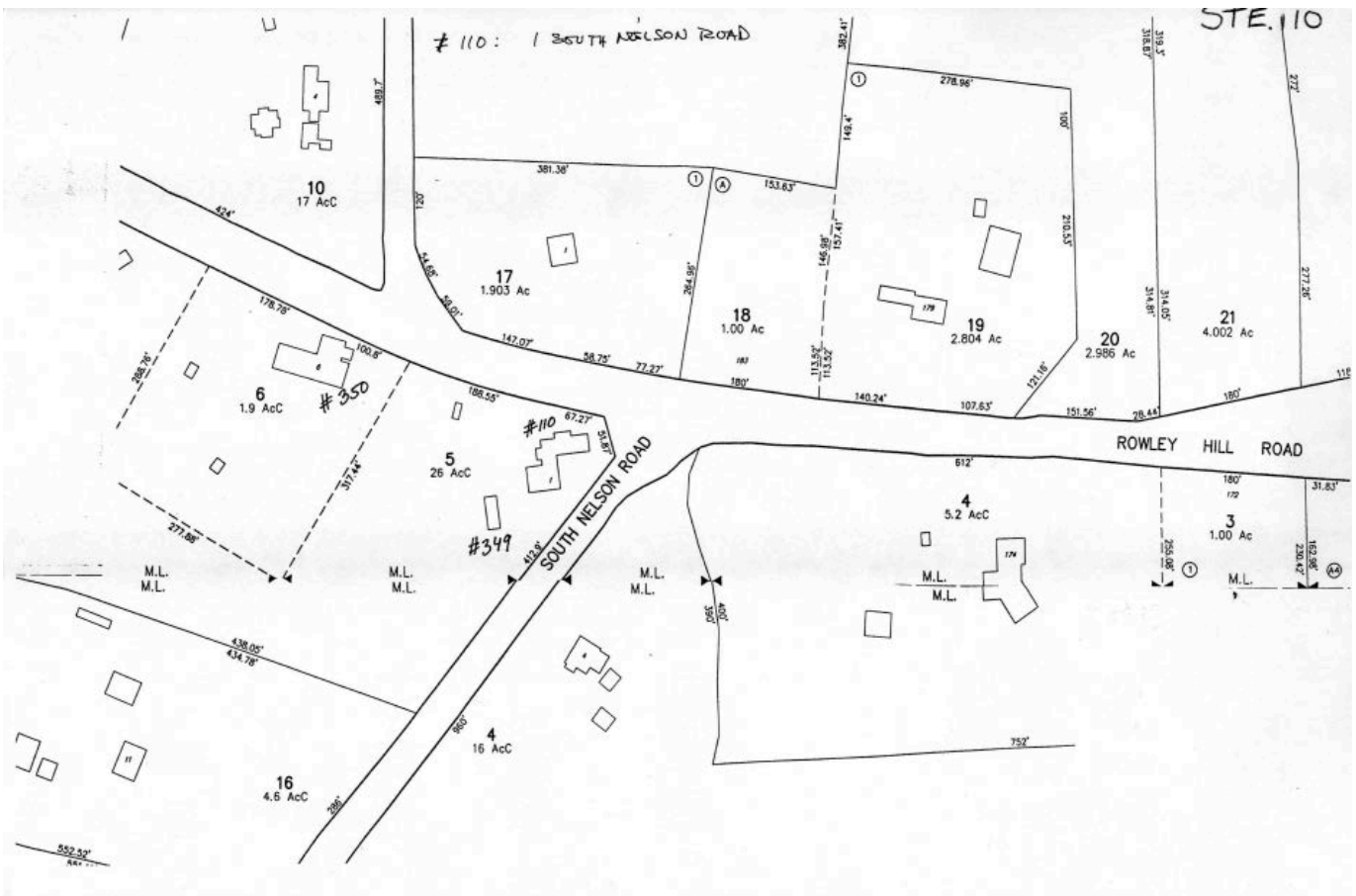
This farmstead originated with the large acreage in the west part of Sterling on which **Ephraim Roper** (1716-1793), who came to Lancaster from Sudbury in the late 1730s, carved out a homestead over the course of several decades. According to family tradition, he first built a small log house somewhat to the north of the present one, on the north side of the early road (later Rowley Hill and Justice Hill Roads) that was laid out west through the Chocksett precinct in 1732. The earliest part of this later surviving house is believed to date to 1780, when its great door stone, which is still in place under the east ell, is said to have been laid with the help of neighbors and many yoke of oxen on the famous "dark day," May 19.

Ephraim Roper married Michal Houghton in 1748. She was one of the daughters of "landlord Ben" Houghton, who kept the earliest roadside tavern in Sterling, which began business on Osgood Road in 1737. They reared a large family which included ten sons, at least nine of whom fought during the Revolution. One, Enoch, was killed at Crown Point. Ephraim himself was appointed a member of the local Committee of Inspection and Safety in March, 1778. Several of the sons grew up to settle nearby around Justice Hill on land divided out from their father's property. After the war, as stagecoach travel developed through Sterling, this house is said to have been a tavern for a time. The 1790 federal census records five males over the age of 16 living in the house, and it is possible that several Roper family members were involved in the tavern business as well as the farm.

Ephraim Roper died in 1793, and Michal in 1816. The property passed to their second eldest son, **Manasseh Roper** (1752-1831), who continued farming here until his death. He married Lucy Livermore of Princeton in 1790. Two of their seven children married into the Nelson family, farmers to the southwest of the Roper land. The youngest daughter, Eunice, married **Cephas Nelson** (b. 1798), son of Jonathan Nelson of 53 South Nelson Road (see Form #113), and he became the next owner of the farm.

STE. 110

110: 1 SOUTH NELSON ROAD





2001.



Double shed (STE. 349). 2001.



FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

64-5

USGS Quad

STERLING

Area(s)

Form Number

127, 305, 306



Town Sterling

Place (*neighborhood or village*) _____

Rowley Hill Area

Address 36 Tuttle Road

Historic Name Moses Burpee House

Uses: Present vacant

Original dwelling and farmstead

Date of Construction ca. 1775/1907

Source deeds; local research; visual assessment

Style/Form late Georgian colonial

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures Ca. 1907

deteriorated dance hall; early 20th C. shed

Major Alterations (with dates) large hip-roofed

front wing added, late 19th C.

Condition fair (deteriorated)

Moved [x]no [] yes Date N/A

Acreage 4.6 acres

Setting Triangular lot at corner of Kilbourne Rd.

lined w. old ashes and sugar maples, stone walls.

Abandoned apple orchard, woods west of house.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date March, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

Only three buildings remain from this two-centuries-old farm, which at one time had at least seven buildings, including three barns. The handsome two-part house stands facing south toward Kilbourne (Kilburn) Road, with its side to Tuttle Road, overlooking a spacious front lawn on the southwestern part of which is located a dilapidated outbuilding that was built about 1907 as a small dance hall. A ca. 1940s gable-roofed shed (#306) is located directly behind the house, and a grove of old apple trees on the hillside west of the house remains from an early twentieth-century apple orchard. Fieldstone walls line both roads, and a line of evenly-spaced ash trees along the Tuttle Road edge remains from a planting effort of about 1900.

Moses Burpee House, ca. 1775/1907 (#127)

While a sign by the main door reads "1735," an interior inspection would be helpful in establishing a likely construction date for the main section of this hybrid house. The building consists of two distinctly different parts--a large side-gabled, double-pile 2 1/2-story colonial house with a slightly off-center brick ridge chimney and a large stuccoed chimney on the northwest rear roof slope, and a two-story hip-roofed three- by three-bay section projecting forward from the center of the larger house. The hip-roofed section was built in 1907 as a twelve-room summer boarding house or "sanitorium."

The form and detail of the double-pile house are similar to many others built in Sterling between the Revolution and the War of 1812. The entire center section of the original south facade is obscured by the hip-roofed 1907 addition, but one window bay of the old house, with a 2-over-2-sash window at both first and second story, is exposed to either side of the addition. The west gable end is a symmetrical composition of two 2/2s at each story, and a single 6/6 at attic level. The east end has the same arrangement at the upper stories, although the attic window there is a 2-over-2-sash. The first story is three bays, with a paired 8-over-8-sash window in the south part, still fitted with its double-width louvered blinds. A 2/2 occupies the north part of the wall, and right next to it in the north corner is a 6-panel door with raised panels and glass in the top two. The narrow door surround is unadorned; the windows are set into plank frames with a molded edge. The rear, north elevation of the house is arranged in four asymmetrical bays, with a mixture of 6/6's, 2/2's, and one two-pane window. The roof cornice is molded and boxed, with a bed molding, a deep soffit, and returns on the gable ends. Typical of the period, the roof does not overhang the gable ends. A wide water table rings the top of the granite foundation.

The two-story hip-roofed south front wing of the house was built in 1907. It has no chimney. An open veranda on heavy square posts with molded tops and sawcut scroll brackets spans the east and south walls. Some of the windows of this section are boarded up, but those that retain their sash are 6-over-6-sash. Most still have their wooden louvered blinds. The south facade of the wing is three bays wide, the west elevation is two bays, and the east is three bays, with an entry at the center of the first story. The 6-panel door, which like the door in the main house has glass in the top two panels, has recessed, rather than raised panels. It is also set into a flat, unadorned surround. The roof cornice of this part of the house is molded and boxed; the corner boards are narrow.

A large square windowless attached shed, clapboarded on the south and east sides, but vertical-boarded on the north, overlaps the northeast rear corner of the house. This unusual appendage has a high shed roof descending to the west. There are two entries on its north elevation--a high vertical-board door in the east corner, and a center opening which has lost its door.

[x] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

36 Tuttle Road
 Moses Burpee House

Area(s)

Form No.
 127, 305, 306

ARCHITECTURAL DESCRIPTION, cont.

Coyne dance hall ca. 1907, (#305)

The deteriorated one-story, gable-roofed outbuilding in the southwest corner of the property, about 25 by 35 feet in dimension, has recently lost its roof. The vertical-board walls are leaning slightly to the west and north. It stands on a crumbling fieldstone foundation which, due to the rise of the ground to the west, provides a very low basement area which is open to the east. Built as a dance hall, it has four evenly-spaced windows along the north side (two retain their 6-over-6-sash, two are covered with plastic), and two on the south end. The east and north elevations are more barn-like in character. The east side has two large window openings flanking a wide centered, vertical-board door. The north end is two bays, with a wide, square opening in the west half, and a walk-in door beside it to the south. Framing timbers visible from the exterior are thin twentieth-century stock. There is no architectural trim or decoration.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was owned by at least two generations of Burpees. In 1774, Jeremiah Burpee of 29 Tuttle Road (#128) bought eighty-two acres adjoining his own farm from Ephraim Maynard. Over the next year this house was apparently built, as in 1775 he conveyed nine acres of the property to his son, **Moses Burpee**, with "the house of Moses Burpee" on it. Moses (1750-1827) married Elizabeth Kendall that year, and the house was thus apparently built for them by Jeremiah.

In 1814, Moses sold the property to his youngest son, **Edmund Burpee**. He was not yet married, but married Maria Perry fifteen years later, in 1829.

Deed research will be necessary to determine who the next owner was. By 1855, it is shown under the name of **Luther W. Rugg**. There were several Luther Ruggs in Sterling during the nineteenth century. This was apparently Luther Warren Rugg (b. 1804), son of Luther Warren Rugg, Sr. (1770-1863) and Ruth(c) Jewett Rugg, daughter of near neighbor David Jewett. (As his second wife, the younger Luther W. married a later Ruth Jewett). He apparently conveyed the property to his son, **Luther Rugg, II** (b. 1836), who saw service during the Civil War shortly after his marriage to Mary Osgood, daughter of Samuel Osgood of 54 Osgood Road (see Form #122). He died by drowning in 1867, however, shortly after his return from the war, and in 1868, the farm was sold at auction. The purchaser was Mary Rugg's brother, **Charles Tyler Osgood** (b. 1838) (See Form #122--54 Osgood Road).

Mary Rugg and her children moved back to her father's farm, and until 1879 Charles Osgood operated what appears to have been a combined dairy farm and market garden business here on about thirty acres. He then sold the property, which had grown to about 100 acres, to one of Sterling's late nineteenth-century Irish-born farmers, **Michael Coyne**. He moved to Sterling from Clinton, and continued the combined dairy and apple-orchard operations until his death in 1905. After that, the farm was apparently under the ownership of his estate for several decades.

Mr. Coyne and his wife raised nine children here--seven sons and two daughters. All of the sons graduated from college. Among them were two doctors, two priests, and a lawyer, Bartholomew Coyne, who attended Harvard Law School and became attorney to the Danish Consul in New York City.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

36 Tuttle Road
 Moses Burpee House

Area(s)

Form No.
 127, 305, 306

HISTORICAL NARRATIVE, cont.

According to a newspaper article of 1907, it was Dr. James Coyne who added the twelve-room boardinghouse section as a "sanitorium." Soon, however, according to local Sterling residents, it became a summer destination for visiting clergy from the Catholic church--probably colleagues of two other Coyne sons, the Rev. W.J. Coyne of New York, and the Rev. Henry Coyne of New Jersey. It is not known which family member was responsible for the construction of the dance hall on the front lawn.

The Coyne sons continued the operation of the farm and orchard. In 1909, three barns were still standing on the 110-acre property, as well as the dance hall, an ice house, henhouse, and an engine house. The barns were gone by 1930, however, and by the end of the 1930s there were apparently only two Coyne family members in Sterling, Austin A. and Dr. John W. Coyne. In 1948 the remaining children of Michael Coyne sold the property to some cousins, John P. and Margaret (Mary) Moore. In 1954 the Moores sold the farm to local farmer Benjamin J. Davis, who divided out a parcel with four acres, the house, and dance hall, and sold it to Howard and Alice Saffer in 1960. In 1962, the remaining portion of the farm, a hundred acres, was purchased by the owners of 29 Tuttle Road, Mr. and Mrs. Ralph Hopfmann.

BIBLIOGRAPHY/REFERENCES

Maps and Atlases: 1830: E. Burpee; 1855: LW Rugg; 1870: CT Osgood; 1898: Michael Coyne. Burpee family and homes: SHS looseleaf file.

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Marvin, Abijah. "Sterling," in Jewett, C.F., ed. History of Worcester County. Vol. I. Boston: C. F. Jewett & Co., 1879.

Osgood, Samuel. "Sterling," in Hurd, D. H. ed. History of Worcester County, Mass. Vol II. Philadelphia: J.W. Lewis & Co., 1889.

A Brief History of Sterling, Massachusetts. 1931.

Sterling Historical Society: property files, newspaper articles, obituary files, etc.; Sterling Tax Records. Various years from 1821 to 1973.

Sterling, Massachusetts: a Pictorial History. Sterling: Sterling Historical Society, 1981.

U.S. Census: agricultural schedules for 1850, 1870, 1880.

Vital Records of Sterling.

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

Moses Burpee House
36 Tuttle Road

Area(s)

Form No(s).
127, 305, 306

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

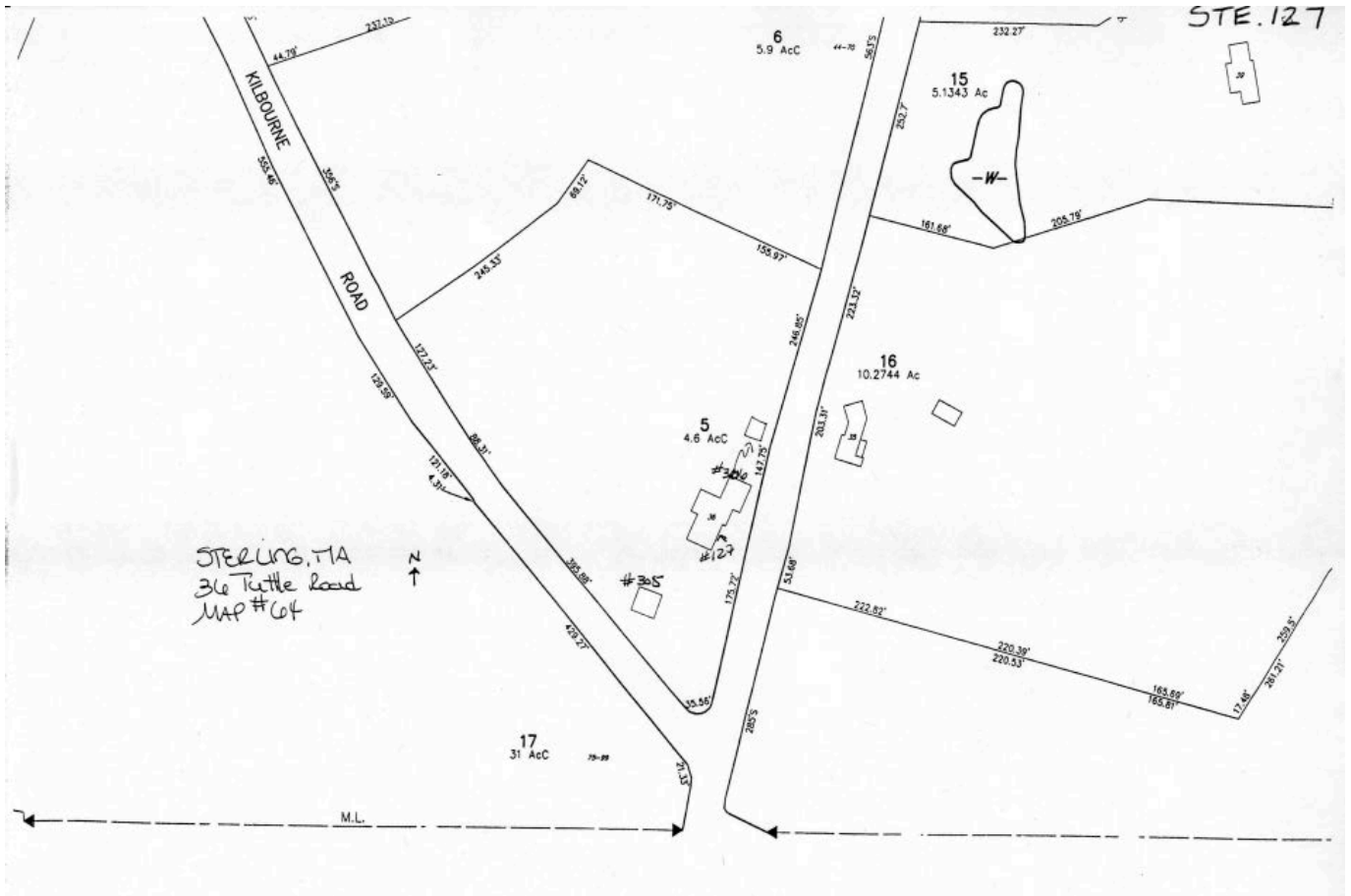
The criteria that are checked in the above sections must be justified here.

While its property has been reduced to under five acres and has lost most of its outbuildings, the Moses Burpee House is eligible for the National Register under Criteria A and C as part of a potential National Register District which would include the adjoining farmstead of the first owner's father, Jeremiah Burpee, at 29 Tuttle Road.

The property meets Criterion A for its early association with the Burpee family, farmers and developers of a large portion of Sterling north of the center in the vicinity of Rowley Hill in the eighteenth and early nineteenth centuries, in the later nineteenth century for its connection with the Ruggs and their relatives, the Osgoods, and as the residence in the late nineteenth- and early twentieth centuries of one of Sterling's most successful Irish-American farming families, the Coynes.

The remaining farmstead meets Criterion C for the survival of well-preserved architectural resources from the late eighteenth- and early twentieth centuries. They include the eighteenth-century side-gabled farmhouse as altered by the 1907 addition of a twelve-room hip-roofed summer boarding house or "sanitorium," and a small, deteriorated building unique in Sterling--a ca. 1907 country dance hall.

In spite of the loss of some outbuildings, the property retains integrity of setting, location, design, materials, workmanship, feeling, and association.





2001.



2001.



Dance hall (STE. 305). 2001.



FORM B - BUILDING

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

Assessor's number

76-2, 76-13

USGS Quad

STERLING

Area(s)

Form Number

93, 338, 339



VIII 21, 23-25

Town Sterling

Place (neighborhood or village) _____

Address 7 Wilder Lane

Historic Name Wilder Homestead/

Silas Wilder House

Uses: Present residential

Original dwelling and farmstead

Date of Construction ca. 1784

Source family records

Style/Form Federal double-pile

Architect/Builder unknown

Exterior Material:

Foundation granite block

Wall/Trim wood clapboard

Roof wood shingle

Outbuildings/Secondary Structures ca. 1920

garage/barn; 19th-C. wagonhouse across road

Major Alterations (with dates) siding replaced

1990s; center chimney removed 1898

Condition good

Moved [x]no [] yes Date N/A

Acreage 1.31 acres

Setting In residential area of late-20th-century

houses on large lots. Property extends W. to new

north end of Wilder Rd. Large tree in front yard.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date February, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Silas Wilder House, ca. 1784 (#93) (Parcel 76-13)

According to family tradition, the south ell of this building is the oldest section, and may have been moved from another site nearby, possibly in the late 1830s when Silas M. Wilder returned to Sterling to take over the farm. The building as seen today is a large double-pile, 2 1/2-story, side-gabled east-facing house with a long two-part 1 1/2-story ell extending south from the rear southwest corner. A chimney just south of the center of the ridge is an 1898 replacement for a large center chimney. A second, narrow interior chimney rises from just behind the north part of the roof ridge. The main facade is a symmetrical arrangement of five bays, with 6-over-9-sash windows placed close together, in flat surrounds that are flush with the wall surface. The upper window frames extend up into the cornice in eighteenth-century fashion. The center entry, updated in the early Greek Revival period, has a six-panel door (with the smallest pair in the lower center), in a surround of wide, 10-pane, 2/3-length divided sidelights over paneled aprons. The doorway is framed by narrow, paneled-board pilasters and frieze, with corner blocks. (A broad, bracketed entry porch of early twentieth-century vintage has been removed in the last few years).

The north end of the building is two bays deep, with symmetrically placed 6-over-9-sash; one 6/9 appears at attic level under the gable peak. The south end of the main house displays a 6/9 and a 1/1 window at the first story, and one 6/9 toward the front of the second, with another 6/9 in the gable peak. When 1950s aluminum siding was removed in the 1990s, most of the house trim was replaced--with narrow cornerboards, a wide water table, and a molded, boxed cornice based on what was there before.

The older part of the ell is apparently the short section closest to the main house. From north to south, its facade has an entry covered by a vertical-board storm door, and two 8-over-12 sash. A twentieth-century gable-roofed dormer with a 6-over-6-sash window is positioned on the front roof slope. To its south, at the roof ridge, is a large stuccoed chimney. A larger gable-roofed dormer with a paired 6/6 window is located on the roof of the later, south section of the ell. Below it in the front wall is another 8-over-12-sash window. South of the window, in the former woodshed end of the ell, is a pair of wide, vertical board carriage doors. One 6-pane window is placed high in the wall above them. The south gable end of the ell has a garage opening with a new flush overhead door; to its rear is a walk-in door with eight panes over three long panels. A 6-over-9-sash window occupies the peak of the south end gable.

Garage/barn early 20th C. (#338) (Parcel 76-13)

Standing parallel to the road south of the house is a 1 1/2-story early twentieth-century wood-shingled garage/barn combination, with a gabled asphalt-shingle roof. The main gable end faces north, toward the house. This facade has two sets of vertical-board carriage doors in wide openings with angled upper corners. Above the east one is a vertical-board loft door; a 6-over-6-sash window occupies the gable peak. The east side of the building has one pair of vertical-board carriage doors and two 6-over-2-sash windows. In the rear (south) gable end of the building is a 6-pane gable window, with another 6-pane and a long 12-pane window below it. Consistent with its utilitarian nature, the trim of the building is very plain, consisting of narrow cornerboards, and a simple molding at the unboxed edge of the roof.

Wagonhouse mid-19th C. (#339) (Parcel 76-2)

Standing diagonally northeast across the road from the house is the only building remaining from what was a cluster of outbuildings, including a large dairy barn, that until the latter part of the twentieth century formed the east part of the farmstead. This one-story building, placed close to the road, presently has the appearance of a wide gable-roofed, one-car garage. Its pegged, post-and-beam, diagonal-braced construction, however, which includes hewn 6 x 6" plates, girts, and tie beams, indicates that it is probably the small wagonhouse/carriagehouse listed on Sterling tax records by 1880, and shown at the apex of the roads on the map of 1898. The building is clad in vertical-board siding, stands on a deteriorated footing of fieldstone, and has a corrugated metal roof. The south gable end has a wide opening across most of its breadth. Sometime in the twentieth century, the building was expanded to the north by about a third to include an additional equipment bay, which now houses a car.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Wilder Homestead
 7 Wilder Lane

Arca(s)

Form No.
 93, 338, 339

HISTORICAL NARRATIVE *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This property was the original homestead of the Silas Wilder family, who settled here a few years after Sterling was founded, and owned a large farm at this location through several generations for over two hundred years. **Silas Wilder (1747-1833)** was the son of Jonathan and Zerviah Wilder of 38 Wilder Road (see Form #91). He married Elizabeth Sawyer in 1768, and later served briefly in the Revolutionary War. In 1779-80, they and members of three other Chocksett families--Busses, Osgoods, and Sawyers--moved briefly to the town of Wendell in western Massachusetts to settle recent grants of land. After beginning to develop a farm there, in 1783, Silas and his family returned to Sterling, and bought an established farm from Oliver Powers, whose father, Jonathan Powers, had owned it as early as 1740. The property had once apparently been part of the large landholdings acquired by Silas's father, Jonathan Wilder, in the 1730s. It is not known what buildings were standing on the property at the time Silas bought it, but according to family history, he built the first part of the main house about 1784. In 1797, he gave the land for the first Chocksett schoolhouse, which was built nearby on the north side of what later became Beaman Road. The post-Revolutionary stagecoach road leading from Sterling Center to Princeton by way of the inn of Benjamin Houghton also passed through the north part of the farm. This through road had been in existence since 1740.

Silas Wilder followed other occupations in addition to farming. He was a cooper, and had a lucrative trade in the making of cider barrels in the early nineteenth century, when a variety of small industries thrived in Sterling. He and other family members were also involved in the brickyard located on a three-acre plot on the the west side of Wilder Road, a short distance southwest of the farmstead.

In later years, Silas Wilder was apparently assisted on the farm by his second son, Sawyer. Silas died in 1833 at the age of eighty-five. Elizabeth Wilder remained on the farm with Sawyer and his family until 1837, when she, Sawyer, and her grandson, Joseph Wilder, all died of typhus within one month of each other. The following year, another grandson, **Silas Mason Wilder** (ca. 1803-1880), son of Silas, Jr., who had been farming the family land in Wendell, came back to take possession of his grandfather's farm. In 1850 the acreage still covered nearly 175 acres. At mid-century Silas Mason Wilder had about fourteen cows, and was producing over 1000 pounds of butter a year. He grew a broader variety of grains than most of the other farmers in Sterling, including buckweat, rye, Indian corn, and oats. He also had a sizable orchard. He owned the farm until he died, when it became the property of his son, **Franklin Lewis Wilder** (1840-1916).

Frank Wilder had grown up helping his father on the Sterling farm, but after his marriage to Mary Bruce in 1860, moved to Rindge, NH for a time, where, according to family records, he was manager of a large farm--possibly the great Cheshire Farm that belonged to his relative J. Warren Wilder (see Form #91, 38 Wilder Road). He was back in Sterling by 1870, however, when he is listed as managing the farm in Sterling for his father. Frank Wilder greatly increased the size of the dairy herd. By 1880 he had over two dozen cows, was selling 5000 gallons of milk a year, and had a considerable trade in buying and selling cattle. At the turn of the twentieth century he owned the home farm of 151 acres, as well as over sixty more at other locations. He served on the Board of Selectmen for five terms, and for three years as State Representative from Sterling. At the end of the nineteenth century he formed a lumber company, Wilder, Walker, and Davis, with two other Sterling farmers, Sreno Walker and Jonathan Davis. For many years the firm did a large business in the Sterling vicinity selling wood to the chair shops in the area, and lumber to the railroad companies for ties.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling

Wilder Homestead
 7 Wilder Lane

Area(s)

Form No.
 93, 338, 339

HISTORICAL NARRATIVE, cont.

Frank and Mary's only son, **Arthur Silas Wilder** (d. 1930), entered the lumber business at an early age, and grew up to eventually manage both the business and the farm. He married Ella Abbot in 1898, and they had five children. Like his predecessors, he held many town offices, including Selectman, Assessor, School Committee member, and Inspector of Meat and Barns.

When Frank Wilder died in 1916, the homestead farm was inherited jointly by Arthur Wilder and his sister, Miss **Emma A. Wilder**. After Arthur died in 1930, the heirs expanded the dairy operations, and built a large dairy barn (demolished) across the road in 1940. After Miss Wilder died in 1942, the farm was deeded by the other heirs to **Edwin A. Wilder**, Arthur and Ella's son. He had been a teacher, but left the profession to run the farm full time. During his life he, too, served the town as Selectman and Assessor.

The dairy operations were discontinued in 1965, when Edwin Wilder died. For many years after that his widow, **Eleanor Wilder**, continued to live in the house, but sold off forty-five acres, which were subdivided for single family homes. After Mrs. Wilder died, over ninety acres more were sold for development, reducing the farmstead property to the present 1.3 acres. In 1984 the nineteenth-century barn was demolished, followed shortly afterward by the 1940 cowbarn, and in the last years of the century most of the remaining part of the farm was built up with single-family houses on large lots. The present north end of Wilder Road was constructed to connect with Beaman Road, and the former curving north end of the old road was renamed Wilder Lane.

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Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community

Property Address

Sterling

7 Wilder Lane

Area(s)

Form No(s).
93, 338, 339

National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Forbes/Schuler, Consultants

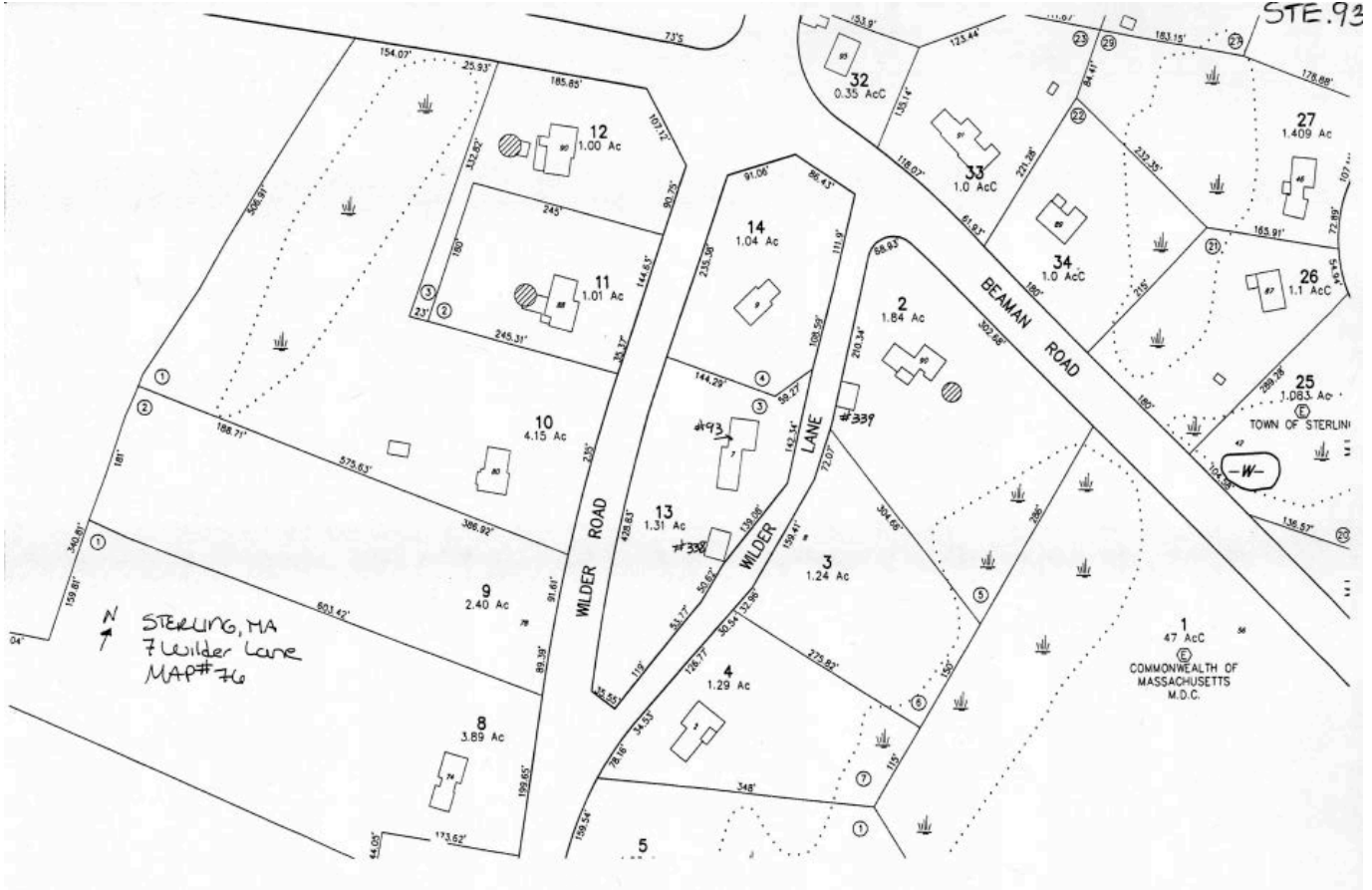
The criteria that are checked in the above sections must be justified here.

The Wilder Homestead is eligible for the National Register under Criterion A for its long association with the Silas Wilder family, who owned a large farm at this location through several generations for over two hundred years and were prominent in local affairs in several historical eras.

The remaining buildings of this once-active farmstead, including the late 18th-century expanded double-pile Silas Wilder House, a 19th-century timber-frame wagonhouse across the road, and a ca. 1920 shingled garage/barn, are also eligible under Criterion C as well-preserved representatives of their time and of three different eras of farming in Sterling.

In spite of encroaching residential development and the loss of two large barns and other outbuildings, the remaining core of the farmstead retains integrity of location, design, materials, workmanship, feeling, and association.

STE. 93





STE. 338 ↑ STE. 93 ↗ 2001.



STE. 338 ↑ 2001. STE. 339 ↑



STE. 339. 2001.



FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, MA 02125

81-12

STERLING

91, 335-337



Town Sterling

Place (neighborhood or village) _____

Address 38 Wilder Road

Historic Name Jonathan Wilder House

Uses: Present residential

Original dwelling and farmstead

Date of Construction ca. 1740/early 19th C.

Source local research; visual assessment

Style/Form Federal

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures mid-19th C.

barn; ca. 1930 one-car garage

Major Alterations (with dates) 20th C: rear ell;

ca. 1958 garage ell

Condition excellent

Moved [x]no [] yes Date N/A

Acreage 2.85 acres

Setting Faces E. at corner of Brookside Lane in

neighborhood of recent houses on large lots.

Woods behind, stone walls N & S; and N. of barn.

VI 3-7

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date February, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General site layout

While this property has been reduced to less than three acres, it still retains much of its character as a roadside farmstead. Three buildings--a large house with extended ells, a small two-story, two-bay New England barn, and between them a small gable-front one-car garage of about 1930--face east toward the road. One significant surviving feature is the network of fieldstone walls which enscribe a long, wide "run" or lane just north of the barn, and portions of what appear to have been barnyard enclosures adjacent to the building. (See map). This may be the east end of the dirt "cart road" which is still shown on local maps extending for about 700 yards west of the present residential properties on Wilder Road and Brookside Lane.

Jonathan Wilder House, ca. 1740/early 19th century (#91)

According to Wilder family records, the earliest part of the farmhouse dates to about 1740. The 2 1/2-story, double-pile, side-gabled building has the appearance of a colonial "half-house" which was later expanded. (Alternatively, it may have started as a square-plan house). The main east-facing facade is an asymmetrical arrangement of four bays of 6-over-9-sash. The three northernmost bays have the half-house arrangement, with two windows aligned vertically at the first and second story, and, in the third bay from the north, one second-story window aligned above the main entry. The large stuccoed chimney located just behind and north of the center of the ridge may occupy the original chimney position. A second chimney pierces the roof forward of the ridge just south of the entry bay. Also south of the entry bay, on the facade, two more windows are aligned one above the other, apparently representing an enlargement of the early nineteenth century which also involved the updating of the doorway to the late federal style. Typical of the period from about 1810 to 1820, this is one of the most stylish entries in Sterling, with a raised- and molded 6-panel door flanked by half-length four-pane decorative divided sidelights over paneled aprons. The large elliptical louvered fanlight mounted low over the doorway, and the narrow pilasters with wide two- and three-part fluting, may represent some alteration during a later period. The whole entry is surmounted by a projecting, complex molded cornice. Other architectural trim on the house includes narrow cornerboards, a narrow crown molding at the upper windows, and molded window surrounds at the first story. Most of the windows have wooden louvered shutters of the nineteenth-century type which may have come from another building, as they are all oversized for the windows, and mounted outside the window surrounds. The roof does not overhang the gable ends, and the front cornice, which includes returns but no real frieze, is characteristic of the federal period.

The north end of the house displays three window bays aligned at first and second story, most of which have 6/9 sash. A paired Colonial Revival 8-over-8-sash appears in the east part of the wall at the first story, and a 6-over-6-sash occupies the gable peak. The south gable end is also two bays deep, with a paired 8/8 toward the front at the first story, and a modern 6-pane triple casement window behind it. At the second story is a pair of closely spaced 6/9's, with a single 6/9 to their west. The south attic window, like that at the north, is 6-over-6-sash.

A two-part ell extends south from the rear southwest corner of the house, attached to a high rear wing. The north section of the ell, which probably dates to the early- or mid-nineteenth century, is 1 1/2-stories high, with a roof ridge parallel to the main house ridge, and two 3-over-6-sash eyebrow windows at the eaves. At the first story, two 6/9's flank an entry which has a mid-20th-century 9-light-over-panel door. Abutting the south end of the inner ell is a three-bay, one-story garage addition of about 1958 with a wood-shingle roof of uneven pitch, creating a "saltbox" silhouette. Two wood-panel overhead garage doors occupy the northernmost bays of the garage; a double-leaf board-and-batten carriage-type door is located in the outer, southernmost bay.

Wilder Barn (#335) mid-19th century

A small two-story, two-bay gable-front barn stands about twenty yards south of the house at the corner of Brookside Lane. As is typical of many of Sterling's barns, the southeast front corner of this one is abutted

INVENTORY FORM CONTINUATION SHEET

Community

Property

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
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Sterling

Silas Buck House
 14 Wilder Road

Area(s)

Form No.
 158, 331-334

ARCHITECTURAL DESCRIPTION, cont.

for early wagon doors high in the east and west walls of the south bay. The lower faces of the original end tie beams retain the characteristic rabbet that was meant to receive the top ends of vertical siding boards. Stud pockets in the lower face of the middle tie beam indicate that there may have been some type of livestock- or haymow enclosure in the north bay.

Later in the nineteenth century the building was expanded by the addition of a third bay to the south, about 10 feet wide, for a cow shed. This area is whitewashed, and several wooden stanchions are still hanging from an east-west beam. The next addition to the building appears to have been the southwest rear leanto, which expanded the cow shed by several more stanchions to accommodate a total of twelve cows. This whole south section retains the wood floor under the cow area, with a concrete floor with clean-out gutter in the rest.

The next addition may have been the gable-roofed milk room abutting the southeast corner of the building. In the 1930s or '40s, the building's roof was removed, the barn was expanded by about 20-25 feet to the north, and a new gambrel roof was built over the whole building, with the exception of the southwest leanto. This roof is constructed of two sets of common rafters spaced approximately 24 inches apart, with short collars spanning between the upper rafters near the ridge and supporting the metal track for a hay fork. There is no ridge board. The joints between the lower and upper rafters are braced with long triangular boards. The roof space is floored over for a loft space over most of the north part of the barn. The lower frame of this section of the building is of post- and braced-beam construction, with plates of doubled 2 x 4's and 2 x 4" stud walls. Studs on the west wall rise from the sill to the plate; those on the east wall are interrupted by a 5" intermediate beam part way up the wall.

Today, the barn houses a flock of Barbados black-bellied sheep, a historic breed, originally associated with the slave trade, which is over 350 years old. Two draft ponies occupy the horse shed.

Garage ca. 1930 (#334)

Standing just south of the house, facing south over a former driveway, is a clapboarded hip-roofed garage of ca. 1930, with an asphalt-shingle roof. It has an off-center panel-and-glass overhead garage door, with a small-paned window in the wall to its west. Two more small windows are located in the east wall.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

It is not entirely certain whether the first owner of this house was **Silas Buck** (1783/4-1863). If it was, he may have been the builder, as well, as he is known to have constructed many houses in Sterling. His first wife was Deborah Beaman, who died in 1830 at the age of thirty-eight. He subsequently married Mary Boynton. In 1820 Silas Buck owned a farm of twenty acres, which he increased to thirty by 1850. At that time he was growing a variety of grains, hay, and potatoes. He kept three cows, and is one of the few farmers in the Wilder Road area to have made cheese for market, as well as butter.

"S. Buck" is still shown here on the map of 1855. In 1870 the owner of the farm is shown as **S. May**. By 1880, the property had again apparently been reduced to twenty acres, and was owned by **John B. May**, who owned a considerable amount of property in Sterling, especially in the north part of town.. In 1898, the owner is shown as **Lowell Reed**. Early in the twentieth century, the property may have come back into the Buck family.

INVENTORY FORM CONTINUATION SHEET

Community

Property

Sterling

Silas Buck House
14 Wilder Rd.

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Area(s)

Form No.
158, 331-334**HISTORICAL NARRATIVE, cont.**

"C. Buck, 1908" is carved into a rock near the house, and the local belief is that T. & E. R. Buck, chair manufacturers at the Princeton line, owned the property around that time, probably renting the house to some of their employees.

In the late 1920s, the little farm was purchased by one of Sterling's several Polish-born farmers, Stanislaw Wojcieszuk, who owned it for over forty years. He also worked in the Buck factory for a time.

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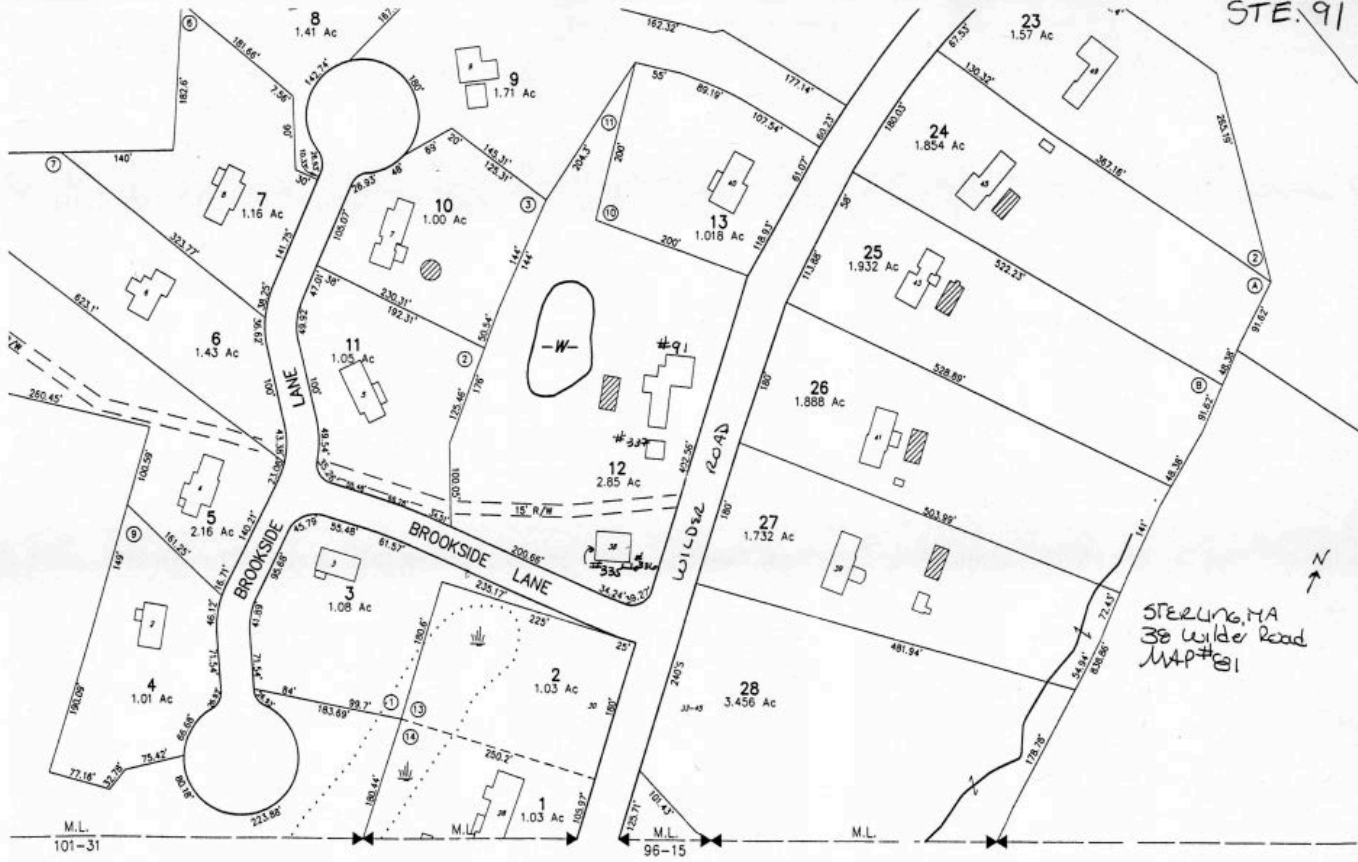
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STE. 91



STERLING, MA
38 Wilder Road
MAP # 81

M.L.
101-31

M.L.
96-15

M.L.



STE. 337. 2001.



Milk Room - STE. 336. 2001.



Barn - STE. 335. 2001.



FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

Massachusetts Historical Commission
 Massachusetts Archives Building
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 Boston, MA 02125

96-11

STERLING

158, 331-334



- VI 25
- VII 2
- XIX 15-18; 24, 25
- XX 2, 3

Town Sterling

Place (*neighborhood or village*) _____

Address 14 Wilder Road

Historic Name Silas Buck House

Uses: Present residential

Original dwelling and farmstead

Date of Construction early 19th century

Source visual assessment

Style/Form Cape Cod cottage

Architect/Builder unknown

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures 19th-C. barn, enlarged early 20th C.; early 20th C. garage; late-20th C. horse shed

Major Alterations (with dates) early 20th C. door, window replacement; rear ell

Condition good

Moved [x]no [] yes Date N/A

Acreage six acres

Setting In residential area of late-20th-century houses on large lots. Grassed hollow to rear, with young apple trees.

Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

SEE ATTACHED

Recorded by Forbes/Schuler, consultants

Organization Sterling Historical Commission

Date May, 2001

BUILDING FORM

ARCHITECTURAL DESCRIPTION [x] *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

Silas Buck House, early 19th century (#158)

This is one of the few examples in Sterling of a twin-chimney, early-nineteenth-century Cape Cod house. A pair of widely spaced brick chimneys rises from the roof ridge. A full-height, cross-gabled ell extends to the rear, bisecting the southwest corner of the main house. A one-story leanto extends back from the northwest corner. The main facade is slightly asymmetrical, three bays wide, with a center entry that was updated in about 1905 with a door with a large oval light. Most of the windows are 2-over-2-sash, including the two which flank the main doorway. A porch on plain square posts spans the east front and south side of the house, ending at the one-bay front of the southwest ell. The gable ends of the house are three bays deep. The south end has two large 2/2's, and a ca. 1900 square-light and panel door in the westernmost bay. Two 6-over-6-sash windows are symmetrically placed at the second story, with a 6/6 above them at the gable peak. The south side of the ell has two 6/6 windows, and a narrow, one-window, shed-roofed dormer. The north gable end of the house reveals the "saltbox" profile created by the one-bay rear leanto that continues the plane of the north wall. The leanto roof has a slightly shallower pitch than the main roof. This elevation is also three bays deep at the first story, with two 2/2 sash. It also has two 6/6's at the second, and one 2/2 at attic level under the peak of the gable.

The architectural trim of the house includes molded surrounds at the windows, and a molded, boxed cornice, without roof overhang at either the gable ends or the rear of the house.

Barn early 19th century/ca. 1935 (#331)

Directly behind the house is a gambrel-roofed barn, measuring approximately 20 by 55 feet, standing with its long side toward the street. It is clad in a combination of ca. 1930s drop siding on the north part, and asphalt siding in an imitation brick pattern on some of the south sections. The roof is asphalt shingle; the foundation (there is no basement) is a combination of fieldstone and concrete. A low leanto extends west from the south part of the barn, to join with a late-twentieth-century side-gabled, board-and-batten two-stall horse shed (#333). A little gable-roofed, asphalt-sided milk room (#332), probably built in the 1930s, extends east from the southeast corner of the barn. The milk room has a vertical-board door and a small two-pane window in its east end.

Just north of the milk room on the longest side of the building is an exterior-mounted, vertical-board sliding door with a four-pane window high in its upper left portion. In the north half of the barn wall is one two-pane window and a high, wide wagon opening that formerly had a double-leaf vertical-board door. The north end of the building displays the outline and casing of a high, centered former wagon opening, now filled in with tongue-and-groove horizontal siding. The ground is slightly banked up to this end of the building with a low fieldstone ramp. Above the doorway are two small window openings, one fitted with a four-pane window. Between them, a former loft opening is also filled in with horizontal siding. Lending its own character to this end of the barn is a large, deeply-projecting hay hood formed by the continuation of the upper planes of the roof. This elevation also shows the distinctive outward flare of the bottom edge of the roof. The south elevation of the main barn has a vertical-board door recessed in the southeast corner, with a pent roof above it. To its south at the ground story are three stanchion window openings. High in the wall are two four-pane windows. Continuing east to west, there are three more stanchion windows in the leanto, then another vertical-board door just before the low-roofed connection to the horse shed.

Barn interior and structure.

While from the exterior this barn appears to have been built in the 1930s or '40s, an interior inspection reveals that it had a complex evolution dating to at least three periods, and that its core is likely to be a hundred years older than its latest, gambrel-roofed portion. The building began as a 20 by 22-foot two-bay English barn possibly dating to the early nineteenth century and coinciding with the construction of the house. The south bay of this oldest section is ten feet wide, the north bay is twelve feet wide, with a loft over it. Its post-and-beam frame is hewn, braced, and pegged, and while it has lost its original roof, it retains the headers

[] Recommended for listing in the National Register of Historic Places. *If checked, a completed National-Register Criteria Statement form is attached.*

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Sterling Jonathan Wilder House
 38 Wilder Road

Area(s)

Form No.
 91. 335-337

ARCHITECTURAL DESCRIPTION, cont.

by a small shed-roofed **milkroom** (#336), approximately 8 by 10 feet, on a concrete foundation. The building is clad in wood clapboard on the east facade, and in wood shingle on the other three sides. It rests on a fieldstone and granite foundation, and has an asphalt shingle roof surmounted by a small square, partially louvered cupola at the center of the ridge. The cupola has a low pyramidal roof topped with a copper weather vane.

The building is banked at the front, where the facade has an outside-mounted, diagonal-board sliding door across the north portion. South of the door at first-story level is one 6/6-sash window, and a diagonal-board walk-in door at the south corner. Two 6-over-6-sash windows occupy the second story, and under the front gable is a pair of large loft doors. Projecting from the east roof peak is a hay hook with a pulley assembly. The north elevation of the barn has two 6-pane windows at the first story, and a 6/6 and a boarded-over window at the second. On the south side of the barn the low fieldstone basement story is open, revealing the interior support structure of several log posts with diagonal rising braces. Two large log posts support the mid-section of the outer south wall of the building. At first-story level the south elevation has three 6-pane stanchion windows. Above them are the shingled-over openings of two larger windows of 6/6 proportions. Traces of red paint remain on the upper rows of shingles on this wall under the eaves. The rear, west elevation is two bays wide, with two six-pane windows at the first story, two 6-over-6's at the second, and a single 6/6 in the gable peak.

The restrained architectural trim of the barn consists of flat, unadorned window surrounds, narrow cornerboards, and a wide rake board at the front gable. The eaves are unboxed, and trimmed with a narrow molding at the edge of the roof.

The ca. 1930 broad gable-front **garage** (#337) located close to the south end of the house addition is clad in wood shingle, and has an asphalt roof. Its main entry consists of a pair of exterior-mounted vertical board sliding doors. The building has no windows.

HISTORICAL NARRATIVE [x] *see continuation sheet*

Explain history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This property is one of the oldest and best-documented in Sterling. It is believed that the first part of the house was built shortly after the 1738 or '39 marriage of **Jonathan Wilder** (1710-1794) and **Zerviah Houghton**, daughter of Sterling's earliest innkeeper, "Landlord Ben" Houghton, whose tavern was located a short distance to the north, on today's Osgood Road. The Wilders may have received the land for their farm from Zerviah's father, although Jonathan is said to have acquired considerable land on his own from Tahanto, chief of the Nashawoggs. He eventually amassed over 500 acres in the "additional grant" of Lancaster, part of which was to become the town of Sterling in 1781.

Jonathan and Zerviah had eight children. True to one of the family patterns of the times, the eldest son, **Josiah**, left town to establish a farm in a new community--Templeton, in western Massachusetts. The other three sons, **Silas**, **Calvin**, and **Elihu**, eventually settled on parts of their father's former land and resided in farmhouses along Wilder Road. It was the youngest son, **Elihu Wilder** (1760-1818), who grew up to own and occupy his parents' homestead.

INVENTORY FORM CONTINUATION SHEET

Community

Property

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Sterling Jonathan Wilder House
 38 Wilder Road

Area(s)

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HISTORICAL NARRATIVE, cont.

Elihu married twice. His first wife was Anna Jones of Princeton. He married Prudence Manning in 1790, and they had seven children. For several years after their father's death in 1818, while their mother apparently retained her dower rights in the property, the farm was apparently owned jointly by his heirs. It eventually came into the possession of Elihu and Anna's eldest son, Jones Wilder (1791-1868), who married Arcthusa Manning in 1820.

More is known about the farm during Jones Wilder's time than his father's. In 1850 he owned nearly 130 acres, 107 of which were improved. His livestock included two horses, four oxen, nine cows and other cattle, and three pigs, and he grew the usual assortment of grains for that time. He was a founder of the Sterling Evangelical Congregational Church in 1851-52.

Jones Wilder was also at least part-owner in the family brickyard, which was located on a three-acre parcel on the west side of Wilder Road a short distance north of the house. In 1820 he manufactured 200,000 bricks. The business continued for several decades, but by 1860 it was a smaller operation, with one employee, and a yearly product of 100,000 bricks.

Although the house is shown under the name "F. Wilder" on the map of 1870 (probably Jones and Arcthusa's son, Fordyce, who built the handsome brick house across the road at 53 Wilder Road [MHC #92] on land divided out of his father's farm,) family records say that the farm was inherited by their youngest son, Jones Warren Wilder (1832-1894).

Jones Warren Wilder, perhaps the best-known of his generation of Wilders, became president of the Butterick Pattern Company after it had moved to New York. (See Area Form J: Butterick-Nourse Farm, 26 Rugg Road). Beginning in 1857 he was also closely involved in the development of East Rindge, New Hampshire, where he operated a small manufacturing business in an old saw mill, and established a large model estate farm called Cheshire Farm, which ultimately covered 3000 acres. Cheshire Farm became a well-known stock farm, which at its height housed 500 head of cattle and horses, and employed 150 people. As a young man J. Warren Wilder studied law, wrote for New York newspapers, and passed the New York bar in 1864. That same year, he began working as a traveling salesman for Eben Butterick's pattern company. The company, first based in Fitchburg, began by producing paper patterns for boys' clothing to be sewed at home. Jones Warren Wilder is credited with suggesting the addition of women's wear patterns, and with the idea of selling patterns for soldiers' uniforms for volunteer regiments during the Civil War.

After the war, the Butterick Company moved to New York, and J. Warren Wilder, the company's star salesman, was taken in as a partner. By 1871 they were selling six million patterns a year. At Mr. Wilder's suggestion, in 1868 the company began its first publication, the *Metropolitan Monthly*, as a means of publicizing patterns and dispensing fashion advice. It was the first step in a Butterick Co. publishing empire which between 1875 and 1937 included *The Delineator*, the foremost general interest magazine of its day. *The Delineator*, which replaced the *Metropolitan Monthly*, carried both fashion news and fiction by such well-known writers as Edith Wharton, John Galsworthy, and Rudyard Kipling. In 1881, the company was reorganized as the Butterick Publishing Company, Ltd., with Jones Warren Wilder as President and Ebenezer Butterick as Secretary.

Having taken up residency in New York, J. Warren Wilder may have rented the house and farm on Wilder Road to tenants for a time, but by 1880 he is no longer listed as its owner. The map of 1898 shows that by then it was owned by his youngest son, George Warren Wilder (1866-1931). His residence was also in New York, and later in New Hampshire, where at the end of his life he served in the state legislature. George Wilder became a Vice President of the Butterick Company in 1891, and succeeded to its Presidency in 1899,

INVENTORY FORM CONTINUATION SHEET

Community

Property

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 38 Wilder Road

Arca(s)

Form No.
 91, 335-337

HISTORICAL NARRATIVE, cont.

a post he held until his death. In 1902, he became President of a new holding company, the Butterick Company, Inc., which included in its holdings five separate publishing companies, including the Butterick Publishing Co.. In 1903-04, George Wilder supervised the construction of a million-dollar, sixteen-story building called the Butterick Building at Spring and MacDougal Streets in New York City on the site of Richmond Hill, the former home of George Washington, John Adams, and Aaron Burr. Designed by Horgan & Slattery, with an interior by Louis Tiffany, it was the largest building in New York occupied by a single business firm, and the first skyscraper to have heavy moving machinery above the lower floors. Mounted on its west wall, the largest electric sign in the world displayed the word "BUTTERICK" for miles over the Hudson River.

George Wilder contracted tuberculosis, and in 1906-07 faced financial ruin when the Butterick Company underwent a severe financial crisis. In 1906 he sold the farm in Sterling, with 119 acres, the house, two barns, and a shed, to Karol Furmanik, a Polish-born farmer who had been leasing it for some time. In the 1930s Mr. Furmanik was still running a small dairy operation here, owning eight cows, five young ones, and a bull.

Karol (later called Carl) Furmanik died in the 1950s. In 1957 the farm, with about fifty acres remaining, was sold to Dr. John and Carol Powers, who restored the house to its present appearance, and called the property "Deo Gratias Farm." The property was reduced to the present 2.85 acres, and the land around it developed for single-family houses, in the late twentieth century.

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Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Community	Property Address
Sterling	38 Wilder Road
Area(s)	Form No(s). 91, 335-337

National Register of Historic Places Criteria Statement Form

Check all that apply:

Individually eligible Eligible only in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

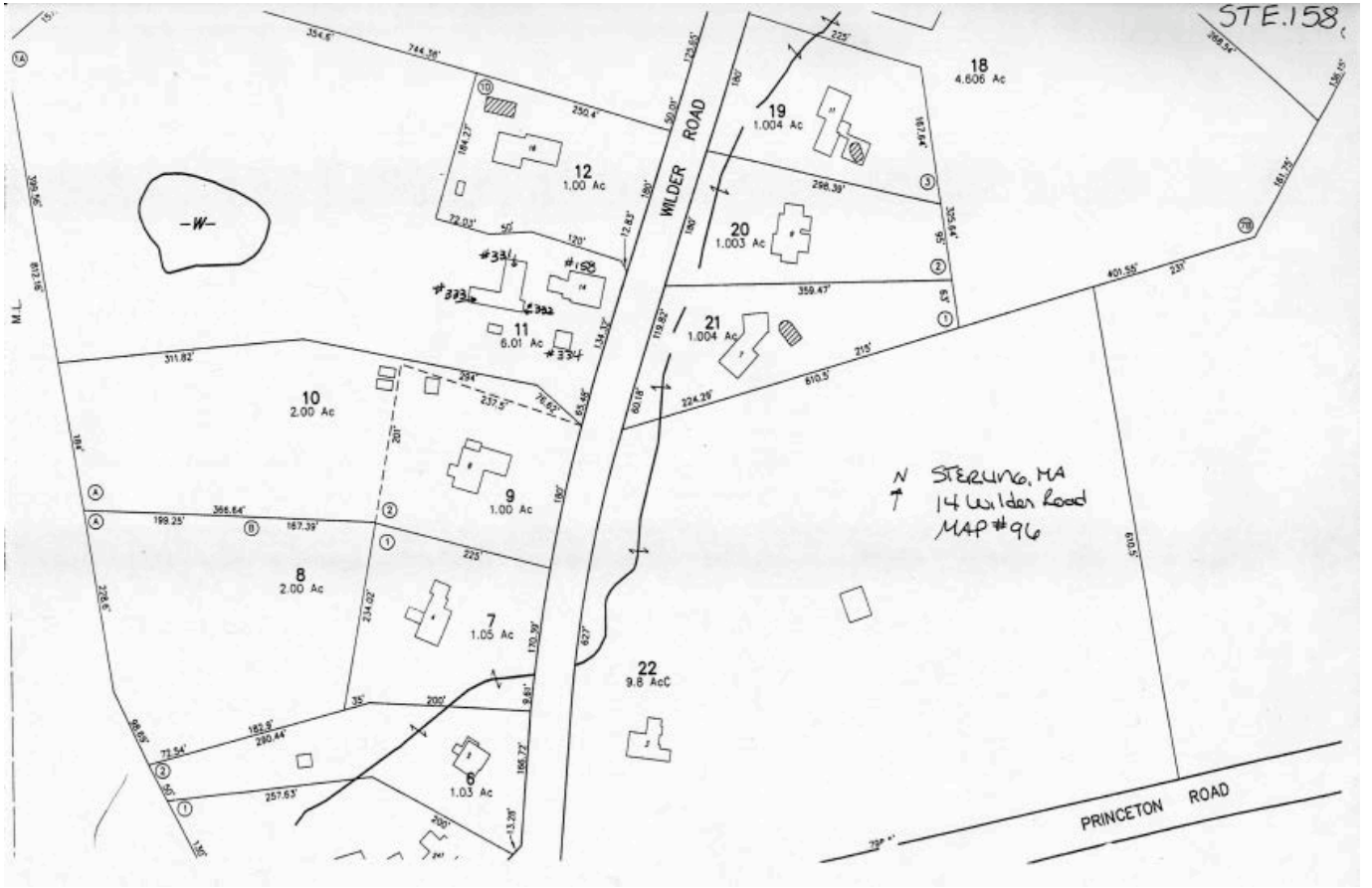
Statement of Significance by Forbes/Schuler, Consultants

The criteria that are checked in the above sections must be justified here.

The Jonathan Wilder House is eligible for the National Register under Criterion A as one of the oldest farmsteads in Sterling, and for its long association with Jonathan Wilder (1710-1794), patriarch of this large and influential local family, and several of his prominent descendants. Among the latter were farmer and brickmaker Jones Wilder (1791-1868), and his son Jones Warren Wilder (1832-1894) who became a partner in the Butterick Company, mass-producer of sewing patterns, and later President of the Butterick Publishing Company. By the end of the nineteenth century the farm was owned by his son, George W. Wilder (1866-1931), who succeeded his father as President of the Butterick Company.

Although today reduced to 2.85 acres, the farmstead is also eligible under Criterion C for its well-preserved architecture from several periods, including an expanded double-pile farmhouse dating to ca. 1740 and the early 19th century, a 19th-century shingled two-bay barn with later milkroom, and a ca. 1930 garage.

In spite of encroaching residential development, the Jonathan Wilder House and the remaining core of its farmstead retain integrity of location, design, materials, workmanship, feeling, and association.





View North. 2001.



(STE.331). 2001.



(STE.332). 2001.



(STE.333). 2001.



Barn-cow tie-up.



FORM B – BUILDING

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

Assessor's Number USGS Quad Area(s) Form Number

8 7 -0 Clinton 1 6 9925

Town STERLING

Place (neighborhood or village)

Address 35 Wiles Road

Historic Name Johnson - Burpee House

Uses: Present residential

Original residential / agricultural

Date of Construction late 18th c. / mid 19th c.

Source SHS records

Style/Form astylistic

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim vinyl siding

Roof asphalt shingles

Outbuildings/Secondary Structures second quarter 20th c. concrete silo, attached modern garage and shop complex replacing old barn - late 20th c.

Major Alterations (with dates) vinyl siding, shutters, door, enclosed porch on middle section - late 20th c., open porch on main block - ca. 1920s.

Condition fair

Moved no yes Date n/a

Acreage 8.91 acres

Setting Rural secondary road among mid to late 20th c. residential properties, land slopes north away from house, large pines at road edge in meadow and wooded edge behind house and on north side.



Sketch Map

Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.

Recorded by Schuler / Forbes, preservation consultants

Organization Sterling Historical Commission

Date (month / year) March 2001

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

BUILDING FORM

ARCHITECTURAL DESCRIPTION *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

General Site Layout

The original farm land has been reduced to an approximately nine-acre parcel on the west side of the rural north-south road that connects Redstone Hill Road to the south and Clinton Road /Route 62 to the north. The driveway is south of the house and leads to a wide parking area. This circulation area is framed by the house on the north and garage complex on the west that are connected by a woodshed and breezeway. A tall silo stands behind the connector or breezeway. A fenced garden buffers the area in front of the main house block from the driveway. Another fenced yard is behind the house on the north side projecting from the two ells and is formed by a brick wall with a large round brick structure, possibly an outdoor fireplace, and a wood picket fence. The meadow north of the house is picturesque as it slopes away from the house, has a cluster of very large pine trees northwest of the house complex and is bordered by wooded area on the north and west sides. A large flat field merges with the adjacent property on the southern edge.

Johnson-Burpee-Wiles House late 18th and mid 19th c., MHC #169

The dwelling is oriented to the south with three sections having three different roof levels, all built on stone and covered with vinyl siding. The main two and one-half story side-gable block, with a three-bay gable end to the road, has a four-bay facade with a centered chimney situated immediately behind the ridge, and a shed roof full width open porch carried by tapered Doric columns. The first story fenestration consists of three six-over-six windows with vinyl shutters and a paneled entrance door in the third bay (left to right). The second story has only three windows. A two-story addition is slightly recessed from the main facade and has a gabled roof that is lower than that of the main block. This two-bay addition has a shed roof enclosed porch with large multi-light window and entrance door. Another two-story addition is attached to the gable end of the middle addition with yet another lower roof ridge. Fenestration has been altered with two second-story casement windows widely spaced and a modern neo-colonial entrance door with long vinyl shutters and paired large six-over-six double hung windows at the first story level. This long rear section has a rear wall chimney that emerges slightly behind the ridge and a modern narrow chimney also behind the ridge and close to the middle section of the dwelling.

Attached to the rear of the third section of the house is an open wood shed and a breezeway that turns the corner and is attached to the three-section modern outbuilding addition, that replaces an old barn. Two-car bays dominate the addition adjacent to the breezeway. Slightly recessed is the middle section with a large car bay and window bay of a shop or office, and a third recessed section having an entrance door and small window. The attached out-building complex is single story and has stained vertical board wood siding.

Silo ca. 1930s or 1940s, MHC #925

The wide white painted concrete silo with ridged metal dome rises approximately two and one-half times above the garage and wood shed complex. It is a concrete stave silo with fourteen metal hoops or bands. A smaller chute is attached to the south side of the silo and has a pointed metal top and three small square openings arranged vertically on the upper half of the chute arrangement, which does not continue to the bottom of the silo.

INVENTORY FORM CONTINUATION SHEETTown
STERLINGProperty Address
35 WILES RD.
Area(s) Form No.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

169, 925

HISTORICAL NARRATIVE *see continuation sheet*

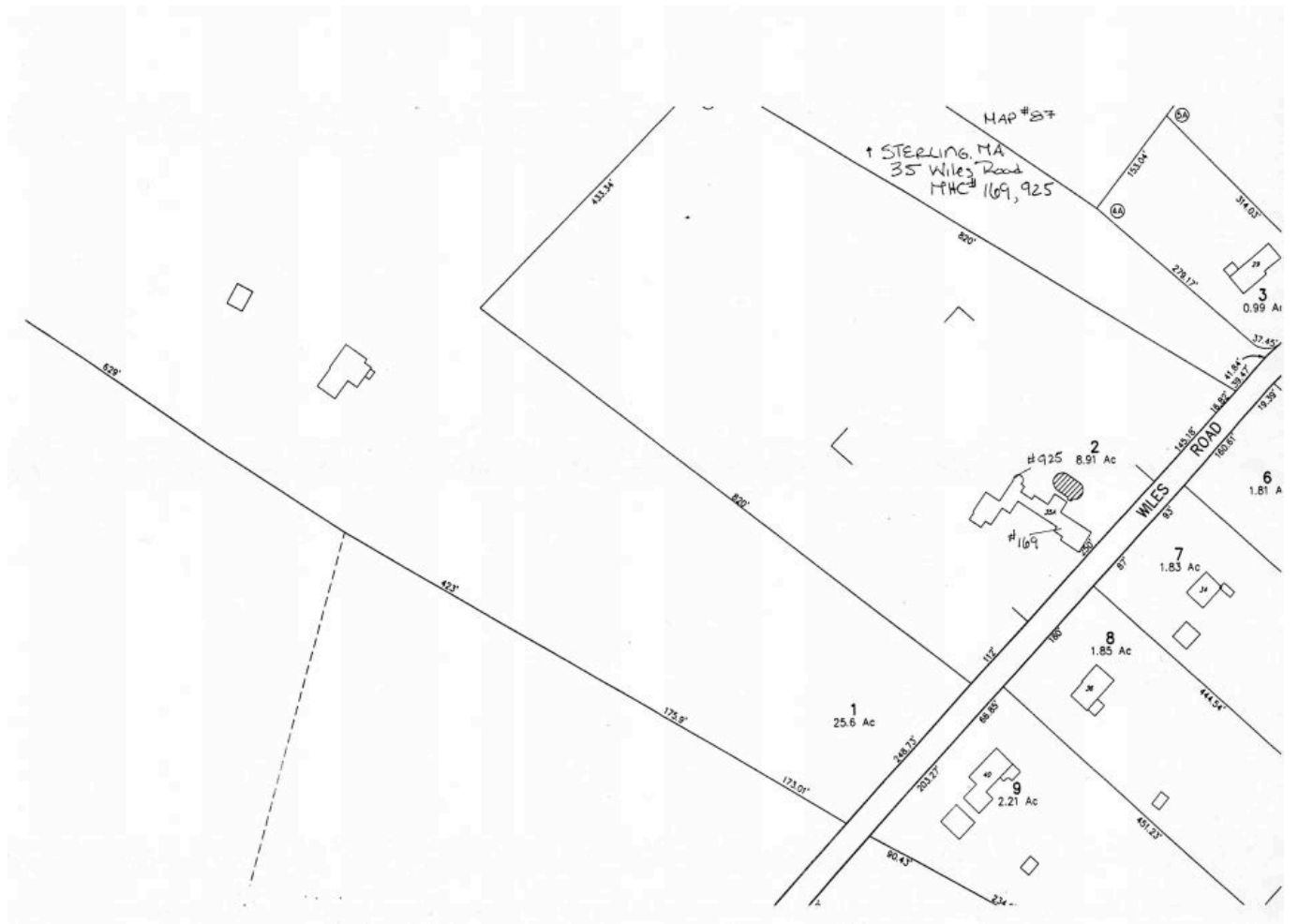
Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

First known owner of this property was **Oliver Johnson** (1785-1857) who is reported to have inherited the property from his father, **Edward Johnson** (ca. 1745-1828). Wiles Road did not exist until about 1850, when it became the link between the old and new routes to Lancaster. Redstone Hill Road once had been the main road to Lancaster until the new improved road was constructed, now known as Clinton Road, also Route 62. From Oliver Johnson's death in 1857, the property was owned by **James Burpee** (1817-1905) who was married to Enice Wilder Goss (1816-1890). James Burpee, son of John (1787-1861) owned this seventy-acre farm with eight milk cows and produced 1500 gallons of milk, twenty-five tons of hay, and raised several crops such as Indian corn, oats, barley and potatoes. By the 1890s the property was attributed to **Mrs. George H. Priest** (**Nellie A. Willard** [1838-1912]), wife of **George H. Priest** (1834-1914), who lived in Wellesley and was assessed for a house, barn, carriage house and a 78-acre home lot from 1900. Priest had worked for his father as Vice President of the Chicago Board of Trade and was responsible for the shipping of cattle from Kansas City to Brighton. Later he returned to Boston to private sector work and finally was special clerk for the State Bureau of Labor and Statistics. His parents were **Henry H. Priest** (1818-1878) and **Lydia D. Burpee Priest** (d. 1914). An association between James Burpee and Lydia Burpee has not yet been established.

In 1892 Mrs. George H. Priest was assessed for a house on a small lot as well as the "J. Burpee" house, barn, carriage house and the 90-acre Burpee farm. By 1900 the farm had been reduced to 78 acres. By the early 1910s **John Stephen Wiles** and **Ida Wiles** took up farming and probably were responsible for the construction of the concrete silo. The Wiles, after whom the road is named, raised cows and kept horses as well. On the seventy-acre farm Wiles was assessed for his house, a barn and shed (no longer extant), a carriage house, and a hen house. By the 1930s he had increased his property to eighty-four acres. Wiles lived here until 1944. Only the silo remains, reminiscent of the former working farm.

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House and silo. 3/01.



Garage and shop addition with silo. 3/01.



Silo. 3/01.



STERLING HISTORIC FARMSTEAD SURVEY: BIBLIOGRAPHY/REFERENCES

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