Spencer, Sullivan & Vogt
ARCHITECTURE · PRESERVATION

ARCHITECTURAL SURVEY & FEASIBILITY STUDY for the

CORNET JOHN FARNUM HOUSE

44 MENDON STREET, UXBRIDGE, MASSACHUSETTS • 13 AUGUST 2021

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EXECUTIVE SUMMARY

It has been a privilege to prepare this Architectural Survey and Feasibility Study for the Town of Uxbridge and the Uxbridge Historical Society. Possibly the town's most notable landmark, the Cornet John Farnum House is a critical resource with a storied past, treasured by locals and visitors alike. We appreciate the Town's ongoing efforts to preserve this ancient building and their willingness – in fact, enthusiasm – to secure its legacy for decades to come. Here is a structure that has stood the test of time, a landmark that has over the course of two and a half centuries become the subject of legends and a symbol of pride. To preserve this valuable resource is to secure its long-term place in Uxbridge's rich cultural landscape and ensure its continued ability to teach the public about life in the 18th century.

Having been awarded a pre-development grant from the Massachusetts Historical Commission's *Massachusetts Preservation Projects Fund,* the Town of Uxbridge, acting through a building committee comprised of representatives from the Historical Commission and Historical Society, commissioned this study to further explore the building's uncertain history, assess its current condition, and to kickstart a campaign of overdue building improvements. The stated goals of the study, as outlined in the Request for Proposals, were as follows:

- To conduct research into the history of the building and the people who lived there.
- To provide a detailed description of the building, noting its evolution over time and 'character defining' historic features
- To comprehensively assess the physical condition of the house and site, with consideration for applicable code requirements, and provide recommendations for the treatment of deficiencies
- To conduct a feasibility study determining how best to display the house's "period of significance"
- To prepare outline plans and specifications identifying the scope items, phased according to priority
- Provide a phased cost estimate for the recommended restoration scope
- Provide recommendations for ongoing maintenance of the building over the next twenty years

The study has independently addressed each of the above goals , and the resulting findings, recommendations, and designs have been compiled herein. The section of this executive summary titled 'The Report' gives a more detailed summary of the way in which this document is organized.

A significant portion of this report is devoted to identifying the building's historic features and assessing their condition. We have worked diligently with a team of specialists to track the many changes have been made to the structure during its roughly 250-year lifespan. Bill Finch of *Finch & Rose Preservation and Design Consultants* was engaged to assess the building's historic fabric. Using historical photographs, primary documents, paint analysis, and in-person investigation, Bill has been assigned an approximate fabrication/installation date to many of the house's key features. We subsequently assessed the condition of each item addressed in Bill's narrative, identifying deficiencies and providing recommendations for their treatment. The 'Historic Fabric and Existing Conditions' narrative at the beginning of Part Three reflects a collaborative effort between *Spencer, Sullivan & Vogt* and *Finch & Rose.*

Thorough investigation of the building's condition has been possible thanks to restoration contractor Gerard O'Doherty, who joined members of the project team and building committee at the site to remove cladding and create exploratory openings at the interior. Once openings were made, other consultants engaged for the study were able to conduct their assessments. John Wathne of *Structures North Consulting Engineers* assessed the existing timber framing, noting that the existing wood perimeter sills are severely rotted. This condition, along with the related deterioration of plank and post bottoms, has caused the building's walls to buckle dramatically. Its remediation is urgent and should be among the first work items executed as part of the restoration.

Exposing the structural members also allowed for more detailed dating of the structure's framing. Dendrochronology, or tree ring dating, was determined to be the ideal method and Lynne Spencer engaged *Bill Flynt*, a reputed dendrochronologist and former Director of Historic Preservation at Historic Deerfield. Bill took core samples from several timbers throughout the house, analyzed them over the course of two weeks, and ultimately determined that most of the house's timbers were felled in the 1760s, with some dating to the 1720s. The logical conclusion was that the existing house had been built with some timbers recycled from a previous house around 1770. These findings challenged the long-held belief that the house dated to ca. 1710 and housed Uxbridge's first town meeting. In fact, it is now apparent that Cornet John Farnum did not live in the house at all as it was likely built by one of his progeny over twenty years after his death.

Understanding the Historical Society's need for increased space at the Farnum House, we later developed conceptual designs for an addition. Historical photos indicate that there was a small, gabled ell connecting to the east side of the house. Recreating the ell would not only increase the square footage of the first floor and basement, but would also allow for an accessible entrance and restroom. Conceptual drawings of the ell have been modeled on the aforementioned historical photographs and are provided and annotated in *Part Two* of this report.

Mechanical, electrical, plumbing, and fire protection (MEP/FP) engineers from *Garcia Galsuka DeSousa* were engaged to assess the Farnum House's existing systems and determine if they are suited for the addition. Plumbing is largely sound and only requires minor updates like installing accessible fixtures in the new restroom and replacing antiquated valves. The electrical system is similarly in working condition, but installing exit signage and emergency lighting will be required for code compliance. All electrical and phone lines should be relocated underground so as not to disrupt the building's historic appearance. The heating system needs more substantial work, such as the removal of the duct to the second floor and the installation of heat pump units at the addition.

All consultant reports are included in *Part Three* of this report. A cost has been estimated for each of the recommended treatments, all of which are included in the cost estimate provided in *Part Four*. The **total budget of $1.05 million** has been broken into three phases, providing the Town with an opportunity to ease the burden of a serious up-front expense and instead carry out successive projects as funds become available.

Scope items are identified by phase in plans and elevations, also provided in *Part Four*. Each phase and its estimated budget are outlined as follows:

- **Phase I:** urgent structural repairs; replacement of siding and trim; selective repointing.....**$406,650**
- **Phase II:** replacement of windows and south entrance.....**$110,630**
- **Phase III:** roof replacement; chimney reconstruction; systems upgrades; interior refurbishment; addition.....**$535,210**

The Report

Part One of the report, 'History & Significance,' begins with a brief history of the Farnum House, including a chronology in which all research findings pertaining to the Farnum House and its inhabitants are synthesized and cited. This is followed by a list of 'Character Defining Features,' the physical elements that define the building's architectural significance that should be retained in any restoration scheme. The 'Preservation Guidelines' section describes how alterations to the building should be approached to retain and celebrate its architectural significance.

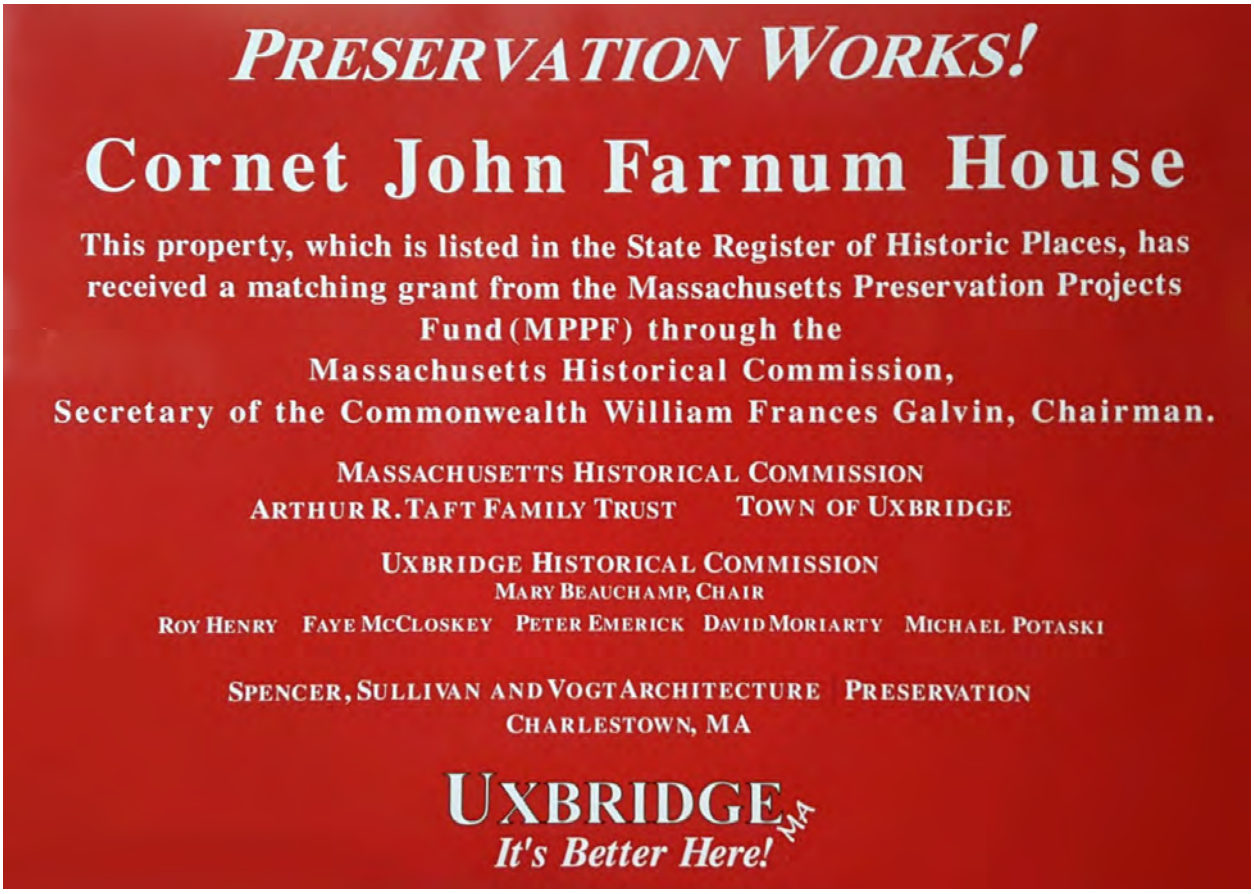
Part Two, 'Conceptual Design,' begins with a brief summary of the Building Committee's expressed needs for the building, with particular emphasis on storage models for the Historical Society's multimedia collections. This narrative is followed by drawings illustrating two distinct schemes for renovations to the building. All

proposed interventions are aimed at improving user experience and augmenting storage space. Each drawing is annotated to explain the benefits and drawbacks of the renovation scheme.

Part Three, 'Existing Conditions & Treatment Recommendations,' includes an examination of current conditions at the building – both exterior and interior, from the roof to framing to the foundation – and recommendations for the repair of deficiencies. Architectural observations are followed by four consultant reports, which provide insights as to the building's historical materials and structural integrity, as well as its likely construction date(s) as determined by tree ring dating (dendrochronology). These reports are supplemented by a mechanical assessment in which the building's existing heating, electrical, plumbing, and fire protection systems are assessed and options for their modernization are proposed. Finally a building code (or 'regulatory') analysis is provided for the existing structure.

Part Four, 'Scope and Cost Estimates,' includes plans and elevations identifying prioritized repair and restoration items followed by a specification comprehensively outlining the scope. A cost estimate is included at the end of the report and includes projected costs for the phased restoration, and later renovation, of the building. Estimates for all scope items are informed by the cost of similar work that we have carried out as part of recent projects.

The *Appendices* include key historical resources like primary documents, photographs, newspaper articles, and books, which have provided valuable insights into the history of the Farnum House and the family who built it. Many of these documents were located with the invaluable assistance of Mike Potaski of the Uxbridge Historical Commission and Jim Beauchamp of the Historical Society, who dedicated much of their time in recent months combing through archives (both digital and physical) to uncover the storied past of this local landmark.



The 'Preservation Works!' project sign installed at the site, as required by the Massachusetts Historical Commission for all MPPF-funded projects and studies.

METHODOLOGY

This Architectural Survey and Feasibility Study reflects a collaborative effort between Spencer, Sullivan & Vogt, the Town of Uxbridge (acting through its Historical Commission), the Uxbridge Historical Society, and several consultants. The Cornet John Farnum House, located at 44 Mendon Street, is owned and maintained by the Town of Uxbridge, who rents the property to the Uxbridge Historical Society for meetings and storage of their archival collections. The designated Building Committee is comprised of representatives from several groups, including Mary Beauchamp, Chairman of the Historical Commission, Jim Beauchamp, President of the Historical Society, Jeff Brochu and Mike Potaski, both members of the Historical Commission, and Michael Gallerani, Economic Development and Community Planning Director for the Town of Uxbridge.

The study has been funded in part by a pre-development grant from Round 26 of the Massachusetts Preservation Projects Fund, awarded by the Massachusetts Historical Commission (MHC) in June 2020. Mary Beauchamp served as 'Local Project Coordinator,' as required by the conditions of the grant, and was the primary point of contact for both MHC and SSV. All visits to the site were arranged with Jim Beauchamp, who provided access to the building and assisted as needed with the investigation of its features.

The project team was assembled and coordinated by Lynne Spencer, partner and preservationist at SSV. The project team conducted on-site investigations between January and May of 2021, directed by Lynne with support from project architect Doug Manley, architectural designer Joe Metrano, and four consultants. Using field measurements taken during visits to the site on January 25th, March 4th, and April 26th, Joe – with assistance from architect Susan Hurst and architectural designer Matt Wolfson – prepared existing conditions drawings in AutoCAD. These drawings, included on pages 11-25 of this report, served as the basis for later framing plans and conceptual design work.

Joe, with ample assistance from members of the Building Committee, also led research into the building's history, the findings of which will later be synthesized into the 'History and Significance' narrative and chronology in *Part One*. Historical findings partially informed recommendations provided for the proper treatment of the building, which have been included as part of the conditions assessment comprising *Part Three*. All recommended treatments and proposed renovations included in this report are closely guided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Consultants were first engaged to visit the site on March 4th, at which time Lynne, Doug, and Joe oversaw their investigations. John Wathne of *Structures North Consulting Engineers* assessed the building's structural integrity and developed a preliminary framing plan while Bill Finch of *Finch & Rose Preservation and Design Consultants* documented historical materials. Following preliminary investigation of architectural conditions at the surface level, it was suggested that exploratory openings and tree ring dating (dendrochronology) would allow for a more detailed understanding of the building's complex history and structural deficiencies. This suggestion was grounded

on the hypothesis that the existing structure, contrary to the community's long-held belief, was in fact constructed later than 1710.

Working with Bill Finch and John Wathne, SSV identified several areas where exploratory openings would be most informative. SSV presented the recommendations to the Building Committee during a virtual meeting on March 17th, at which time they met unanimous approval. The openings were approved by the Uxbridge Historical Commission the following day.

Lynne Spencer, John Wathne, and Bill Finch visited the site once again on March 27th, this time joined by restoration contractor Gerard O'Doherty and dendrochronologist Bill Flynt. Gerard, under Lynne's guidance, removed finishes and cladding from various areas of the building. At the exterior, lower clapboard courses and the accompanying sheathing were removed at all four elevations, exposing the deteriorated wood sill and corner posts. The locations of interior openings – such as in the ceiling plaster over the kitchen hearth and at casings around the corner posts – allowed dually for the documentation of historic framing timbers and collection of samples therefrom. Bill Flynt conducted dendrochronological analysis in subsequent weeks, while Bill Finch simultaneously analyzed paint samples taken from numerous locations around the house. The resulting reports, along with John Wathne's structural assessment, were submitted to SSV before their May 4th meeting with the Building Committee.

Also presented at the meeting was an option for an addition to the structure replicating the historic ell, in which a universally-accessible toilet room and addition storage space can be housed. The design option has been further developed according to feedback from the committee and is included in the 'Conceptual Design' section of this report.

On May 7th, mechanical, electrical, plumbing, and fire protection consultant *Garcia Galuska DeSousa* joined Doug Manley at the Farnum House to assess the building's electrical, plumbing, and heating systems, and provide recommendations for upgrades suited to construction of the proposed addition. Recommended upgrades include the installation of exit signage and a new fire alarm system, some plumbing modifications as required by code, and the installation of heat pumps to serve the addition.

Bill Finch visited the house several times after the May 4th meeting, collecting more paint samples and further documenting building elements for dating purposes. Treatment recommendations provided by Spencer, Sullivan & Vogt and all four consultants have been compiled into *Part Three* of this report and provided the basis for cost estimating. Scope items were identified on measured plans and elevations, an outline specification was subsequently prepared, and a cost estimate developed. All three are included in *Part Four* of this report.

All finding and recommendations, including the finalized scope of work and cost estimate, were presented at a public meeting at Uxbridge Town Hall on June 15th, which was presided over by Mary Beauchamp, Historical Commission chair. The meeting was recorded and will be available for public viewing in the coming weeks. Feedback from attendees has informed recent edits to the report, which was submitted to Ross Dekle for review on July 15th. Following revisions, the final report is hereby submitted to the Building Committee on August 13th, 2021.

ELEVATION PHOTOS

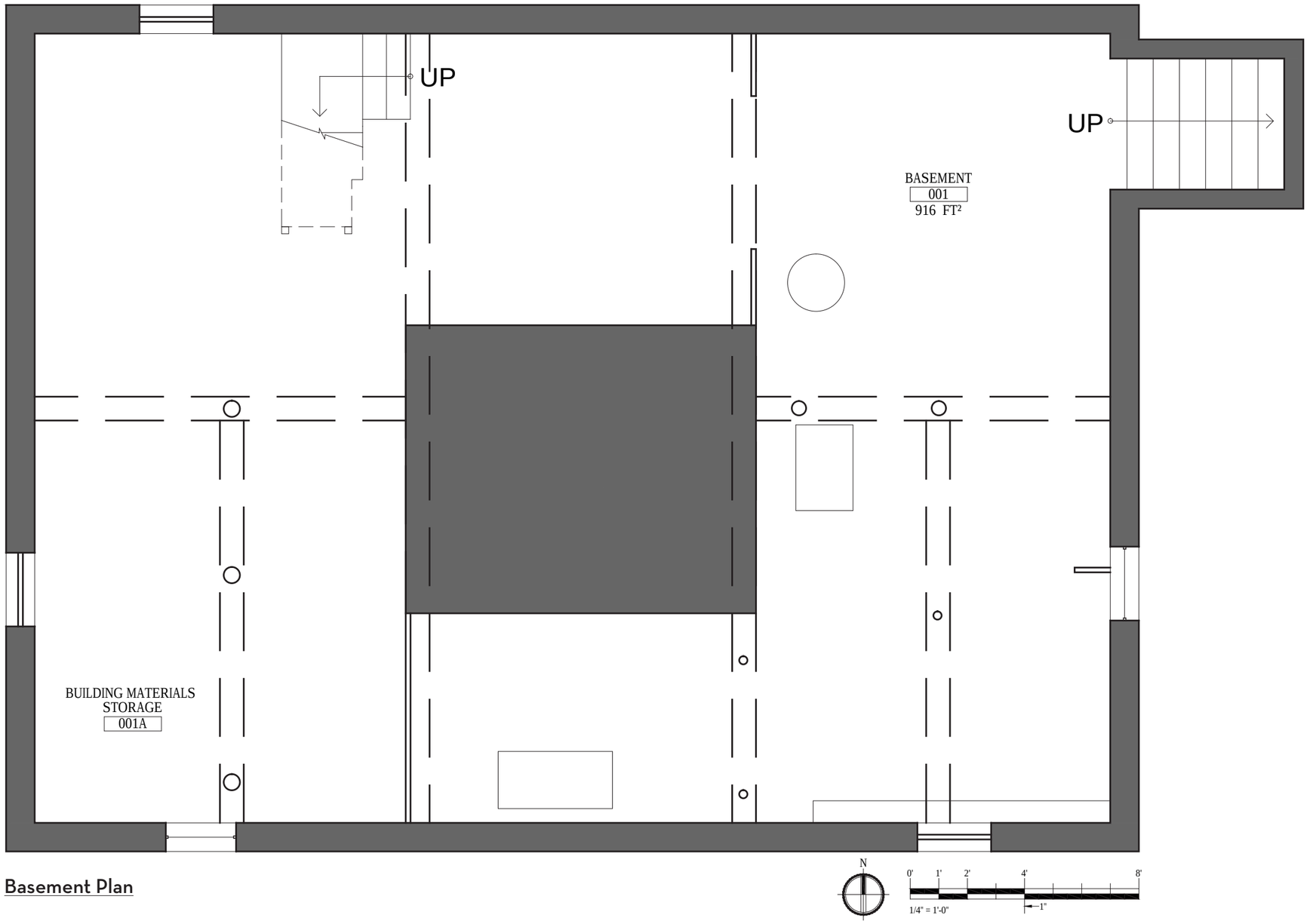
NORTH

EAST

SOUTH

WEST

MEASURED DRAWINGS (PLANS)



Basement Plan

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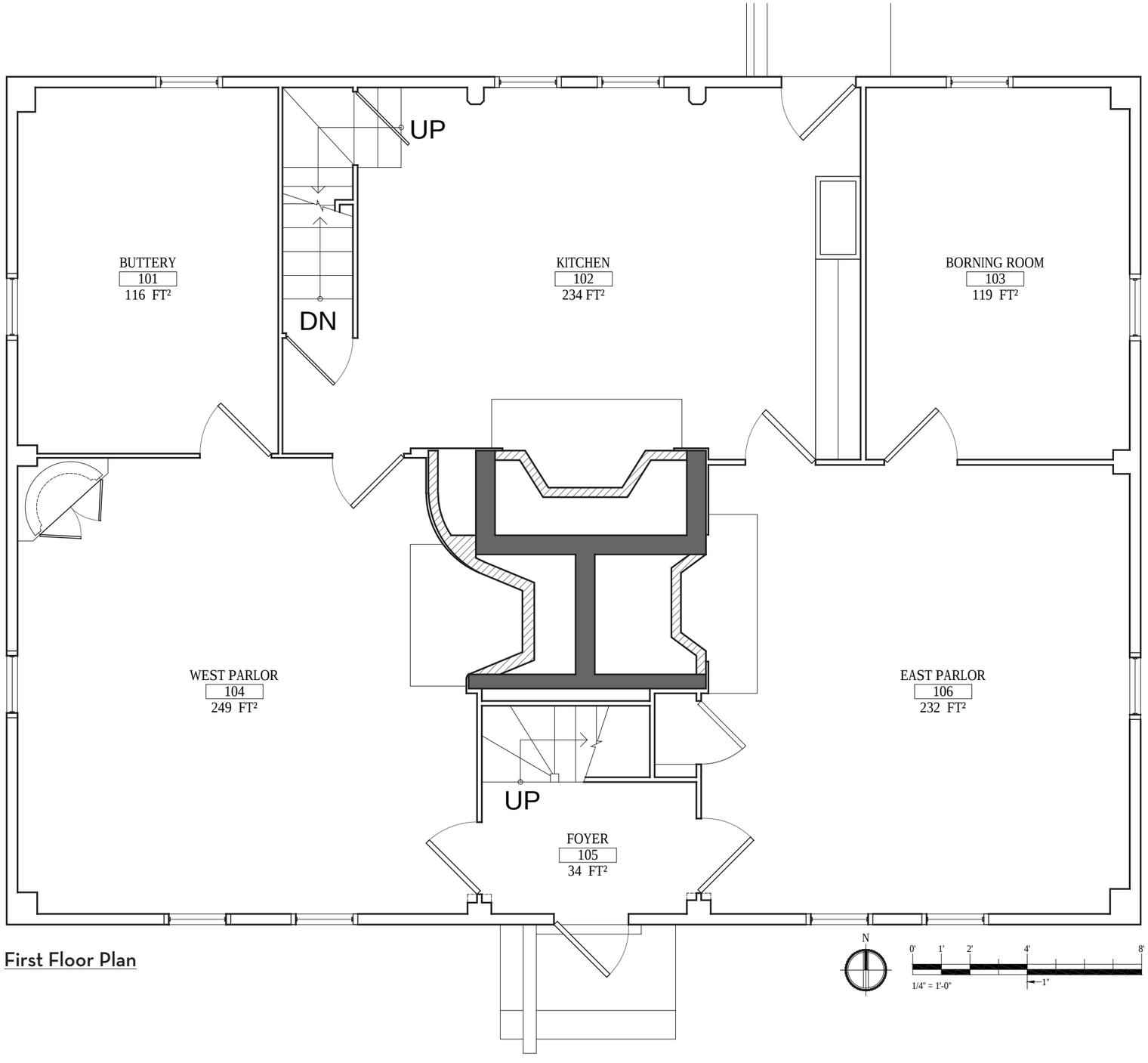

First Floor Plan

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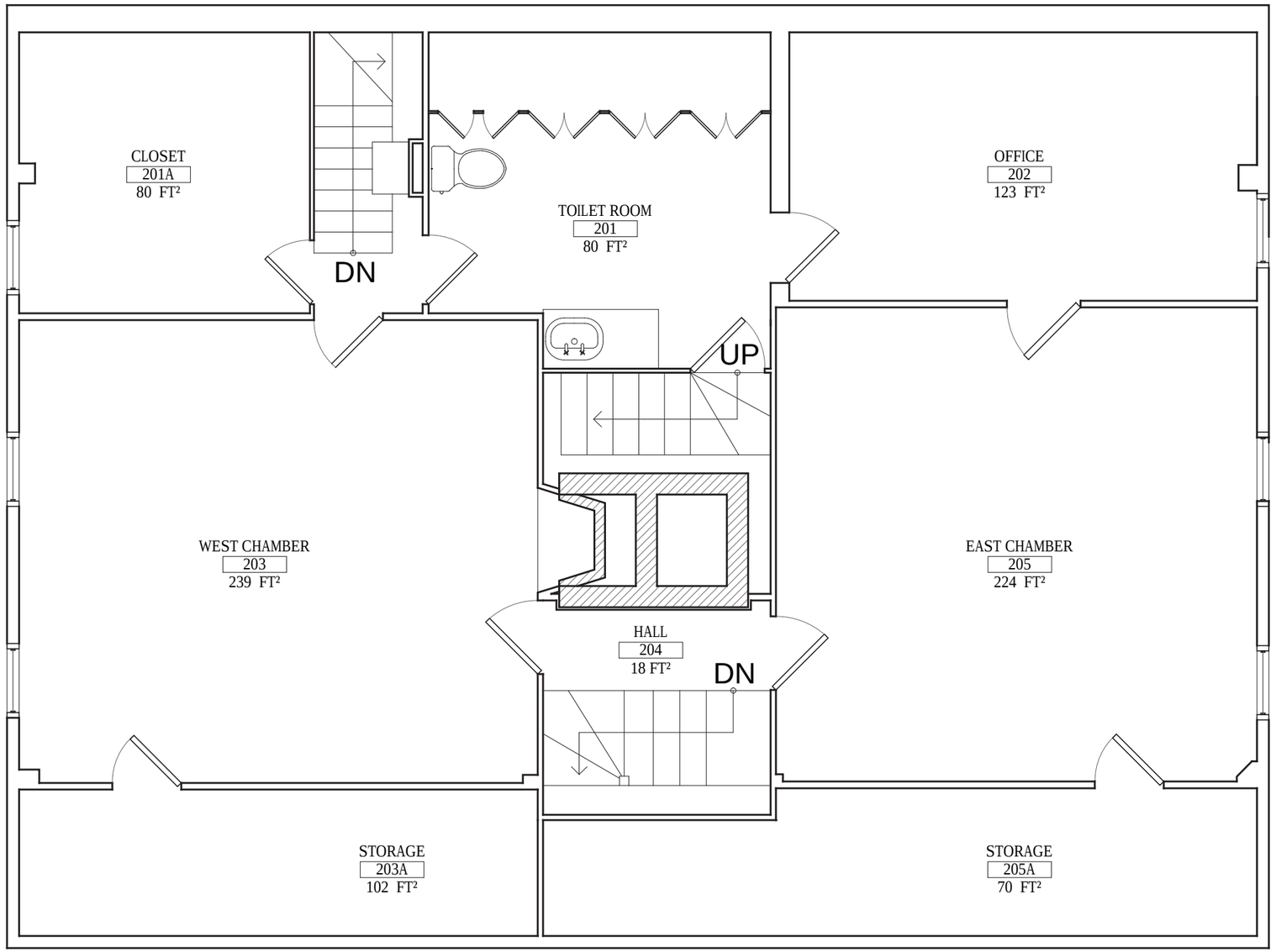

Second Floor Plan

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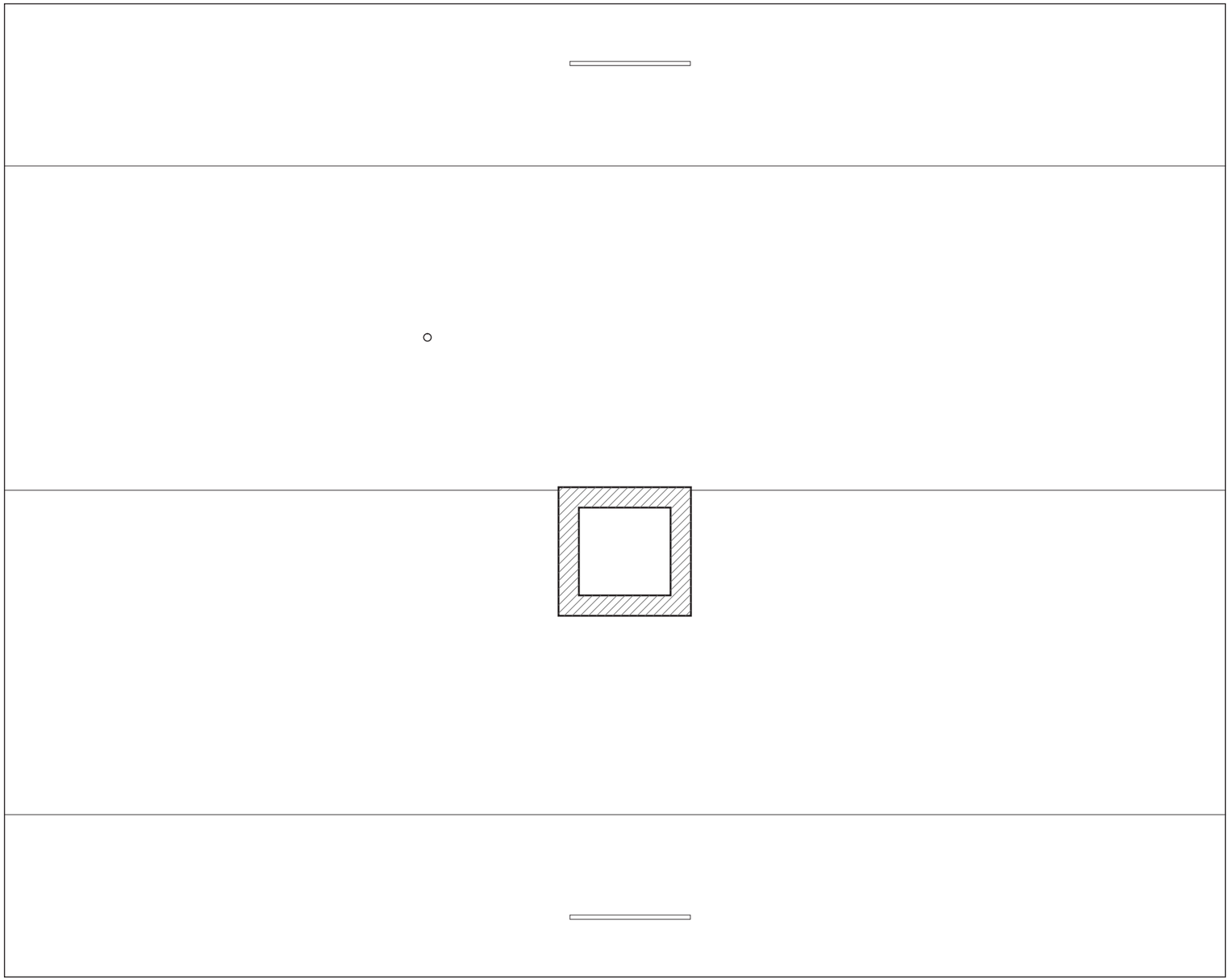
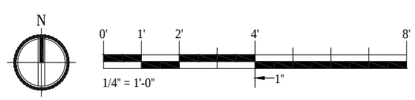


Roof Plan



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MEASURED DRAWINGS (ELEVATIONS)

North Elevation

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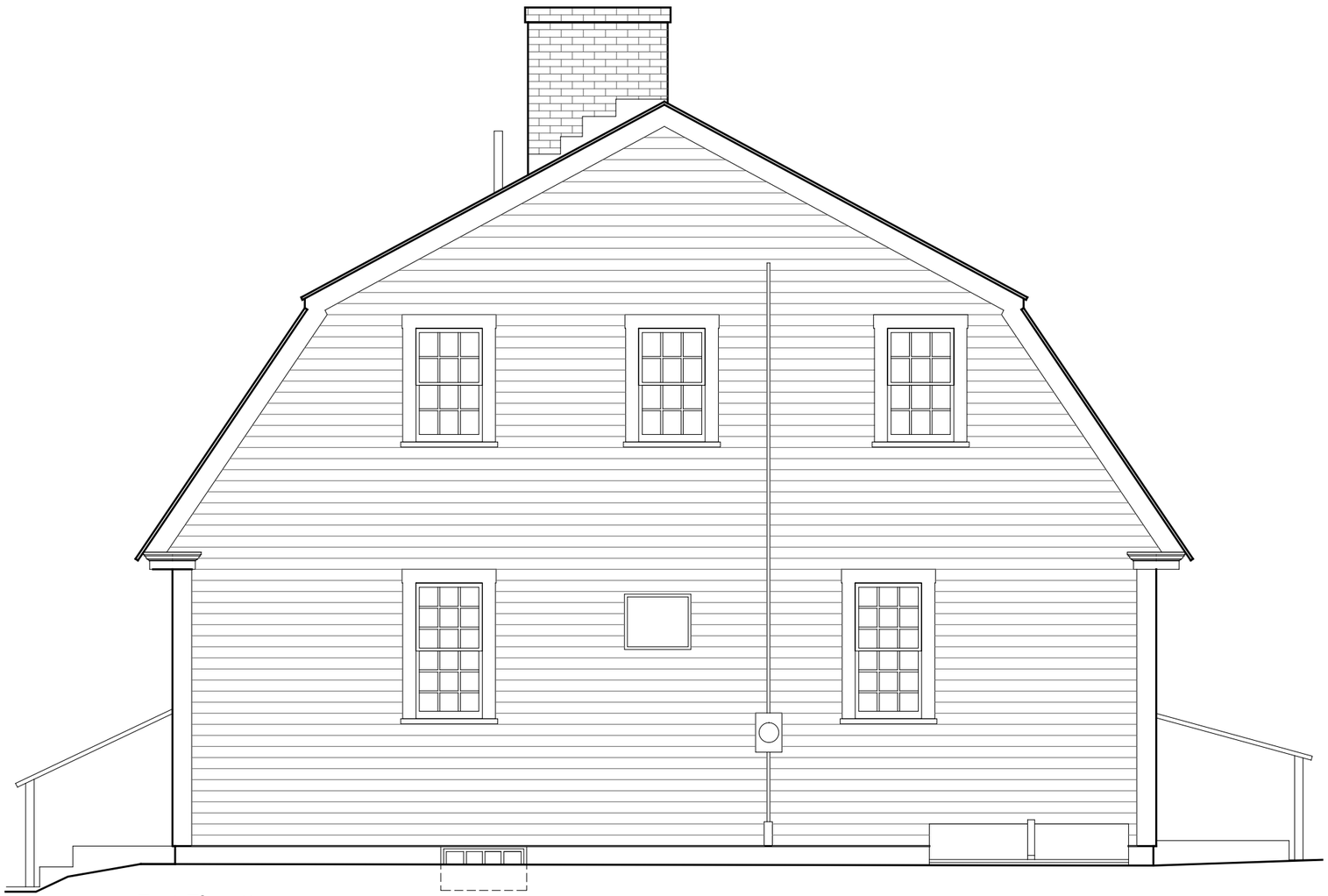

East Elevation

0' 1' 2' 4' 8'

1/4" = 1'-0"

1"

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South Elevation

0' 1' 2' 4' 8'

1/4" = 1'-0"

1"

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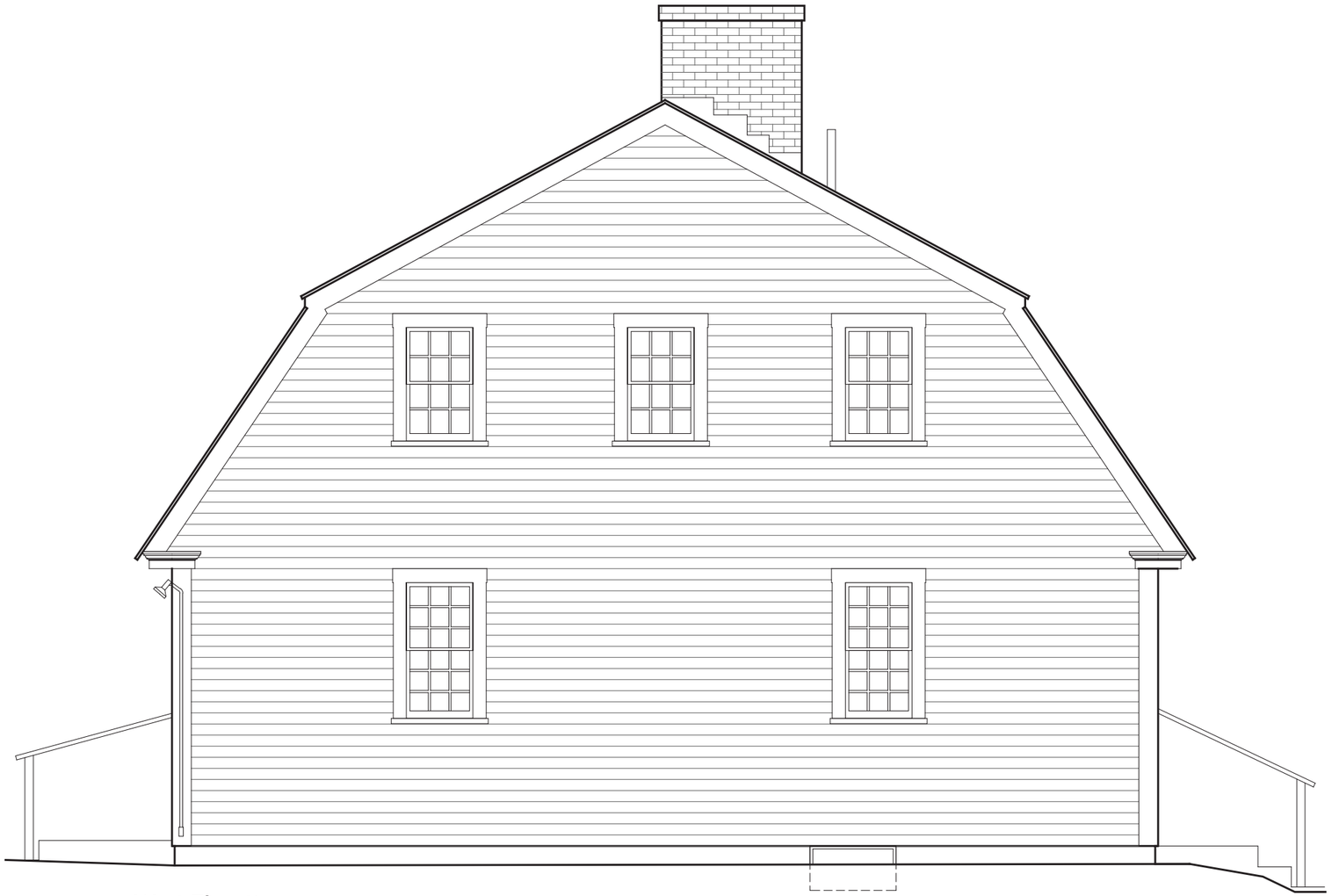


West Elevation

0' 1' 2' 4' 8'

1/4" = 1'-0"

1"

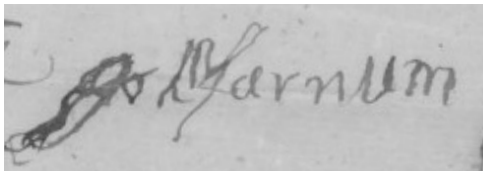
A map of Uxbridge, Massachusetts, published in 1880 by *E.H. Bigelow,* who prepared similar maps for many towns and cities across Massachusetts.

PART 1: HISTORY & SIGNIFICANCE

The Cornet John Farnum House, surely the Town of Uxbridge's most treasured historical landmark, is characterized by two distinct narratives. Like many buildings of its age, much of the house's history is the stuff of legend. Its reputation of being the oldest house in Uxbridge and the site of its first town meeting are but two examples of the house's relevance in local lore. However, like many buildings of its age, the Farnum House's story is not so straightforward. Much of what was previously known about the structure has recently proven suspect, the product of close collaboration between representatives from the Town, members of the Historical Society, and a dedicated team of preservation professionals.

The following narrative summarizes the historical findings of this six-month study in an effort to tell a *factual* and *authentic* story about the Cornet John Farnum House. While many parts of the story remain shrouded in mystery – whether due to the absence of primary documentation or a dearth of physical evidence – the overall timeline is becoming increasingly clear. It is our hope that the Town of Uxbridge, working through its Historical Commission, takes the bold step of reinterpreting the history of this storied house, with tactful consideration for both legend and fact, and in so doing, ensuring the long-term preservation of the building itself. Our understanding of the Farnum House's multifaceted history follows:

The Farnum family's presence in Uxbridge predates the existence of the town itself. John Farnum, an early settler of the area that would become Uxbridge, was born in Salem, Massachusetts in 1672. While John is widely considered one of the key founders of the town, it was actually the influence of his wife's family that brought him to the Blackstone Valley in the first place. Mary Tyler was born to a moderately well-established family three years before John, in 1669. Records are unclear as to where Mary was born, but we know that she spent much of her early life in Andover. It is the local connection, given John's early life in nearby Salem, that brought John and Mary together. They were married in Andover on June 30th, 1693.



Cornet John Farnum's signature on his last will and testament, 1749

A disputed legend holds that the Tyler family left Andover in 1692 in response to the accusation of Mary's sister Martha during the Salem Witch Trials. In any event, it appears that it took them some time to relocate permanently, going back and forth between Andover and Mendon for several years with John and Mary in tow. This is suggested by the birth records of John and Mary's first four children: the first, Mary, born in Boston and recorded in Mendon; the next two, Anne (who died at three months) and John, born and recorded in Andover; the fourth, Ann, born and recorded in Mendon. All four children were born between March 1694 and 1701, and the fact that the first and last were recorded in Mendon with the middle two recorded in Andover illustrates the family's constant movement during those eight years.

It was not until 1701 that John and Mary, along with their three surviving children, permanently relocated to Uxbridge. By this time the Tyler family were well established in town, having purchased several holdings. John purchased a lot and town rights from his brother-in-law Moses, on July 8th, 1701, where he and his family lived for the

next eight years.

It is at this point in John's life, around 1709, that the story of the Farnum House begins. As previously indicated, some parts of the house's story is legend, handed down from generation to generation of Uxbridge residents. With limited evidence and limited documentation, some publications perpetuated the narrative. The commonly held belief, as reinforced in the 1999 genealogy *The New England Descendants of the Immigrant Ralph Farnum* by Russell C. Farnum, is that the current Farnum House was the original dwelling. This narrative holds that John and his family built the home between 1715 and 1719 after purchasing a lot along the Mumford River. It is mostly certain that the lot here mentioned is indeed that on which the Farnum House is currently situated. However, evidence examined as part of this study challenges the long-held belief that the house itself was built in 1719. Dendrochronological analysis, executed by specialist Bill Flynt in April of 2021, has shown that few, if any, timbers in the house were felled before 1720. Most of the timbers above the foundation were felled in the late 1760s, with a handful supporting the first floor at the foundation level dating to the 1720s. The logical conclusion is that the existing house was built sometime around 1770, about two decades after John's death. Whether there was a previous structure on the site cannot be conclusively determined, but it is possible that an archaeological survey of the site may yiled evidence. What is known, however, is that the timbers felled ca.1720 appear to have been reused from a prior building, either on this site or elsewhere.

John Farnum's gravestone in the Friends Burial Ground, Uxbridge

Uncertainty about the use and occupancy of the John Farnum property before 1770 naturally raises questions about the long-held belief that Uxbridge's first town meeting was held there. Historical documents merely suggest that the gathering was held "at John Farnum's house," with little suggestion about the location and capacity of the house. Certainly it is true that John was a prominent member of the community by 1727. His rise to prominence was largely due to his knack for land speculation. In 1703, only two years after buying the small lot from his brother-in-law, John was elected constable of Mendon. During the following two decades, he would go on to purchase more and more land, climbing the social ladder to become coronet of the local militia and later a selectman for the Town of Mendon. Given John's prominence in local government by the mid-1720s, there is little reason to doubt that the first town meeting in Uxbridge was held at his property in 1727. Whether the structure was large enough to actually accommodate all the voting members of the town meeting is another issue, but it can be asserted that the meeting was at least held somewhere in the vicinity of the current house, possibly on the quarter-acre plot currently owned by the Town. It should be noted that this was carved out from a larger holding in 1883 and again in 1968. It logically follows that the second town meeting, which is also reported to have taken place at John Farnum's house, was held in the same place in 1728.

John Farnum, now endowed with the honorable title of 'Cornet,' continued to grow in influence for the remainder of his life. Unfortunately, Mary passed away sometime between 1728 and 1733; the cause is not identified in available historical records. John

re-married shortly thereafter to Abigail Eastman, to whom he remained married until his death. John sold the entirety of his land holdings to his oldest son, John, Jr., in 1743 and ultimately passed in September of 1749.

Only a handful of historical documents recorded between the time of John's death and ca. 1880 exist, leaving many unanswered questions about the fate of the original Farnum House and the surrounding land. It is certain that John, Jr. lived there for some time, possibly through 1770 when the house was built. That said, if John, Jr., was still alive at that time, he would have been 73 and unlikely to have started building a new dwelling. A more likely explanation is that the subsequent owner, John, Jr.'s youngest son, David, built the house on this site, re-using timbers from the previous structure. It is also possible that the structure was merely disassembled to make way for a newer, more fashionable house with its size, high ceilings, and plan showing striking similarity to the houses of other well-to-do families built around the same time.

The property ultimately left Farnum hands in 1797 at which time David's oldest son, Jonathan, sold two parcels to John Capron, owner of the Capron Mills Corporation. As Mike Potaski explains in his chronology of the house, "the description approximates that of the parcel containing David Farnum's house ... that Jonathan bought from his siblings on 1 April 1795." The Farnum parcel was one of many riverside properties Capron purchased around the turn of the 19th century in an effort to expand his business. The property would be owned by the Capron Mills Corporation for the next 85 years. The house may have seen some minor changes during that time, but it appears as though much of the existing fabric either dates to the late-18th century or was installed sometime after 1900. The most notable change to the property was the construction of four tenement buildings around the house sometime before 1883.

In 1883, Charles C. Capron, John's grandson, sold the parcel containing the Farnum House and four tenement buildings to Jacob Taft and retained a mortgage on the property. When Taft died in 1900, Capron foreclosed on the mortgage, took control of the property, and almost immediately sold it to Michael Reilly. Michael Reilly only owned the property for a day before selling it to Frederick Snowling, partner in the Newell & Snowling Construction Company. Photographs of the Farnum House taken before and after 1900 illustrate that several notable changes occurred, including window replacement and removal of the historic frontispiece. While the exact year of the modifications cannot be pinned down, Snowling's involvement in construction suggests that they were executed during his ownership of the property, ca. 1901.


The Farnum House, ca. 1890s


The Farnum House, 1901

The property changed hands in 1918, when Snowling sold it to Charles A. Root, president of the Uxbridge Worsted Company. Root, a prominent local figure and chairman of the Uxbridge Bicentennial Committee, personally saw to it that the house was comprehensively restored in 1927. Public excitement for the project may have played a role in the propagation of its legendary

status. Here, adjacent to Main Street, in a humble house flanked by tenement houses, was the first house in Uxbridge, the birthplace of its town meeting. The story was ideal fodder for a population at the tail end of the Colonial Revival, the trauma of a World War, and a village transformed by the pervasive industrialization of the Blackstone River Valley. A thorough restoration followed. The existing frontispiece, a fusion of Georgian and Greek Revival sensibilities, and the historically-inaccurate divided lites, readily illustrate the pervasive fervor for all things 'Early American.' The front stair, at least, was faithfully modeled on the pre-existing assembly.

Over the next four decades, the Uxbridge Worsted Company saw a handful of changes, first merging to form the Bachmann Uxbridge Worsted Corporation and later, the AMERACE Corporation. In each case, the Farnum House was retained and used as worker housing. The last worker-tenant to occupy the house was Oliver Belanger, a chauffeur for the Uxbridge Worsted Company. He lived there with his wife and children. A story recounted in Mr. Belanger's listing on FindAGrave.com tells how he came to live in the Farnum House: the mill owners insisted he live nearby so he could drive them on short notice, at all hours of the day and night. The Belanger family lived in the house until Oliver's death in 1963. By that time, the property was owned by Emile Bernat & Sons, who were in the process of renovating the mill across the street for yarn production. It is less clear when the tenements were razed, but historical photos suggest it was sometime after 1937.

The Farnum House sat unused for four years. Recognizing its historical importance (and perhaps fearing for its demolition), the Uxbridge Historical Society began efforts to purchase the house from the Bernat Company. In 1967, the Society submitted an article to Town Meeting for purchase of the house. The article was approved and in 1968 the Bernat Company sold one-quarter acre of its land holdings, including the Farnum House and its surrounding land, to the Town of Uxbridge. A decade-long restoration campaign followed, but not before the Historical Society held its first meeting in the house on September 22nd, 1968.

The Belanger family in the Farnum House, ca. 1950. Not pictured: Oliver Belanger

Improvements executed during the following years started with superficial measures like interior cleaning. Later work was guided by a restoration master plan prepared by preservation architect Robert Desjardin and included critical roof repairs and structural stabilizations at the wood sills and foundation walls. Five years later, it was decided that electric heat and an alarm system should be installed in the house. Around the same time, the building's interior was comprehensively restored. According to meeting ledgers from the Historical Society, historical plaster finishes were replaced with new rock lath, new vertical wallboards were installed, and some repainting was done. The improvements carried out between 1968 and 1977 were clearly intended to make the Farnum House 'usable' – that is, suitable for regular use by the Historical Commission, Historical Society, and visitors. It appears as though some of the building's historical features, including plaster and possibly some original woodwork, were lost as a result of this restoration.

Newspaper photo from 1970 showing roof replacement in progress at the house

1972 photo from the *Telegram & Gazette* showing exterior re-painting in progress

Much like the restoration executed ca. 1927, the 1970s restoration was a product of its time. Standards for the treatment of historic properties have changed since 1968. Changing technologies like dendrochronology have allowed us to better understand the materials and methods utilized by 18th-century builders, and ever-growing databases of facts and figures have further augmented our understanding of the past. Experienced building 'archaeologists' are able to decode evidence and dating by joinery techniques, sawing and ax marks, nails, and paint chronology. While the recent conclusion that the house may not be as old as previously thought may be disappointing to some, its importance to the overall story of Uxbridge cannot be overstated. The Farnum House is still among the oldest structures in town. It has watched the farms evolve into mills and has seen families come and go, an unwavering testament to times past. Like any historic home, it has many stories to tell and more lessons to teach, and its proper restoration will ensure that it can do just that – not only for the Historical Commission and Historical Society, but for the greater community of Uxbridge.

** The documents referenced in preparing this narrative have been included in the appendix at the end of this report.*

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BUILDING & FAMILY CHRONOLOGY Cornet John Farnum House, Uxbridge, MA		
1672 April 13	(Cornet) John Farnum born in Salem. He was the second-born and oldest surviving child of John and Rebecca (Kent) Farnum, their first-born (also named John) having died very young. *The date is in fact 24 April 1672 on the modern calendar.*	Essex Co. birth records; Farnum, Russell C. *in The New England Descendants of the Immigrant Ralph Farnum…*
1669 January 31	Mary Tyler, John's first wife, born in Andover *or* Mendon to Hopestill and Mary (Lovett) Tyler.	*The New England Descendants of the Immigrant Ralph Farnum…*
1692 - 1693	Hopestill Tyler relocates his family from Andover to Mendon, possibly in response to the Salem Witch Trials, in which his daughter Martha was accuser and accused.	" "
1693 June 30	John and Mary (Tyler) are married at Andover. It appears that the Tyler family had not fully moved to Mendon by this time.	Essex Co. marriage records; Farnum, Russell C. *in The New England Descendants of the Immigrant Ralph Farnum…*
1694 March 16	Mary Farnum, first child to John and Mary, is born in Boston, but recorded in Mendon vital records, suggesting that John and Mary may have been living (impermanently) in Mendon before the 1701 purchase of the Job Tyler right.	Sinclair, Doug. *Doug Sinclair Archives,* "John Farnum"
1696 January 18	Anne, second daughter, born at Andover.	*The New England Descendants of the Immigrant Ralph Farnum…*
1696 April 20	Anne dies at age of three months.	" "
1697 December 25	John, first son, born at Andover.	" "
1701 June 3	Ann, third daughter (second living), born at Mendon. This date is one month before the legal sale of the Job Tyler right to John, once again suggesting that John and Mary were impermanently settled in Mendon beforehand.	" "
1701 July 8	John purchases the lot and town rights of Job Tyler from brother-in-law Moses Tyler. Fifteen acres along the Muddy Brook in modern-day Mendon, purchased at £61. This established the Farnum family in Mendon.	" "
1703 March 1	John is elected constable for Mendon.	Sinclair, Doug
1705 May 29	John is granted 30 ½ acres on "the west side of Mumford's Plain" (i.e., on the west bank of the Mumford River).	Mendon Proprietors Records, page 289
1705 September 8	Moses, second son, born at Mendon.	*The New England Descendants of the Immigrant Ralph Farnum…*

1707 February 4	John's name is third on the list of proprietors to draw lots at the Town's sixth division	" "
1709	John quitclaims the Job Tyler right on which he and his family were settled, purchasing from Ebenezer Tyler the "20-acre Smith's lot" for £40. John would continue to acquire more land in the coming years until he was a large owner of real estate in Mendon.	" "
1710 June 6	John is granted 5 acres and 117 rods on the "south end of Mumford's Plain."	Mendon Proprietors Records, page 291
1709 - 1715	John constructs his home, situated along the banks of the Mumford (Great) River on one of his many plots.	
1715 August 31	John sells 40 acres of his homestead, along with its dwelling and barn, to Seth Chapin for £200, indicating that his original home was built sometime before August 1715	*Suffolk County Registry of Deeds,* Book 30, page 60
1717 March 9	John sells 154 acres of his land to Samuel Read, Jr for £70. Records only account for John's holding of 35 acres by this time, indicating a sizeable gap in the record.	*Suffolk County Registry of Deeds,* Book 39, page 224
1718 March 19	John is granted 15 acres in an unspecified location as part of the Mendon 6th Division	Mendon Proprietors Records, page 463
1718 December	John is granted a share in Shockolog Swamp and buys another 40 acres from the Tyler family.	" "
1721 March 21	John is elected selectman for the Town of Mendon.	Sinclair, Doug
1727 June 27th	The Town of Uxbridge is incorporated from the Town of Mendon.	*The New England Descendants of the Immigrant Ralph Farnum…*
1727 July 25	The first town meeting is held at John Farnum's house.	*National Register of Historic Places* – Nomination Form: "Farnum, Cornet John House"
1727 August 25	The second town meeting is held at John Farnum's house.	*National Register* Nomination Form
1729 December 2	John is granted 16 acres of land "joining his other land on the west side of the Mumford River" in the Mendon 8th Division and an additional 21 acres "joining his other land near his saw mill" in the 10th Division	Mendon Proprietors Records, page 367, 374
btwn. 1728 and 1733	Mary Farnum the older passes away.	*WikiTree.com* . "Mary (Tyler) Farnham
1732 April 6	David Farnum, son of John, Jr. and Mary (Wood) Farnum, is born in Uxbridge, thefourth of six children.	*The New England Descendants of the Immigrant Ralph Farnum…*

1733 October 30	John is married to his second wife, Abigail (Eastman).	Sinclair, Doug
after 1733	John and Abigail become Friends (Quakers), likely worshipping at the Friends Meetinghouse in Smithfield, RI.	" "
1740	John becomes one of 1,252 subscribers and a partner in the Massachusetts Land Bank Scheme, the accounts of which were declared illegal and void by Parliament the following year.	*The New England Descendants of the Immigrant Ralph Farnum…*
1743 April 25	John sells the entirety of his land in Uxbridge proper (two parcels, no acreages listed) to his oldest son, John Jr., for £300.	*Worcester County Registry of Deeds,* Book 23, pages 94-95.
1743 October 6	John sells 200 acres of his holdings in Shockolog Swamp to his youngest son Moses. Moses had previously built his farm on this land and had lived here for some time.	*Worcester County Registry of Deeds,* Book 22, page 41
1745 February 17	John and Abigail join the First Evangelical Church of Uxbridge by confession	" "
1749 August 30	John records a will. In it he leaves to Abigail all household goods and 'moveables' that she brought at the time of their marriage; to his oldest son John, all his clothing, hats, shoes, canes, and a Bible; to his younger son Moses, nothing (by virtue of a previous gift of land and a dowry); and to his oldest daughter Mary, £200, any leftover money to be "divided with her sister Ann."	The Last Will and Testament of Cornet John Farnum
1749 September 9	John passes away, "sick and weak in body but of perfect mind and memory."	*The New England Descendants of the Immigrant Ralph Farnum…*
1749 September 21	John's will is allowed with John, Jr. named as executor.	" "
1759 February 21	Abigail dies after having lived on the homestead under dower rights or at the suffrage of her step-children. As Abigail was not granted any land in John's will, it seems likely that John, Jr. assumed ownership of the homestead.	Mike Potaski, Cornet John Farnum House chronology
1760 April 30	Jonathan Farnum, oldest son of David and Leah (Allen) Farnum, is born in Uxbridge, the second of ten children.	*The New England Descendants of the Immigrant Ralph Farnum…*
27 October 1761	John, Jr. records a will, which makes no mention of real estate.	Mike Potaski, Cornet John Farnum House chronology
after 1769	John, Jr. passes away. Given later records, it appears as though his son David assumed ownership of his land.	
ca. 1770s	**The current 'Cornet John Farnum' House is built, likely by David Farnum.**	***Bill Flynt, Dendrochronology Study***

1787 February 28	David records a will, in which he leaves one-third of his personal estate to his wife Leah, one-third of the remaining estate to Jonathan, and the remainder to his other children.	Mike Potaski, Cornet John Farnum House chronology
before 1795	Leah Farnum passes away. The children reorganize the land titles releasing the land titles left to her via dower rights.	*Worcester County Registry of Deeds,* Book 124, page 582-585
1795 March 26	Jonathan acquires his brother Thomas's interest in the land left to him by David	*Worcester County Registry of Deeds,* Book 124, page 585
1795 April 1	Jonathan acquires from his siblings Marcy, Meltiah, Lois, and David., Jr. their interest in seven parcels left to them by their father. The first parcel is David, Sr.'s house lot, in all likelihood the site of the current Farnum House.	*Worcester County Registry of Deeds,* Book 124, page 582-585
1797 September 12	Jonathan sells two parcels of land to John Capron, owner of the Capron Mills Corporation. The first was three acres with buildings bounded by a road and Capron's sawmill, approximating the lot of the current Farnum House.	Worcester County Registry of Deeds, Book 131, page 307; E.H. Bigelow, "Uxbridge, Mass." (1880 map)
after 1797	Jonathan Farnum passes away.	
1822 February 13	John Capron gifts each of his three sons one-quarter interest in his factory, along with its land and buildings	*Worcester County Registry of Deeds,* Book 269, page 243
1832 July 6	John Capron records a will, leaving all his personal land holdings to his sons Effingham, John, and William.	Mike Potaski, Cornet John Farnum House chronology
1836 July 11	John Capron passes away.	" "
1838 May 2	Effingham and William sell their interest in ten parcels of land to their brother John. The third appears to have been the Farnum parcel.	*Worcester County Registry of Deeds,* Book 1104, page 86-87
1881 September 6	John Capron's land holdings are divided among his heirs. The Farnum parcel is granted jointly to his son Charles and daughter Catherine Adelaide	*Worcester County Registry of Deeds,* Book 338, page 561-564
1882 March 4	Catherine Abigail sells her half of interest in various parcels acquired through the 1881 division of their father's estate.	*Worcester County Registry of Deeds,* Book 111, page 647-648
1883 June 16	Charles Capron, owner of Capron Mill, carves out 2 ¾ acres abutting his home, Capron Pond, and Mendon Street. At this time, the property contained four tenement houses in addition to the Farnum House (also used as a tenement house). Mr. Capron holds a mortgage on the five buildings after selling them to Jacob Taft, then-owner of the Stanley Woolen Mill.	*Worcester County Registry of Deeds,* Book 1147, pages 409-411; *Blackstone Daily* , "Walking Tour"
1885 May 15	Oliver Belanger, patriarch of the last family to live in the Farnum House, is born in Quebec, Canada.	*FindAGrave.com.* "Oliver Belanger."

1887 July 4	Emilia (Lablanc) Belanger, wife of Oliver, is born in Warren, RI.	*FindAGrave.com.* "Emilia *Lablanc* Belanger."
1893 April 12	Mr. Taft dies, leaving his widow Abby as the sole mortgagor of the buildings.	*FindAGrave.com.* "Jacob Taft."
1900	Mr. Capron executes a foreclosure against Mrs. Taft.	*Worcester County Registry of Deeds,* Book 1639, pages 199-200.
1900	Mr. Capron sells the buildings *and lot* to Michael Reilly. Mr. Reilly sells the property almost immediately to Fred F. Snowling, owner of the Newell & Snowling Construction Company	*Worcester County Registry of Deeds,* Book 1636, pages 642-647.
ca. 1901	Snowling renovates the Farnum House, demolishing the ell and replacing 9/6 and 6/6 windows with 2/2s	Bill Finch, Historic Fabric Assessment
1900 - 1918	The property passes through several Snowling owners.	*Worcester County Registry of Deeds,* Book 2036, pages 1-2.
1918	The property is sold to Charles A. Root.	*Worcester County Registry of Deeds,* Book 2157, pages 148-149.
1923	Mr. Root sells the property, with all its buildings, to the Uxbridge Worsted Company.	*Worcester County Registry of Deeds,* Book 2299, pages 189-190
1927	The Uxbridge Worsted Company restores the Farnum House and has the grounds landscaped with trees and shrubs in time for the Town's bicentennial in June.	*The New England Descendants of the Immigrant Ralph Farnum…*
after 1937	The four tenements surrounding the Farnum House are demolished.	Aerial photograph of Uxbridge dating to 1937-38
ca. 1930s	Oliver Belanger and his wife Emilia move into the Farnum House from Douglas. Oliver works as a chauffeur for the Bachmann Uxbridge Worsted Mill, and the company wants him close-by. Of their 13 children, 8 live in the house.	*FindAGrave.com.* "Oliver Belanger."
ca. 1930 - 1960	The Belangers modify the Farnum House to make it more suitable for a large family. They remove the walls installed in prior decades when the house was used as a tenement, in turn somewhat restoring its historic character at the interior.	Uxbridge Historical Society records
1960 September 6	Emilia Belanger passes away.	*FindAGrave.com.* "Emilia *Lablanc* Belanger."
Before 1962	The Frank G. W. McKittrick Company, Lowell-based sellers of used textile machinery, acquires the Uxbridge Worsted Company's land holdings.	Realty Professionals, Inc., "63 Middlesex Street, North Chelmsford"
1962 August 31	The McKittrick Company sells the land holdings to Emile Bernat & Sons Co., a Jamaica Plain-based yarn manufacturing company.	*Worcester County Registry of Deeds,* Book 4309, pages 584-586.

1963 January 8	Oliver Belanger passes away.	*FindAGrave.com.* "Oliver Belanger."
1964	Bernat purchases all assets of the Uxbridge Worsted Company, including the Farnum parcel, and repurposes the mill for yarn production.	Hunt, James. *James Hunt Photography.* "Mills and Dams: The Bernat Mill."
1967 September 6	Ed Hanson of the Uxbridge Historical Society commits to writing selectman Leo Kenney, encouraging him to contact the Bernats and negotiate sale of the Farnum House.	Uxbridge Historical Society Meeting Ledger, 1964 - 1992
1967 October 4	Selectman and State Representative Leo Kenney speaks at the Uxbridge Historical Society meeting and recommends that an article be submitted to Town Meeting for the expense of purchasing the house, rathe than fundraising projects.	Uxbridge Historical Society Meeting Ledger, 1964 - 1992
1968 August 21	The Bernat Company carves out approximately one-quarter acre of its land holdings, containing the Farnum House and the surrounding grounds, selling it to the Town of Uxbridge for $10,500.	*Worcester County Registry of Deeds,* Book 4877, pages 215-217
1968 September 22	The Uxbridge Historical Society holds its first meeting in the Farnum House.	Uxbridge Historical Society Meeting Ledger
ca. 1968 - 1970	The Town funds superficial repairs to the Farnum House, allowing access to the building.	" "
1970 March 4	Robert Desjardin, preservation architect, is engaged to prepare a restoration master plan for the Farnum House. He prepared existing conditions drawings and makes prioritized suggestions for repairs, including comprehensive roof replacement and reinforcement of the front cellar wall. It is decided that the house will be restored to a First Period character (1620-1720).	" "
1972	Contracted painter discovers wood sills at the north and east walls are severely deteriorated. The Historical Society and Commission together decide to use the painting funds to instead replace the rotted sills.	" "
ca. 1972	A serious water leak results in the roof separating from the gable ends. Local contractors are hired to perform the necessary repairs, which were extensive and costly.	" "
ca. 1972 - 1973	The east cellar wall is reinforced with poured concrete.	" "
1975 April 8	The Historical Commission votes to install electric heat in the Farnum House. Electric lines are subsequently run to the second floor, allowing for the installation of heat within two years.	" "

ca. 1975	It is discovered that the plumbing system is in need of extensive repair; many pipes are replaced throughout the building.	" "
1975 Sept. - Oct.	Historical Commission funds removal of all interior plaster at the first floor; it is replastered shortly thereafter. At least some of the vertical wallboards in the kitchen are replaced.	" "
1975 Sept. - Oct.	An alarm system is installed within the building.	" "
ca. 1975 - 1976	First floor interior is comprehensively restored: walls and trim are painted, floors are refinished.	" "
ca. 1976	An electric heating system is installed within the building.	" "
1976 Fall	Landscape improvements are executed at the site and shrubs are planted around the house.	" "
ca. 1977	The Farnum House is gradually refurnished with antiques. Various local organizations volunteer to assist in the task, including the Woman's Club and Rotary Club.	" "
ca. 1977	Fire and smoke detection system installed, funded by Board of Selectman and Finance Committee.	" "
1980 March 10	The Farnum House is officially listed on the *Massachusetts Register of Historic Places.*	*National Register* Nomination Form
1980 May 7	The Farnum House is officially listed in the *National Register of Historic Places.*	" "
ca. 1984 - 1985	Electric heat installed eight years before is replaced with forced air gas system in an effort to save money on electric bills.	Historical Society Meeting Ledger
ca. 1992	Much-needed roof repairs are executed at the exterior.	" "
ca. 2017	New heating system installed and basement restored. Restoration measures included limited repointing of foundation wall interiors and placement of gravel floors.	" "
2020 June	The Uxbridge Historical Commission receives a pre-development grant from the Massachusetts Preservation Projects Fund (Rnd. 26) for preparation of a report containing a comprehensive conditions assessment, treatment recommendations, outline plans and specifications, and a maintenance plan.	Town of Uxbridge RFP #UFHASS2020B
2020 September	the Town of Uxbridge issues a Request for Proposals for the preparation of the above-mentioned study.	" "

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CHARACTER DEFINING FEATURES

Every old building has a distinctive identity and character. Character defining features are the significant, observable, and experiential aspects of a building that define its architectural power and personality. These are the features that should be retained in any restoration or rehabilitation scheme in order to protect the building's historic integrity and maintain its eligibility for preservation grant funding and rehabilitation tax credits.

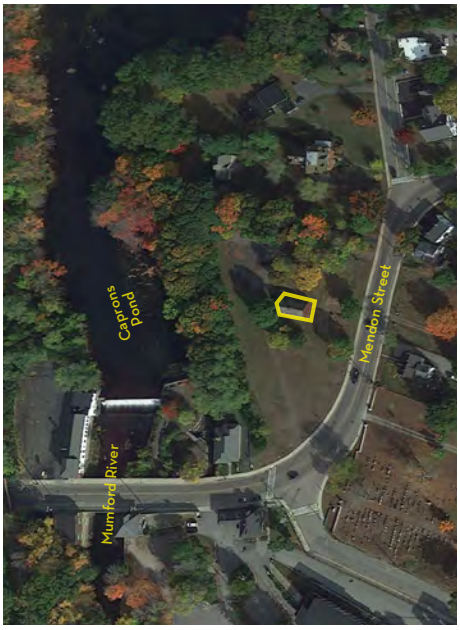
Character defining elements include the overall shape of the building along with its materials, craftsmanship, decorative details, and interior spaces and features. In many cases the site and environment also play a key role in defining a historic building's character. These are critically important considerations in planning any modification to an old building, as inappropriate changes can undermine its historical and architectural significance, sometimes irreparably.

This survey of the Cornet John Farnum House identifies the elements that contribute to the unique character of the building. Bulleted items in this section should be considered important aspects of the building's historic nature, and any changes to them should be made only after careful consideration.

Exterior

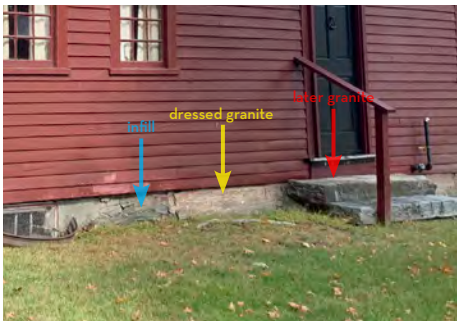
Setting: *The topography, population density, and other influences that are noteworthy to the property.*

- Located on Mendon Street, just east of its intersection with South Main Street, the Farnum House is a highly visible landmark by virtue of its proximity to the downtown area. The house is part of a cluster of historic structures, most of which date to the town's industrial era between the late-18th and mid-20th centuries. The location of the property, which notably predates all other structures in its vicinity, is telling of the village's early development pattern along the Mumford River.
- The house itself is situated at the center of a level, grassy lot, bounded at the east by Mendon Street, at the west by Caprons Pond, and at the north by a residential property at 2 Capron Street. There is a gravel parking area north of the house, accessed by two gravel driveways from the south and east. Beginning at the treeline, the property's west edge slopes dramatically toward the pond, leveling out within a few feet of the bank, where there are excellent southwesterly views of the Caprons Pond Dam.



Location

Three-quarters view from southwest corner



Foundation, south

Foundation, east

Window types

A first floor window before 1900 (left) and now (right)

Shape: *The form of the building. The massing that gives the initial visual impression of the structure.*

- The house is two-and-one-half stories, five by three bays. Its most notable feature is its gambrel roof, one of at least five such 18th-century structures in Uxbridge.
- The house's framing is built around a central chimney stack, which tapers from twelve by ten feet at the base (granite) to four feet square at the top (brick). The chimney penetrates the roof about its ridge, shifted southward by about eighteen inches. It is roughly centered on the east-west axis, aligning with the house's south entrance.

Foundations: *Base of the building, openings for entries, and other features such as steps and ramps.*

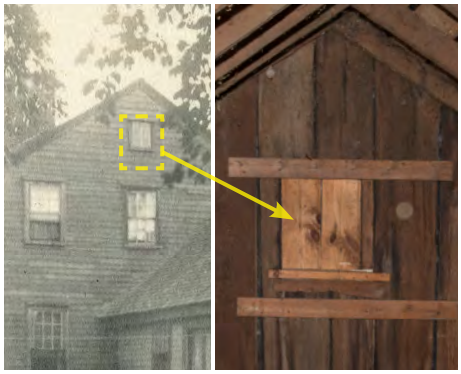
- The building's foundation is made of granite, as was typical for houses built in the 18th century. Granite treads providing access to both entrances differ significantly from those used in constructing the foundation, suggesting that they were quarried elsewhere and added later.
- There are two distinct assemblies present in the above-ground portions of the house's foundation. The first was employed at more visible areas like the north, south, and much of the east elevations. Here, the foundation walls are comprised of large granite blocks ('dressed granite'), which were presumably sourced locally but not necessarily on-site. The second appears at less visible areas like the rear elevation and east wall, where the ell would have intersected the house. These areas are comprised of smaller, irregularly-cut pieces of granite ('fieldstone'), possibly sourced from the house's immediate vicinity.

Openings: *Windows and doors. These often reflect the hallmark features of specific architectural styles.*

- There are two types of windows at the Farnum House:
  - Type A: All twelve first-floor windows fit this profile. The openings are 24" wide and 49" tall. Sash are double hung, each with nine panes (nine-over-nine).
  - Type B: All six second-floor windows fit this profile. The openings are 24" wide and 41" tall. Sash are double hung, each with six panes (six-over-six).
- Historical photographs of the Farnum House conclusively suggest that the current window sash are not original to the structure but their locations may be. Two photos taken before 1900 show nine-over-six windows at the first floor and six-over-sixes above and a 1901 photo shows one-over-one windows throughout. Notwithstanding, the existing sash are close to 100

years old and as such are still considered 'character defining.' Further consideration for their treatment is given on page 51 of this report.

- A ca. 1890s photo shows that there was a small window in the attic's east wall. While no historical photographs yet encountered offer a view of the opposite side, we can say with relative confidence that a similar opening existed there, as suggested by the patching at both attic walls.
- Although the north door is more commonly used (largely due to its proximity to the parking lot), the south door historically served as the primary entrance, as suggested by its central location, proximity to the main stair, and more detailed frontispiece. Here, the frontispiece is of particular note in that it is, once again, not original to the building. The same historic photographs referenced on the previous page show an entirely different assembly with a five-paned transom and a smaller entablature supported on fluted pilasters.
- A photograph taken between 1927 (the first restoration) and 1974 (the second) shows the current frontispiece in place at the south entrance, thus suggesting that it was installed sometime in the 1920s. This also makes sense given early 20th-century builders' tendency to make already-colonial houses appear 'more colonial' by exaggerating the historicity or ornament of certain architectural elements, like doorways and cornices.
- In its current state, the door is flanked by two narrow Tuscan-inspired pilasters. The pilaster capitals' profile is echoed in the crown molding above, onto the bottom of which a dentil molding is tacked. The protruding frame (outlined in blue in the photo to the right) appears to have been added to accommodate a storm door, either to protect the door from the elements or to allow for increased air circulation.
- Historic photographs indicate that there were historically no lites in the door, as the transom overhead precluded the need for them. While the door assembly does define the house's exterior in its current state, it in nonetheless a 1920s fabrication that disrupts the authentic historic character of the house.
- The north door provides access to the kitchen and as such may have been used for 'back-of-house' functions in the past. It has less ornament with a very simple cornice at its head. The door itself is similar to that at the south elevation and has two bullseye-glass lites. No historical documentation of this door has been encountered

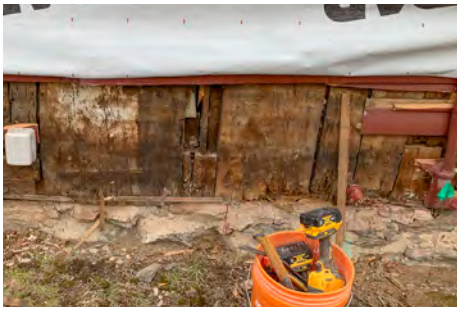


The historical attic window has been patched and covered

The south entrance before 1900 (left) and after 1927 (right)

The south entrance today

The north entrance today



Plank frame exposed by exploratory removal of clapboards

Long, sawn clapboards are more likely to warp with age

The roof is surfaced with shingles (left) on planks (right)

Materials: *The visible kit of parts that comprise the exterior envelope of buildings.*

- The Farnum House was built with plank framing, a timber construction method seldom used since the 18th century. The frame is primarily built around the chimney stack, while walls are comprised of vertical planks extending from sill to plate (in place of studs).
- The house is sided with clapboards that, as suggested by their length and assembly, were likely installed in the early 20th century. While clapboard siding is an important feature of the Farnum House, shorter, lapped-and-skived riven boards (in contrast to the existing sawn boards) would be more appropriate in retaining the structure's 18th-century character. Further consideration for the treatment of clapboard siding is given on pp. 50-51 and later on pp. 66-68.
- The roof is surfaced with wood shingles over a breathable underlayment on board, balancing historical accuracy with modern considerations for weatherproofing and longevity.
- As previously mentioned, the house's foundation is largely constructed from locally-quarried granite. The chimney base and first-floor fireplaces are also granite, but the upper portions of the assembly are brick.

Interior

Layout and Plan: *The interior organization of the building. This often has the largest impact on the user's experience of a building.*

- The house's original plan appears to have been largely retained, adhering to the 'central chimney' type commonly seen in 18th- and early 19th-century houses with rooms symmetrically aligned.
- At the first floor, the chimney stack is flanked on either side (east and west) by parlors. The space bounded by the chimney, the south wall, and the two parlors houses the vestibule and primary stair. North of the chimney is the kitchen, at the west side of which is a secondary stair to the upper level. Aligned below is a stair to the basement. West of the kitchen, accessed via the west parlor is the 'buttery,' which is currently used for storage. East of the kitchen, equal in size to the buttery and accessed via the east parlor, is the 'borning room.' The kitchen and both parlors have fireplaces.
- The second floor's layout has been somewhat disrupted by the integration of a modern toilet room north of the chimney stack. The chimney is flanked on the east and west sides by bed chambers. The stairhall bounded at the first level by the

chimney and south wall is continued above, with a narrow hallway connecting the two chambers. The secondary stair at the north side of the building connects to the west chamber via a small passage between the upstairs storage area (west) and modern toilet room (east). A narrow stair just north of the chimney connects the toilet room to the attic. The room east of the toilet room is currently used as an office.

Chimneys, Fireplaces and Hearths: *The internal masonry elements around which historical homes are often organized, for both heat and structural integrity.*

- The chimney stack at the first floor, much like its base below, is granite. There are three fireplaces at the first floor, two of which appear to have been modified with brick Rumford fireplaces sometime in the 19th century. Fireplaces of this sort, with angled sidewalls, conserved firewood by radiating heat more efficiently.
- As was typical in 18th- and 19th-century houses, the Farnum House's largest fireplace is in the kitchen. The original granite opening was almost 3 feet deep, 5 feet tall, and 6 ½ feet wide, but has since been modified to be just under 1 ½ feet deep, 3 ½ feet tall, and just over 4 feet wide. A wrought iron fireplace crane is fastened to the fireplace's inner left wall.
- To the right of the kitchen fireplace is a bake oven. As is typical for ovens of this period, it also has an ash pit below. Both are enclosed by iron doors. Configurations like this are often called 'beehive ovens' by virtue of their rounded outer walls. In this case, the wall protrudes into the west parlor, where it is surfaced in plaster and painted to match the surrounding walls (see the object outlined in red in the photo to the right).
- The east parlor's fireplace is the smallest of the three, at under a foot deep, just under 3 ½ feet wide, and 3 ½ feet tall. This opening has also been retrofitted with a Rumford fireplace, as discussed in the historic fabric assessment on p. 71.
- The west parlor's fireplace is about 6 inches narrower and 6 inches deeper than the kitchen fireplace. This fireplace, unlike the other two, appears to have not been retrofitted with a Rumford assembly, as evidenced by its granite walls.
- The presence of a small fireplace in the west chamber upstairs suggests that this room may have been the 'master bedroom.' At just over a foot deep, 2 ½ feet wide, and 1 ½ feet tall, this small brick opening is built into a recession in the room's east wall. There is no fireplace in the opposite chamber.
- The hearths in the kitchen and east parlor are brick, while those in the east parlor and upstairs chamber are granite.

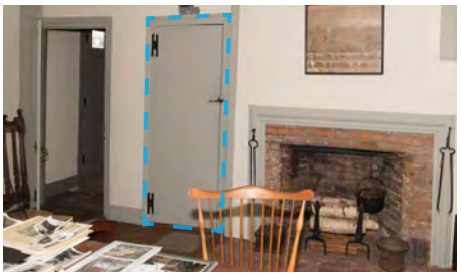

The granite chimney base as seen from the basement


The kitchen fireplace and oven (right)


The west parlor fireplace and bake oven rear


The east parlor (left) and west chamber (right) fireplaces.

The main stair



The west parlor. Moldings are generally simple

Most structural timbers are concealed

Most structural timbers are concealed and some have detail

Stairs and Millwork: *Those wood elements that define the aesthetic experience of a space, often serving as the centerpieces of its design.*

- A visitor entering through the primary (south) entrance is first greeted by the narrow vestibule and winder stair. The stair has narrow treads and high risers, making for a somewhat steep ascent. Both the stair and upper hallway are bounded at the south side by simple wood railings. This stair appears to be a well-executed recreation of the original dating to the 1920s. Further discussion of the stair is provided in the historic fabric assessment on p. 78.
- There is an under-stair cabinet accessed via a door in the west wall of the east parlor.
- The north stair is equally steep. The stairway is separated from the kitchen by a narrow partition. This partition and the flanking sloped ceiling are among the only areas of early plaster remaining in the Farnum House, as discussed in the historic fabric assessment on p. 75.
- All interior door and window casings are fairly simple. Window casings have no moldings aside from aprons, suggesting that they may be original to the structure. Door architraves, on the other hand, are slightly more intricate. As part of his historic fabric assessment, Bill Finch used paint analysis to date doors and frames throughout the house and has summarized his findings in the historic fabric assessment on pp. 76-77.
- One tell-tale sign of the building's age is the treatment of structural timbers. By the time the Farnum House was built, ca. 1770, it was common to conceal timbers in wood casings, especially in more public areas of the house like lower parlors (see items outlined in blue in the photos to the left). Exploratory openings in the wood casings have allowed for closer assessment of the structural timbers below, but it is still unclear whether the casing are historic or were added during one of the 20th-century restoration campaigns.
- The only habitable space (that is, not the attic or basement) in which structural timbers are currently exposed is the kitchen. Two gunstock posts at the north wall (outlined in yellow in the photo to the left) play a large role in defining the room's character, and evidence suggests that both are in fact historic, despite preliminary doubts about their authenticity.

PRESERVATION GUIDELINES

The consideration of repairs, maintenance, and interior space planning at the Cornet John Farnum House should be guided by the significance of the building and site as framed by the National Register of Historic Places and the character-defining features identified in this report. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* should be used to inform all work at the building. The Standards provide advice on the preservation and protection of cultural resources and recognize four treatments: Preservation, Restoration, Reconstruction, and Rehabilitation. The first three are relevant to this project.

Preservation is defined "as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. *The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form."*

Restoration is defined "as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. *The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods."*

Reconstruction is defined "as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. *The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes."*

General Application of the Standards

Additions

- Additions to a historic structure, when ***not based on historic precedent***, should be respectful and subordinate to the original building. Although the addition should possess similar mass, proportions and materials and can feature complementary stylistic details, it should not replicate the original building and should be readily distinguished as new construction.
- When an addition is intended to ***replicate a portion of the building that once existed***, it is categorized as 'reconstruction' and should therefore be designed according to the guidelines for that category. A reconstruction should only be

considered when there is accurate documentation on which to base it. When only the appearance of the structure's exterior can be affirmed, it is generally most appropriate to reconstruct it accordingly with a very simple interior that does not attempt to appear historic. Reconstructed additions should always have signage explicitly identifying them as such.

- *The proposed addition to the Farnum House (presented on pp. 53-56) is a reconstruction of an ell that previously existed at the house's east side. The design for the ell, like many of the recommended preservation treatments outlined elsewhere in this report, is informed by close study of photographs taken before the ell was demolished around 1930. The new addition's exterior appearance will closely emulate that of the historical ell and its exterior finishes will match those selected for the main house (discussed on the following page under 'Paint Finishes').*

Materials

- When repairs are required, original building materials should be replaced in kind – brick for brick, wood for wood, slate for slate. When traditional replacement materials are not available or are economically unfeasible, substitute materials that mimic the look, feel, and workability of original materials may be considered. Care should be taken when deciding on a synthetic material, and close attention should be given to matching its color, texture, cut, and durability with those of the original(s). *As always, work is guided by the* Secretary of the Interior's Standards for the Treatment of Historic Properties.
- *Some of the original materials at the Farnum House have been lost to time or have been improperly replaced. The few historic elements that remain vary in condition but should nonetheless be retained to ensure historical integrity. Early elements that are damaged or deteriorated should be restored as needed, unless they are beyond the point of repair, in which case they should be replaced in-kind. Any contractor(s) executing the restoration work should be pre-qualified based on documented similar experience restoring buildings of this era. Specialists are often engaged for the restoration and/or replacement of historic windows, masonry, and roofing.*

Siding and Trim

- When replacing a building's siding, it is always most appropriate to select materials that closely match those documented in historical photographs, drawings, specifications, and/or descriptions. In the event that such documentation is not available, a preservation professional should be engaged to recommend siding materials that would be appropriate given the context of the project (i.e. the planned interpretation period, local building typologies, historic availability of timber, etc.). Substitute siding materials like vinyl cannot rival the distinctive, historic appearance of wood clapboards or shingles and generally compromise the historic integrity of a building.
- *The clapboard siding currently in place at the Farnum House is not original to the structure, as evidenced by its length, profile, installation, and condition (see pp. 66-68). Given their current condition, there is no question that the house's existing clapboards should be removed and comprehensively replaced. When doing so, however, care should be given in emulating the building's historic appearance and construction – notably, the length and profile of clapboards as they would have typically been cut and installed in the 18th century. Careful attention should*

also be given to the selection of appropriate nails and finishes. If possible, finish colors should be determined through paint analysis, or should otherwise be selected with guidance from a historic buildings specialist.

Wood Windows and Doors

- Wood windows and doors are character defining features and essential elements in a historic building's distinctive architectural design. In the event that the existing wood windows and doors are original to the structure, repairing and weatherizing them is always the preferred approach. Windows and doors restored in this way even offer energy efficiency comparable to new elements.
- When original windows have exceeded their useful lives and retention is not practical or economically feasible, an approach that combines repairing old windows where possible and introducing new windows that match all existing details and materials is recommended.
- *The windows currently installed at the Farnum House are* ***not original*** *to the building and instead date to the early 20th century. There are two options for their treatment: Restoration of the existing windows, and replacement of the existing sash with historically appropriate alternates.*
- *Both options are subordinate to the building's historic character in that each represents a distinct period in the building's history. The recommendation provided in the final report will be informed by discussion with the Building Committee regarding their preferred approach to the restoration overall.*
  - *The 'total preservation' approach will involve some building elements in their current state in an effort to illustrate the ways in which the house has changed over time.*
  - *The 'period-specific preservation' approach, on the other hand, will involve recreating the building as it most likely appeared during a specific era (in this case, the late 18th century).*

Paint Finishes

- Original paint formulations and colors are character-defining elements that are often lost to time because due to the short lifespan of paints. When repainting is necessary to preserve the integrity of the envelope, the colors chosen should be appropriate to the style and setting of the building. If the intent is to reproduce the original colors or those from a significant period in the building's history, they should be based on the results of a scientific paint analysis.
- Traditional lead-based paints, which offer excellent longevity, durability and color stability, are no longer available in the United States. The highest quality latex-based paints available should be employed instead, after thorough surface preparation and priming. The application of a permanent vinyl or ceramic liquid coating system is damaging to wood, irreversible, and historically inappropriate.
- *Bill Finch has gathered and analyzed paint samples from various locations around the Farnum House. His findings, included in Part Three of this document, have been used primarily for dating purposes but will serve as a guide to identify historic color treatments.*
- *Restoring a building's historic color scheme is often among the most visible measures in any restoration or rehabilitation project, helping to bring new life to otherwise forgotten landmarks.*

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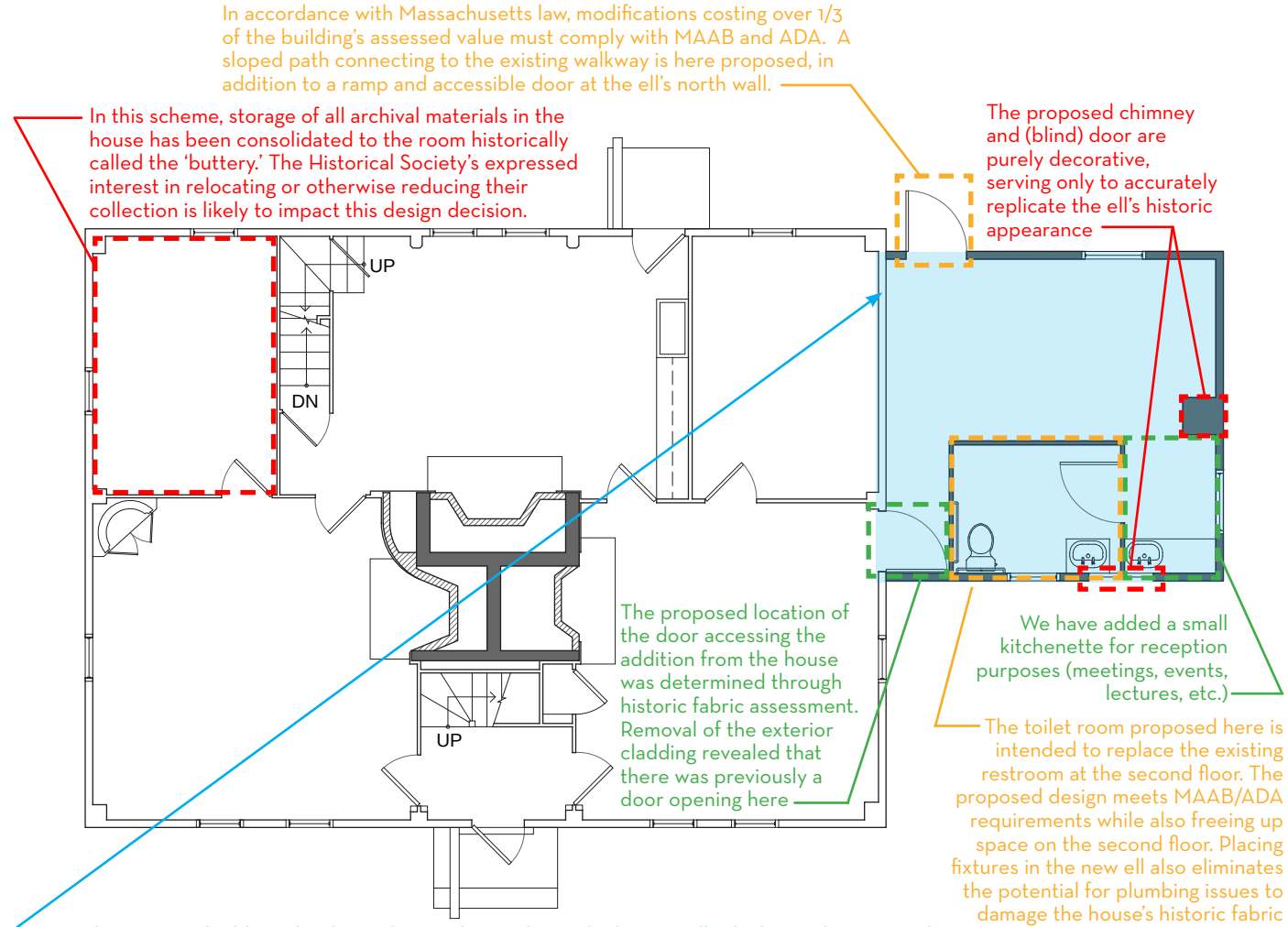
PART 2: CONCEPTUAL DESIGN

A concept for a sensitive addition to the Farnum House was presented to the Building Committee for discussion at a meeting on May 4th, 2021. The design presented herein was developed with consideration for the applicable building codes, specifically, the regulations of the *Massachusetts Architectural Access Board* (MAAB) and the *Americans with Disabilities Act* (ADA), and closely adheres to the 'reconstruction' standards outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (see pp. 49-51 of this report). It is annotated to illustrate the designers' thinking regarding the placement, appearance, and use of the proposed ell.

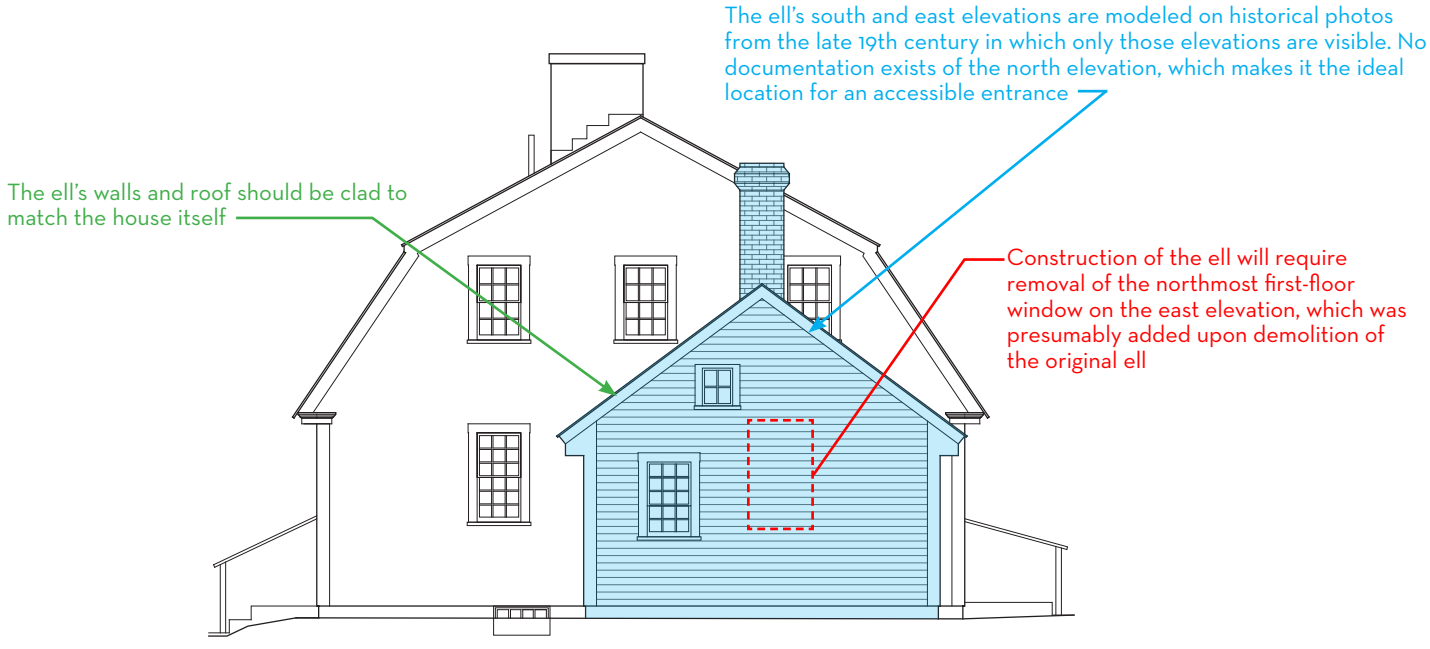
A schematic for an alternative design – an outbuilding housing a visitor center and archival storage – has also been developed and is included at the end of this section.



First Floor Plan - Proposed
Not to Scale

North Elevation - Proposed

Not to Scale

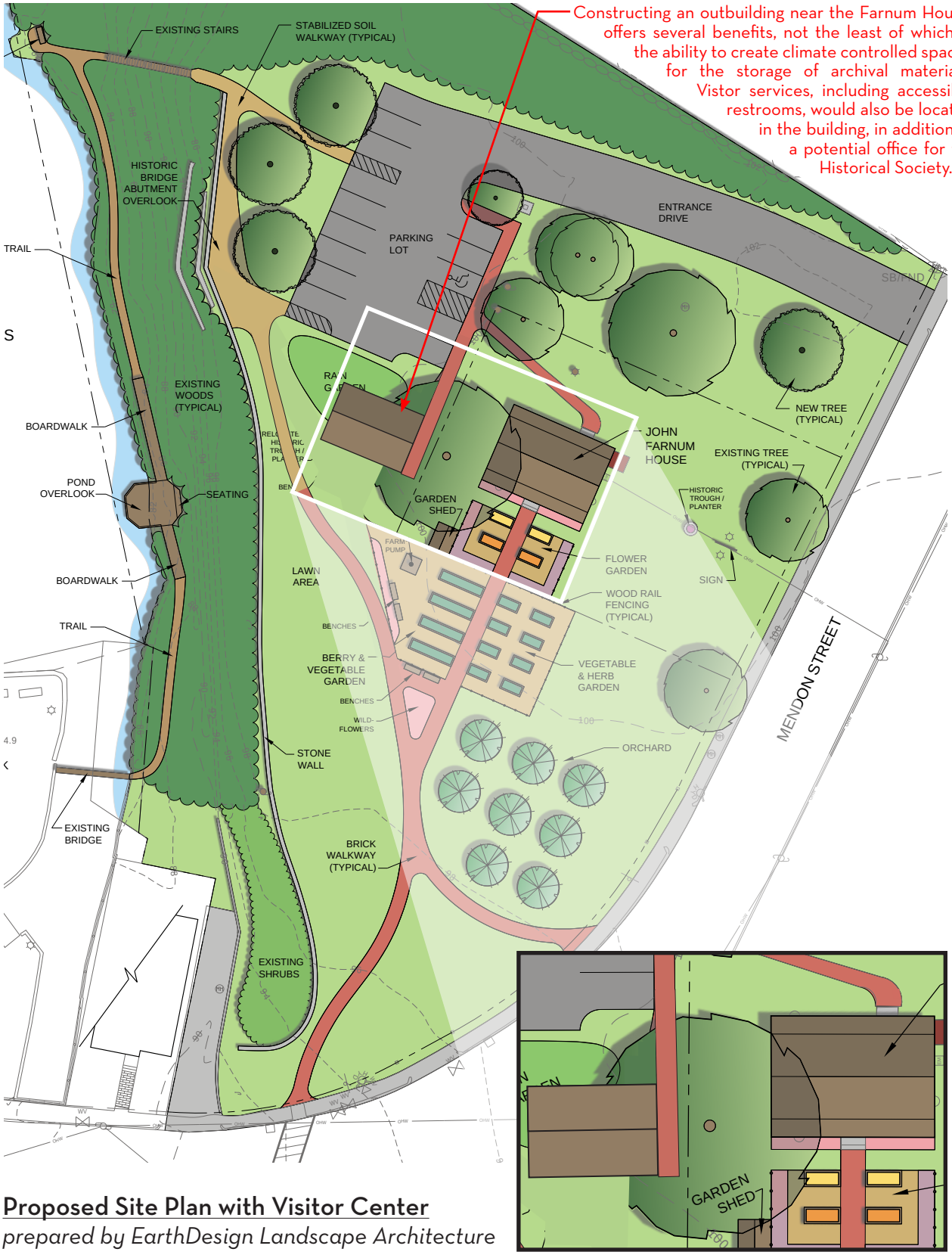


East Elevation - Proposed

Not to Scale

Proposed Site Plan with Ell

prepared by EarthDesign Landscape Architecture



Proposed Site Plan with Visitor Center

prepared by EarthDesign Landscape Architecture

PART 3: EXISTING CONDITIONS & TREATMENT RECOMMENDATIONS

While *Part One* explored the history and character of the Farnum House, *Part Three* will instead assess the building's *current* condition. As should be expected of any historic structure, this house has endured over a century of weathering and change of use resulting in various alterations.

This section of the report includes a detailed conditions assessment and recommendations for the treatment of the identified deficiencies. The first section, "Historic Fabric & Architectural Conditions" reflects a collaboration between *Finch & Rose* and *Spencer, Sullivan & Vogt*, wherein the former identifies and analyzes the remaining historic materials and the latter assesses their condition and provides receommendations for their treatment. This is followed by a paint analysis report, also by *Finch & Rose*, and reports from three other consultants: *Structures North*, who assessed the existing structure and provided recommendations for its treatment; *Bill Flynt*, who took timber samples and dated them using a scientific process known as dendrochronology; and *Garcia Galuska DeSousa*, who assessed the building's existing mechanical, electrical, plumbing, and fire protection systems and provided recommendations for their modernization. Once prepared, the final section of *Part Three*, the regulatory analysis, will identify and summarize all relevant code and zoning regulations applicable to the rehabilitation, renovation, and/or reuse of the building.

All treatment recommendations outlined herein are intended not only to preserve the Farnum House, but also to ensure its continued use and enjoyment. As such, all recommendations are grounded in the understanding that the Historical Commission and Society are both in favor of interpreting this house as one that has evolved over its (at least) 250 years in existence, instead of as a case study in mid-18th century building. All provided recommendations are guided by the *Secretary of the Interior's Standards for the Treatment of Historic Properties.*

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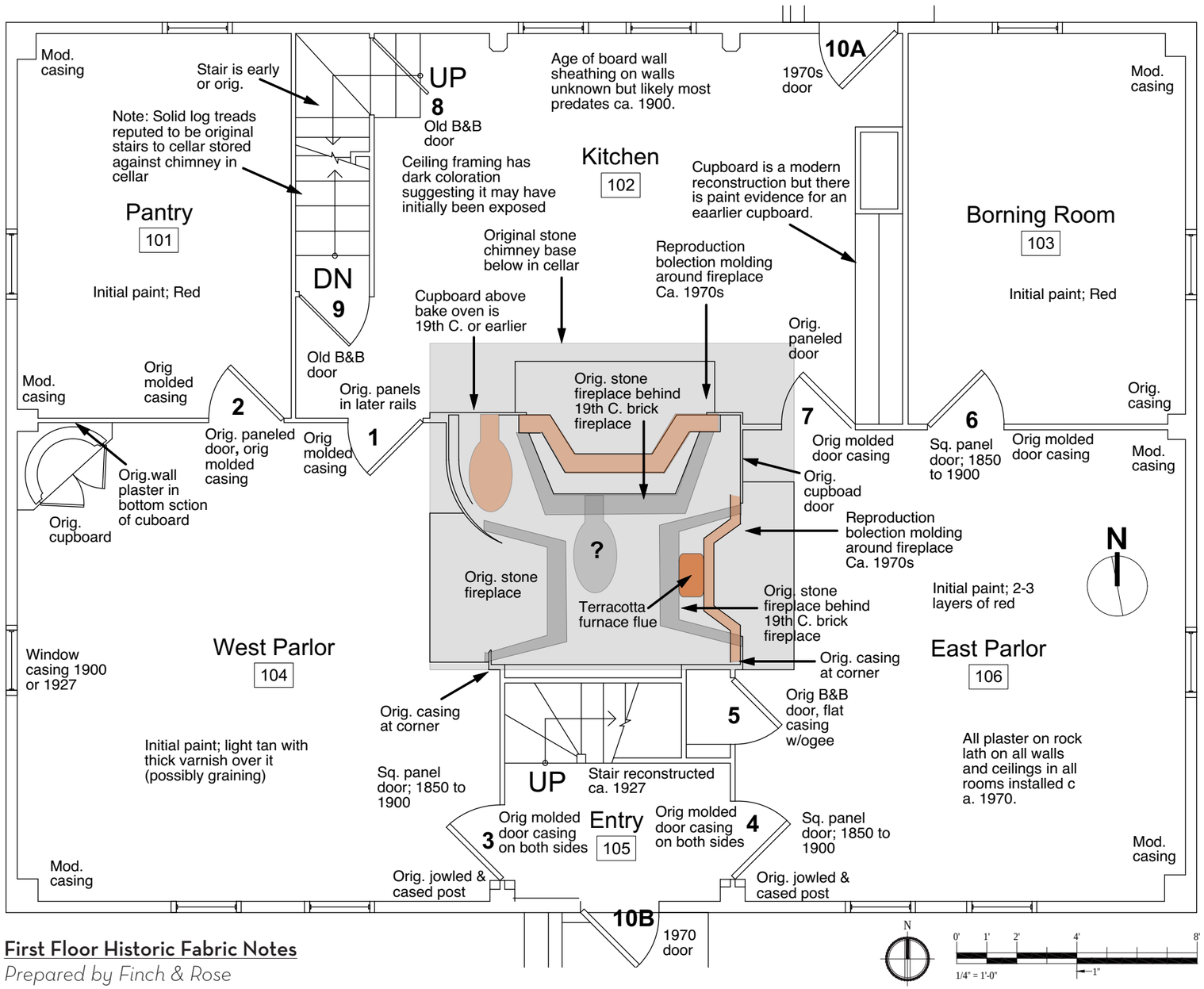

First Floor Historic Fabric Notes
Prepared by Finch & Rose

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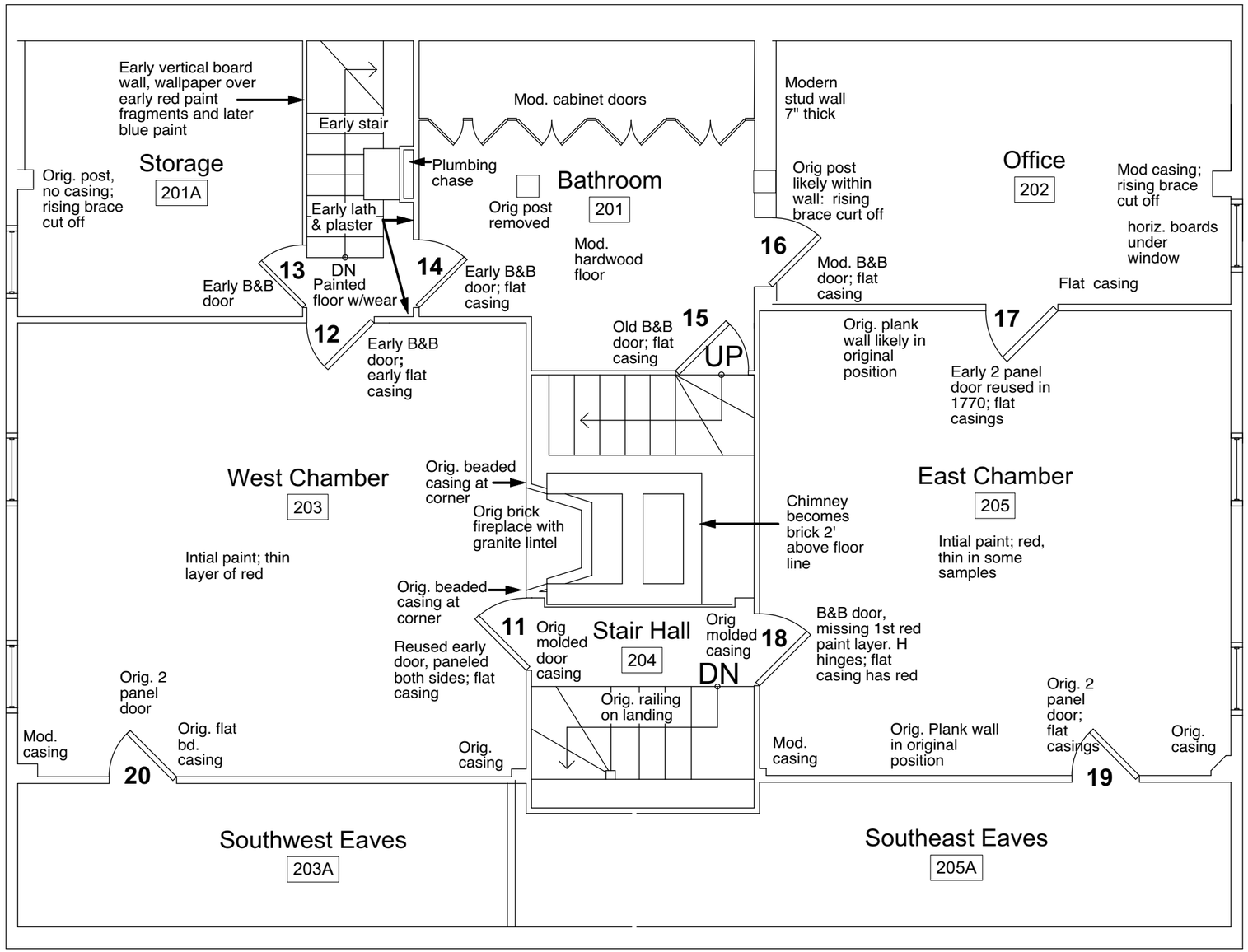

Second Floor Historic Fabric Notes

Prepared by Finch & Rose

Fig. 1 – Ca. 1890s photograph showing the original entry and 9/6 windows. The east ell is visible on the extreme right. *Courtesy of Uxbridge Historical Society*

Fig. 2 – Later 19th century photograph showing the east ell. *Courtesy of Uxbridge Historical Society*

HISTORIC FABRIC & ARCHITECTURAL CONDITIONS

Prepared by Finch & Rose *and* Spencer, Sullivan & Vogt

The items assessed here include those building elements outside the scope of our structural and MEP/FP consultants' analysis. They will be assessed categorically. Bill Finch of *Finch & Rose Preservation & Design Consultants* has prepared observations of the building's existing fabric wherein the likely construction dates of key features are identified. Each observation is followed by an assessment of the feature's current condition and recommendations for its treatment, both prepared by *Spencer, Sullivan & Vogt*. Treatment recommendations generally address deficiencies such as aging and decay, but in some cases provide guidance on historic interpretation.

Text prepared by *Finch & Rose* can be identified by its regular typeset. Material provided by *Spencer, Sullivan & Vogt* is in **bold**, with treatment recommendations in ***bold italic***. Photographs, unless otherwise noted, were taken by the project team. Images outlined in green do not depict the Farnum House and have been included for reference.

Original Construction

Date from Dendrochronology – Based on dendrochronology carried out by William Flynt, the current house was constructed ca. 1768-70 reusing some framing elements dating to ca. 1726-7, that may be from a previous Farnum house, or some other nearby structure. While it is tempting to think that the current chimney base and first floor stone fireplaces were from the previous house, that seems unlikely, as a house in a rural setting in the 1720s would be unlikely to have a full, deep, basement with a freestanding chimney base.

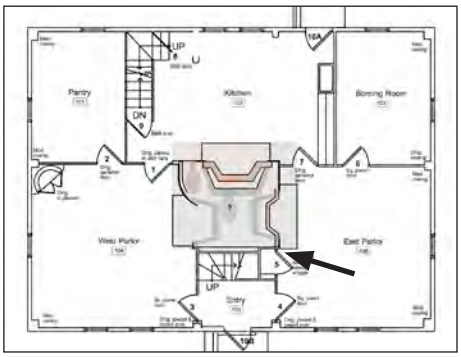

Fig. 3 – 1st fl. plan of the Farnum House. The gray rectangle is the granite base of the central chimney and fireplaces

East End Ell – Historic photographs from the later 19th century show the house had a one storey ell on its east end. The east ell was removed between 1898 and 1901 based on Sanborn insurance maps and a photograph dated to 1901. Whether the ell was an original feature or a later addition is not known. That the foundation where it was attached to the house switches from dressed blocks to random fieldstone suggests it was original The photographs show a chimney on its east end, suggesting it may have functioned as a summer kitchen.

Fig. 4 – The Taft Tavern, another very similar 18th-century gambrel roofed cape in Uxbridge

General Form – The first floor plan of the house is two rooms deep around a center chimney and a center entrance, making the house relatively deep in plan for a cape. Two windows are placed symmetrically on each side of the entry on the south facade. The house has a gambrel roof which results in the second floor being wider than normally occurs in capes with gable roofs. There are at least 3 other similar two room deep 18th century capes with gambrel roofs extant in Uxbridge, suggesting this was a popular variant of a cape in the Uxbridge area. At least two of these also had one story ells on an end facade.

Fig. 5 – The Joseph Chapin House / Cormier Woods, another similar house in town

Fig. 6 – 1901 photo showing the east ell removed, new 2/2 windows with casings flush with the clapboards, and a new entry. *Courtesy of the American Antiquarian Society*

Fig. 7 – Pre-1970 (probably 1950s) photo showing the house as restored in 1927 with its chimney painted white. *Courtesy of Uxbridge Historical Society*

Fig. 8 – 1972 photo from the Worcester Evening Gazette showing the house mid-restoration. Selective sill repairs and re-painting are mentioned in the article. *Courtesy of Uxbridge Historical Society*

Fig. 9 – 1986 newspaper photo showing the house following the 1970s restoration campaign. Note that the exterior paint colors have changed, as here trim appears darker than siding and windows are white. *Courtesy of Uxbridge Historical Society*

Major Alterations

Early 19th century – The original large stone fireplaces in the kitchen and parlor were reduced in size by building brick fireplaces within their original walls.

Later 19th century – Historic photographs from the late 19th century show the exterior of the house in a state of decline. It was used as housing for mill workers. The larger rooms may have been subdivided with partitions to accommodate individual tenants.

1900 – Charles Capron foreclosed on a mortgage he held on the property and promptly sold it to a Michael Reilly who quickly sold it again to Mr. Fred F. Snowling. Mr. Snowling owned the property for 18 years. Based on 1898 and 1903 Sanborn Insurance maps and a photograph dated 1901, the house underwent major renovations ca. 1900, probably by Mr. Snowling. Exterior changes included a new very simple front entry, new 2/2 windows and frames, probably new clapboards, the removal of the east ell, and exterior shutters.

1927 – The house is restored by its owner, the *Uxbridge Worsted Co.*, as a component of the town's bicentennial celebration. The work is briefly described in newspaper accounts as including the removal of later interior partitions. The 2/2 window sash were replaced at that time by the current 9/9 sash and the current front door frame was installed. The front entry stairs were reconstructed up to the second floor landing. The woodwork in some of the rooms was repainted with a pinkish tan color. An arrow in the photo on the bottom of p. 87 identifies this 1927 tan paint.

1968-80 – The house is acquired by the town with restoration work and various repairs carried out under the direction of the *Uxbridge Historical Commission*. Work included the complete replastering of all interior walls and ceilings, the rebuilding of the chimney above the roof line the sanding of pine floors, and structural repairs to some sills. All the interior woodwork was repainted with the current colors using latex paint.

Early Exterior Features

Windows

- Based on the later 19th-century photographs, the house had single hung 9/6 light sash using 7" x 9" glass panes. On the south elevation the windows were symmetrically placed on each side of a central entry. The sash were set in plank frames which can be seen to project visibly from the face of the clapboards in the 19th-century photographs. The frames do not appear to have had band moldings. The sash in the photographs are likely

ca. 1830-40s replacements of the original sash, which would have had visibly wider muntins between the glass panes, but of the same 9/6 configuration.

- The 9/6 sash were replaced with 2/2 sash in 1900. These appear to be in new frames, as the exterior casings are flush with the clapboards in the 1901 photograph.
    - ***The existing window frames vary in condition. Few appear to be seriously degraded (likely due to somewhat regular repainting), but all show some degree of weathering, particularly at the bottom where standing water is absorbed from the sill. Most damaged areas have been painted-over.***
- The current 9/9 sash replaced the 2/2, probably as part of the restoration work for the 1927 bicentennial of the town. The sash include devises known as "window spring bolts" to hold the sash up. These were available into the 1930s, but not much later.
    - **Sash vary only slightly in condition and as such can be assessed as a group. Most have been painted shut and cannot be opened. All show some limited glazing failure, but not to the extent that water is allowed to enter, which suggests that the interior of the building is at least well-protected from the elements.**
    - **Our recommendation for the treatment of historic wood windows at the Farnum House is largely grounded in the availability of historical documents. Historical photos date as far back as the 1890s, but there is little earlier documentation of the building itself. That said, we know that at least the existing sash, and probably their casings, were installed no earlier than the 1920s. They are still 'historic' in this capacity, but also reflect an era in which historicity was invented. That is to say, the decision to install these sash was not based on evidence, so far as we can determine.**
    - ***After some discussion, we feel that replacing the existing windows with new wood sash and casings modeled on the 1890s photograph is the most appropriate preservation approach, given the Building Committee's expressed desire to authentically recreate the home's lost features based on photographic evidence. Window frames should be fabricated to project from the clapboards and sash should have 9/6 lites. Drawings for the fabrication of the replacement windows should be prepared by a preservation specialist. Fabrication and installation should be executed by a qualified contractor specializing***

Fig. 10 – Original 9/6 sash layout on the left compared to 9/9 1927 sash on the right

Fig. 11 – Detail from late 19th-century photo showing the shadow line of the window frames.

Fig. 12 – Window frames installed in ca. 1900 with 2/2 sash and louvered shutters. The casings are flush with the clapboards.

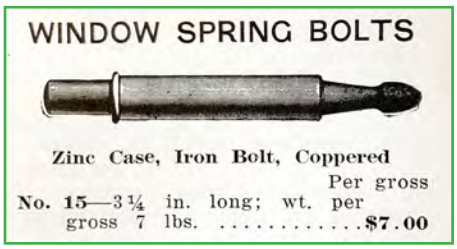

Fig. 13 – Sash bolt from 1932 hardware catalogue like the ones on the Farnum House sash.

Fig. 14 – Original front entry pilasters and transom lights from late 19th-century photo

Fig. 15 – Front entry, 1901 vs. today

Fig. 16 – Close-up of clapboard siding illustrating typical condition

in historic windows.

South Entry

- In the 19th-century photographs the front entry included a five-light transom above the door and fluted pilasters on each side. The entry pilasters and transom light were replaced with a plain door frame in the 1900 work. The current front door with its bullseye glass lights likely dates to the 1927 work, as does its frame, which has a simple entablature above the door (the current door and its frame are faintly visible in a 1954 newspaper photo) and more clearly in Fig. 7.
  - **Despite being almost 100 years old, the existing door, frame, and frontispiece show minimal deterioration. Somewhat regular re-painting appears to have protected them from the elements and wood details like ogees and the Greek key moulding are in particularly good condition. Notwithstanding, the frontispiece and door are together an early 20th-century reimagining of Georgian detailing, and as such fail to tell the story of the building's 18th- and 19th-century past.**
  - ***Our recommendation for treatment of the south frontispiece follows a similar logic to that explained above for the windows: the existence of somewhat detailed historical photographs allows for a higher degree of historical accuracy than was employed in the 1927 restoration. A door and frontispiece should be designed to match those seen in the ca. 1880s and 1890s photographs. The assembly should then be fabricated and installed by a contractor specializing in historic carpentry, and subsequently painted in colors determined through detailed paint analysis of older areas of wood trim.***
  - ***In the interest of preserving the house's full story, we recommend providing interpretive signage photographically documenting its changes over time. At least one sign, installed at the exterior, should highlight exterior elements like the south entry and windows.***

Clapboards

- The clapboards in the later 19th-century photographs are likely not the originals as they appear to be in longer lengths and 4" exposures, but the photographs are not clear enough to be sure. Typical later 18th-century clapboards were usually riven in 4' lengths with their ends lapped and skived (i.e. a long lap joint rather than a butt joint) with 3" to 4" exposures. They also could have been weatherboards, which are sawn in longer lengths up to about 8' with a uniform thickness of about ½". Although rare in northeastern Massachusetts, weatherboards were sometimes

used in this area and more frequently in western Massachusetts.

- **In the later 19th-century photographs (see Figs. 1 and 2, p. 62), the clapboards and front entry appear to be in weathered condition with much of the paint worn off. In the 1901 photograph, the clapboards and trim look freshly painted and in good condition, suggesting they were replaced ca. 1900. The current clapboards and trim appear to date to that renovation. Most are 4' to 8' long, circular sawn, with butt end joints and a 4" exposure.**
- **The building's exterior cladding is in poor condition. Somewhat regular painting has protected it to some extent, but most clapboards are in some way warped. As is typical of historic cladding, the most observable form of warping here is 'cupping,' that is, the natural tendency of thin-sawn wood to curl with water absorption and long-term exposure to sunlight. While the cupping is not in itself a problem, it often reflects slow deterioration of the wood. Peeling paint and some splitting further suggest water penetration.**
- ***Unfortunately, there is exist few effective ways to restore clapboards. Their general affordability places them among the most commonly-replaced elements of timber-framed buildings. While replacing the clapboards is not urgent, it is a high priority. The lower courses have already been removed for exploration of the wood sill and planks. It would thus be sensible to re-clad the house as part of the first phase, following the necessary structural improvements (discussed on p. 67).***
- ***There are two options for re-cladding. The work should be executed by a contractor specializing in historical carpentry regardless of the selected option:***
  - **Option A:** ***Fabrication and installation of historically-appropriate white pine clapboards. As discussed above, there is no documentation of the cladding employed before the late 19th century, but it is likely that the originals were four feet, lapped and skived, with three- to four-inch exposures. This option is labor-intensive and, by extension more costly, but offers a higher level of historical accuracy than Option B.***
  - **Option B:** ***Installation of commonly-available, conventional red cedar clapboards, similar to those currently in-place at the house. Despite being anachronistic, cladding of this sort has proven effective in securing the building against water penetration. In-kind replacement would be an***

Fig. 17 – A clapboard that has loosened near its intersection with the corner post. Note splitting (yellow arrow)

Fig. 18 – A close-up of clapboard siding, showing some dramatic 'cupping' (blue arrows) and splitting (yellow arrows)resulting from long-term exposure to the elements

Fig. 19 – A close-up showing dramatic weathering of paint, particularly at lower clapboard courses

Fig. 20 – Original (ca. 1791) lapped siding at Memorial Hall in Charlestown. Note that horizontal intersections between boards (red arrows) are barely visible by virtue of their 'skiving,' or scarf joints

Fig. 21 – Wood roofing shingles are in fair condition, having been replaced just over a decade ago. Only some are split (red) and cupping (blue) while many show mild warping

Fig. 22 – Detail of roof cornice, rake boards and cornice return showing molded trim that likely dates to 1927 or earlier

Fig. 23 – Northwest cornice return, showing one of several woodpecker holes (blue); and the rake, which is missing a piece near its intersection with the return (yellow)

acceptable solution and is more affordable than Option A as the materials can be readily purchased from a supplier.

Roof

- The current roof is red cedar wood shingles that were installed ca. 2009 to replace the wood shingles installed in the early 1990s. All the historic 19th-century photographs show the roof as being wood shingles. Wood shingles would have been the normal roofing when the house was constructed ca. 1768-70. They would have been riven rather than sawn, but in other respects their appearance was similar to modern sawn (not split) wood shingles having 7/16" butts.
  - Having been replaced just over a decade ago, the existing roof is in working condition and shows little to no evidence of deficiencies from some limited cupping of shingles.
  - *Wood shingle roofs generally have a lifespan of twenty to thirty years, and as such replacement is a low priority. Notwithstanding, a new roof will be needed in approximately ten years and the Town should plan accordingly. Regular maintenance should involve monitoring the attic and second floor for leaks and biennial cleaning of organic growth from shingles.*
- The front and rear roof pitches terminate in cornices that project about 8" forward of the clapboards. They consist of a flat frieze board just forward of the plane of the clapboards, a flat soffit that projects about 8" forward of the frieze, a bed molding at the junction of the frieze and soffit, and a fascia board at the outer edge of the soffit. A canted board at the top of the fascia serves as crown molding and nailer for the shingles. The cornice returns at the side facade with a short frieze board and crown molding. A similar frieze board and projecting cornice are visible in the 19th-century photographs. Limited paint samples indicate the soffit board and perhaps the frieze board are old and possibly original.
- The east and west ends of the roof are currently finished with beaded rake boards topped with crown moldings to receive the edges of the shingles. These show considerable wear and caked up paint buildup. The rake boards are likely older, but hands-on examination was not done to determine their age.
  - **The existing cornices and rakes appear to have faced some deterioration and are similar in condition to the clapboards. It appears that several small areas have split, fallen off, and were subsequently painted over.**
  - ***All components of the cornice should be more closely assessed to determine whether they are original to the building or otherwise date to before the 1927 restoration.***

- ***In the event that they* are historic *they should be removed along with the cladding, epoxy consolidated and repainted with a color determined through paint analysis.***
- ***In the event that they* are not historic *they should be removed along with the cladding, replaced with carefully-crafted wood replicas, and repainted with a color determined through paint analysis.***
- ***In either case, the work should be executed by a contractor specializing in historic carpentry.***

Chimney

- The chimney as visible above the roof line was rebuilt with new bricks ca. 1969. They appear to be waterstruck brick made by the *Morin Brick Co.* in Maine. Currently, some of the mortar joints appear to be open and a few bricks have deep spalls.
  - The late 19th-century photographs show the chimney with a couple of bricks of the top courses missing at the front side. They are still missing in the 1901 photograph, with many more missing in a ca. 1920 photograph. Repairs were apparently made in the 1927 renovation, as photographs from the 1950s do not show the damage. The 1950s photographs show the chimney as painted white, or perhaps stuccoed. The condition report made when the house was purchased by the town in 1968 recommended rebuilding, which was executed shortly thereafter.
  - **The portion of the chimney over the roof line has faced some damage in the past half-century. Some of mortar joints appear to be open and a handful of the bricks have deep spalls. Damage is more readily apparent at the upper courses, but it does not appear as though any bricks are at risk of becoming dislodged or falling.**
  - **The area of the chimney in the attic was built with soft-fired brick, which more readily absorbs moisture. Many of the bricks here show advanced spalling. Further consideration for its condition is given in the structural assessment on pp. 120, wherein rebuilding is recommended.**
  - ***Repairing the upper portion of the chimney is not a high priority, but will be required when the attic portion is dismantled. Both should be executed concurrent with the roof replacement (thereby enabling easier access to the attic). Rebuilding the upper portions of the chimney will secure the assembly against water damage and extend its usable life by several decades.***
    - ***In the meantime, exposed brick courses should be***

Fig. 24 – Before and after images of epoxy consolidated wood cornice at Newburyport High School

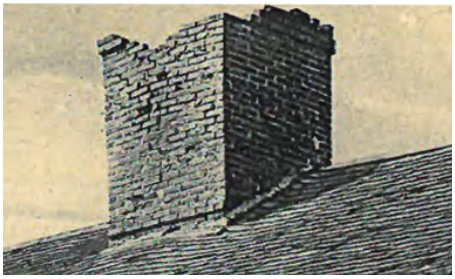

Fig. 25 – Detail of chimney in ca. 1920 photo showing it to be in very poor condition

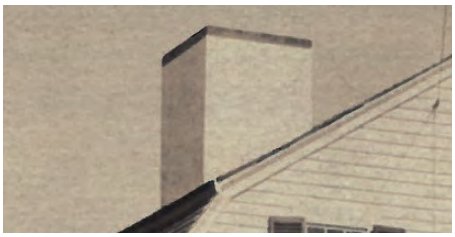

Fig. 26 – Chimney painted white in photo taken between 1927 and 1970

Fig. 27 – Spalling (red) at attic portion of chimney

Fig. 28 – Current photo of chimney as rebuilt in the 1970s with new waterstruck brick

Fig. 29 – Closeup of exterior foundation wall, showing transition dressed granite to fieldstone where the east ell jointed the main house

Fig. 30 – Continuous drip cap installed during exterior restoration of 1725 Davis & Abigail Tilden House in Canton.

Fig. 31 – An overall photo of the granite chimney base

Fig. 32 – Granite chimney base with cracks outlined in red

periodically monitored for mortar loss and spalling. If damage accelerates, the Town should consider reconstructing the chimney sooner, as falling bricks put visitors to the site at risk.

Foundation

- The foundation as visible above grade consists of large roughly squared granite blocks on the front (south) and side elevations, and smaller, more randomly shaped stone on the rear and the portion of the east side where the east ell was attached. Much of the rear side has been parged with modern cement mortar.
  - **The condition of the foundation is discussed in further detail in the structural assessment on p. 117. Though there are open mortar joints scattered throughout, there appears to be little water entering the basement via the foundation walls. Nonetheless a repointing campaign would prevent leaks from developing in the near future while adding stability to the foundation.**
  - ***It would be sensible to repoint the foundation exterior immediately after replacement of wood sills and corner posts to ensure long-term stability of the new assembly. At this time, a continuous metal drip cap should be installed over the intersection of the foundation and planks, which will prevent water from pooling at the upper edge of the foundation wall and being absorbed into the sill above.***

Early Interior Features

Chimney Base

- The chimney base in the cellar is constructed of randomly coursed granite and measures about 10' by 12'. On the north it extends about 6" beyond the current brick hearth, and on the east and west extends to the outer edges of the current hearths. Its interior is likely rubble stone fill, or possibly soil. The granite construction continues up to about 2' above the second floor where it changes to brick, except at the west side where the transition to brick occurs at the level of the second floor, perhaps to accommodate the brick flue from the brick kitchen bake oven. The bricks of the chimney at the attic stair level were found to be set in lime mortar rather than the clay mortar that is often used at this level in 18th-century chimneys.
- **There is some moderate stepped cracking in the chimney base's mortar, suggesting some structural strain. This condition is unpacked in further detail in the structural assessment on p. 117.** ***Some repointing is required, and should be executed as part of the repointing campaign discussed above.***

Fireplaces

- The three fireplaces on the first floor were originally granite. This original construction has been retained at the west parlor wherein the granite fireplace is situated over a stone hearth. At the east parlor and kitchen, later brick fireboxes have been constructed in front of the larger granite fireplaces, but the original granite backs and flanks remain in place along with their gudgeons for iron cranes. The granite kitchen fireplace presumably had a bake oven at its back wall (there is room within the chimney behind it). If so, its opening is concealed by the debris currently filling the space between the brick firebox and granite fireplace.
    - It is also possible that the current brick oven is original to the granite fireplace. The ash pit below the oven is granite rather than brick suggesting it goes with the granite fireplace. However, an oven at this side-front location would be unusual for ca. 1768 construction (they are usually from the 1790s and early 19th century), and the resulting bulge in the west parlor seems like an afterthought.
    - **There exist no visible deficiencies with the existing first-floor fireplaces, either in the brick or granite portions. That said, the configuration of the kitchen fireplace – with a brick Rumford fireplace blocking in the larger granite fireplace – offers a unique opportunity for historical interpretation. *If desired, a mirror and light assembly could be installed in the flue, allowing visitors the opportunity to view the otherwise concealed granite fireplace.***
    - The small second-floor west chamber fireplace is brick with a granite lintel and a fairly deep firebox. Its bricks are different from those at the kitchen and east parlor, the former measuring about 2" by 8" while the kitchen brick are about 1 ⅞ to 2" by 7 ½" Its detailing where the flank brick turns the corner to the face is also different: at the kitchen, bricks were shaped to conform to the angle were used here they were not. This fireplace seems likely to be original.
    - **There exist no visible deficiencies with the existing second-floor chamber fireplace. *No improvements are required.***
- The hearths of the kitchen and east parlor fireplaces have been relaid in recent years using brick set in mortar, while the hearths in the west parlor and chamber appear to be original. At the east parlor fireplace, the space between the brick and granite has a stack of terra cotta flue tiles that serves as the flue for the current furnace. The tiles appear to extend only

Fig. 33 – Yellow arrow points to transition of chimney from stone to brick about 2' above 2nd floor

Fig. 34 – Original kitchen stone fireplace jamb wall above jamb of current fireplace at lower left. Blue arrow points to gudgeon for crane in stone jamb

Fig. 35 – View under attic stair showing disruption of stone base to let in brick flue of current kitchen bake oven. The top of the west chamber fireplace is at the extreme right

Fig. 36 – The second floor west chamber fireplace that, unlike the brick fireplaces at the first floor, appears to be original to the house

Fig. 37 – The walls over first-floor fireplaces have been punctured to vent freestanding stoves, a practice typical in 19th and early 20th-century renovations of earlier homes

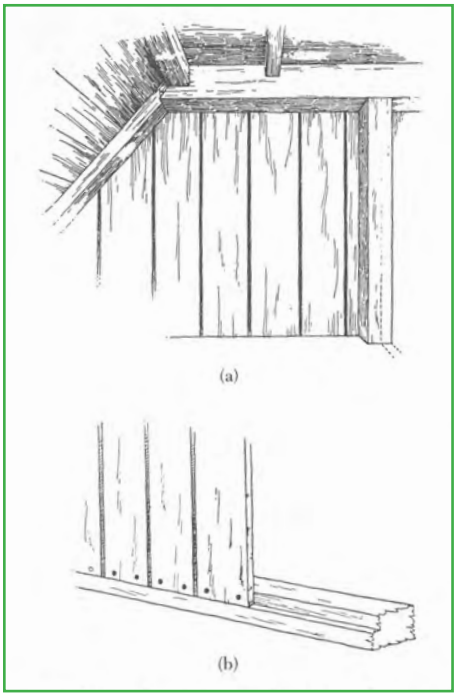

Fig. 38 – Plank framing digrams by Cyril M. Harris in *American Architecture: An Illustrated Encyclopedia* (1988)

Fig. 39 – First-floor (northwest) corner post with modern casing removed. These corner posts never had braces

about 2' toward the second floor. A section of stone masonry of the chimney just above the second floor level appears to have been relaid, suggesting it was opened to install the flue tile. The tiles appear to be at least 50 to 60 years old. The walls above all four fireplaces have been punctured in the past for flues for freestanding heating stoves, although only the one in the kitchen is currently visible. The east chamber never had a fireplace, nor a freestanding stove.

- **There exist no visible deficiencies with the existing hearths.** ***No improvements are required.***
- **Garcia, Galuska & DeSousa,** ***on p. 134 of their HVAC assessment, recommend verifying that the chimney liner is intact so as to ensure that no harmful fumes are able to enter the habitable areas of the house. This has been identified as a high priority. If no liner is present, or the existing liner is otherwise deficient, a new one should promptly be installed.***

Plan & Construction Details

- The house was built using a construction method known as 'plank-framing.' The basic frame is post-and-beam, but the walls are formed by applying 1 ⅜"- to 2"-thick vertical planks over the exterior of the frame running from sill to roof plate. Interior finishes are applied directly to the inside of the planks. For plaster, the lath are nailed directly to the planks with and the plaster applied over them. Clapboards are applied directly to the exterior of the planks. These together make for a relatively thin wall. The time period and frequency of this method vary regionally, but it was never common. For example, in Essex County was used mostly in the first quarter of the 18th century, whereas it occurs for a much longer period in Rhode Island and New Hampshire. Its usage in Uxbridge may be related to nearby Rhode Island construction practices.
- The planks at the Farnum House have been sawn out using up-and-down water powered saws known as slash saws leaving quite deep, somewhat uniform saw marks on the wood. All the joists and most of the rafters are similarly sawn, with only the larger posts and beams being hewn. Most of the principal beams are 6" to 10" wide and 6" to 7" deep. The first and second floor ceiling joists are mostly 2" to 2 ½" wide by 6" or 7" deep. As water-powered sawmills were established in the Uxbridge area by the early 18th century, the extensive use of sawn timber in the house does not provide evidence for dating the construction.
  - **A detailed assessment of the building's plank framing is provided in the report from** ***Structures North*****, included on pp. 113-121 of this report. Planks comprising the**

exterior walls vary in overall condition, but show consistent deterioration at the bases, a common occurrence caused by the absorption of water from the horizontal surface of the foundation wall below. Relatedly, all four corner posts are damaged at the bottom. The wood sill has faced heavy rot (and is in some places almost entirely gone).

- **Structures North *has recommended replacing the sills with new wood members, as well as cutting deteriorated portions from exterior planks and re-splicing them with new wood. Posts vary in condition: corner posts are more heavily deteriorated than the intermediate ones and should be replaced with new wood members; at other posts, deteriorated portions should be cut out and replaced with wood Dutchmen.***

- At the Farnum House, all original interior walls were also formed with vertical planks. When they coincide with principal beams, they sit on top of the beams and are toenailed to it. When they are not on beams, they rest on the sub-floor or finish floor and are again toenailed in place. At the tops, they are toenailed either to the underside of a beam or to a nailer that runs across the underside of the joists. In the case of interior walls, lath and plaster are applied directly to each side of the planks resulting in a 2 ½" to 3" wall thickness.
  - **There exist no visible deficiencies with the existing interior plank walls. *No improvements are required, but the existing exploratory openings in plaster offer interpretive opportunities. Many of the locations were in fact selected specifically because they would allow for observation of the plank framing. We recommend that the Historical Commission and Society select four to six interior exploratory openings for display. The selected openings should be covered with plexiglass while others should be patched using matching materials. See Fig. 43 for an example of a display of this sort.***

- The plan of the house is thought to have been altered during the 19th century by adding partitions to create more rooms for mill worker tenants. The minimal newspaper accounts describing the 1927 restoration work suggest that the primary changes in plan at that time consisted of removing the later partitions. As all the remaining interior walls are of plank construction, it is likely they remain in their original positions and indicate the original plan of the house.
  - **If changes were made to the house's plan, they do not appear to be substantial and have had minimal impact on the structure's historic character. In its current state,**

Fig. 40 – Deteriorated plank bottoms exposed during exploratory

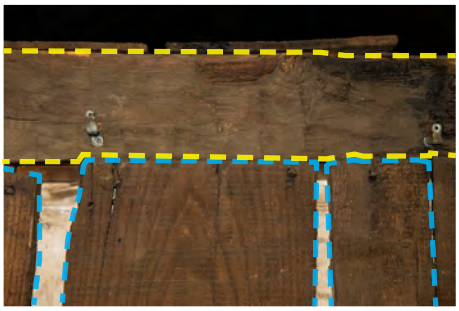

Fig. 41 – View from attic stair showing slash sawn wall planks (outlined in blue) tonailed to the underside of the hewn attic floor chimney girt (yellow)

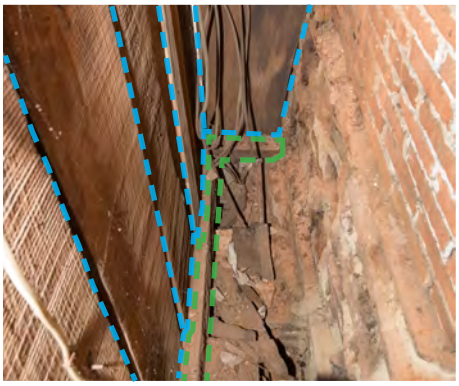

Fig. 42 – View from attic stair showing planks (blue) resting on the top of the second floor girt (green)

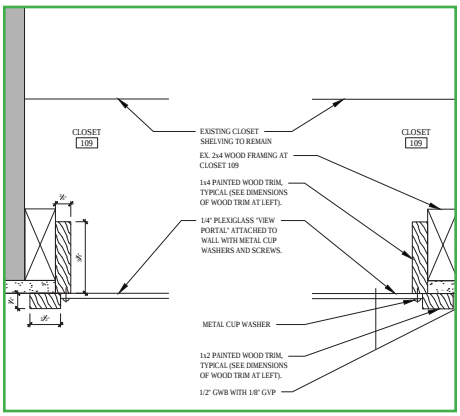

Fig. 43 – Detail of an unrealized interpretive opening covered with plexiglass, Loring Parsonage in Sudbury, MA

Fig. 44 – The 'over-eave' storage area at the house's south side with the endwall post outlined in red and rising and falling braces in blue and yellow, respectively

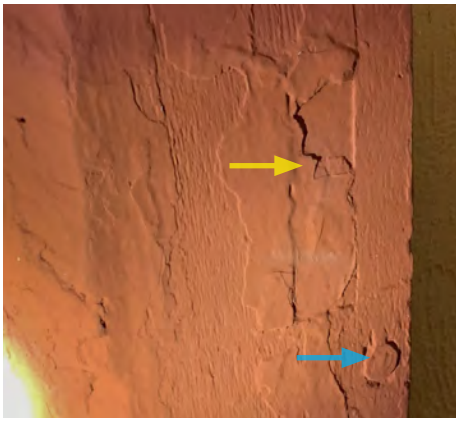

Fig. 45 – Purlin post in storage room (201A). Yellow arrow points to cut off tenon of rising brace, blue arrow marks the peg for the falling brace which still is in place

Fig. 46 – Plank wall above the fireplace in room 106 with modern plaster removed showing white stains from original plaster on riven lath. Arrows mark wrought nails from riven lath

the Farnum House is reflective of the two-room-deep gambrel house type seen throughout Uxbridge, as reflected by its striking similarity to the ca. 1750s Joseph Chapin House. ***No modifications are necessary.***

- On the south side of the house, the second floor area under the lower pitch eaves of the gambrel roof are separated from the east and west chambers by an original board wall that is unfinished on the eaves side and originally plastered on the chamber side. Also on the line of the wall are four posts that support the change-in-pitch roof beam above. The endwall posts include rising and falling braces. The middle posts sit on the principal north-south girts, each with only rising braces up to the change-in-pitch beam. Original two-panel doors provide access from the chambers to the under eaves.
- Originally, the north side eaves presumably had an identical arrangement of posts and braces. However, there is now a plank wall between the chambers and the eaves that is about 4' south of the line of the posts and their braces. As examined by lifting an attic floor board, the planks rise between the joists and are nailed to an old nailer that spanning the underside of the joists. As it seems unlikely they would have been carefully moved a few feet and renailed to this location complete with their 18th-century doors and casings, they are likely in their original positions. If there was an original wall along the line of the posts (similar to the south side), the resulting rooms would have been only about 4' wide. Without a wall the rising braces would have impeded the use of the spaces. Perhaps the space was initially left unfinished and used like a lean-to attic in a saltbox house. The rising brace from the west end wall post was cut off many years ago, and presumably the same thing was done at the other posts. Of the middle posts, one is likely encased in the 7" thick wall between the office and the bathroom, and the other has been removed entirely.
    - **No immediate work is required at the second floor,** ***but the potential relocation of plumbing fixtures to the ell would allow for more in-depth exploration of the existing restroom. The space would ideally be restored to its historic appearance but could also be used for displays if little historic fabric remains. The remainder of the floor is to remain as-is, aside from some finish upgrades.***

Plaster Finishes

- Nearly all original lath and plaster on walls and ceilings were removed from the house and replaced with modern rock lath and plaster in the 1970s (first floor), and 1980 (second floor). Evidence of the original wall finishes was revealed by the removal of small areas of plaster in the first floor that also

exposed the original framing. An area cut open above the east parlor fireplace exposed the plank substrate showing a pattern of burn marks (white stains) from riven lath and plaster, including several small hand-wrought nails used to attach the lath. The presence of original plaster burn above the fireplace in what was likely the best parlor indicated that the fireplace walls were not embellished with wood paneling.

- At other openings at ceiling/wall junctions, the burn marks from the early plaster showed the wall plaster extended right up to the ceiling. This indicated that the walls were not finished with crown moldings or other cornice details at the ceiling. If there had been a cornice, the plaster would have been run up to the base of the cornice and not behind it (normal practice was to install the wood work and then the plaster.) Although plaster was not removed at possible locations that might have had a wood wainscot or chair rail, the lack of paint shadows from a past chair rail on surviving post casings and the side of the corner cupboard suggest chair rails were not used.
- Very few areas of surviving early plaster were observed at the upper wall at the east side of the rear stair and the wall directly across from the top of the stair. Another area was observed on the walls in the lower section of the corner cupboard.
    - **The existing plaster is in good condition and shows minimal cracking. Given that walls were historically finished with plaster, the existing condition does not visibly disrupt the building's character, but has nonetheless been executed without consideration for historical plastering techniques.**
    - ***Removal and replacement of the existing rock lath and plaster with more traditional lath and plaster is not necessary, and would in fact be costly with minimal visible impact. If re-plastering is desired (for accurate re-creation of the house's interiors), there is observable precedent for the work at two distinct locations in the house. As previously mentioned, some of the existing exploratory openings should be retained and covered with plexiglass, while the others should be patched with plaster to match the existing.***

Post Casings:

- Original beaded casings remain in place at some of the corner and wall posts. At many of the posts the original casings have been replaced with modern plain board casings without a bead. Presumably this may have been done to carry out repairs to the bottom of the posts. The 2 posts in the front entry are unusual in that they have been shaped (i.e., jowled) and cased to fit around the door casings. A similar jowled post was found at

Fig. 47 – Modern plaster removed from ceiling summer beam and wall plank in room 106. Marks from the original plaster (red arrows) on the plank extend to the underside of the beam indicating the room never had a cornice

Fig. 48 – Areas of original plaster at rear stair, outlined in blue. Note the difference in texture between this wall plaster and the modern rock lath utilized in other areas of the house

Fig. 49 – Top of jowled post in the entry with original beaded casing fitted over the top of the original door frame. The original beaded casing over the first floor plate is outlined in yellow

Fig. 50 – Typical original moulded door casing

Fig. 51 – Original flat casing with ogee band molding on an original board-and-batten door (Door #5)

Fig. 52 – Typical original four-panel door with raised and fielded panels

Fig. 53 – Typical mid 19th-century 4 panel door having very slightly raised square-edged panels set in square-edged rails and stiles. The strap hinge is a 1920s reproduction

Fig. 54 – Door #17 is an older two-panel door with a bead (red arrow) on the panel edge reused ca. 1770

the north wall of the east parlor beneath modern casing.

- Similar original beaded boards are present at corners in changes in plane of the fireplace walls.
- ***Post cases and beaded boards are to remain in place, aside from in locations otherwise designated as interpretive openings.***

Doors & Casings

- Most of the casings around doors are also original molded woodwork that remain in place. These casings consist of an outer ogee profiled band molding, a smaller ogee, and a bead that serves as a stop for the door. Many secondary door openings have flat board casings that are also original or early. Exception are the casings on the two exterior doors, which are modern.
- There are a number of door types which are of various ages. Doors having two or four raised and fielded panels set in ovolo profile sticking are usually original, as are many (but not all) of the board-and-batten doors. There are a number of doors having very shallow raised panels set in rails and stiles without molded stickings. These are mid 19th century doors as their first finish layer of paint includes zinc oxide (it was identified in paint analysis) which is a pigment that was not used in commercial paints until after 1845.
  - One exception to all this is the door between the east chamber and the office. It is a two panel door having a shallow bead around its panel edges. Its paint sequence matches the other original doors in the chamber, but is an earlier door type with no matches in the house. It was probably reused from another building at the time of construction.
- Most of the doors are hung with large reproduction strap hinges fastened with clunky reproduction rose head nails. Based on a brief mention of hardware in the 1927 bicentennial newspaper article, they may date to that time. If not, they were installed in the 1970s. The mid 19th-century type doors were originally hung with butt hinges (their filled-in mortises are visible on careful inspection) but now have the aforementioned reproduction strap hinges. The small doors to the south side eaves spaces are hung with wrought iron strap hinges, which may be period and are appropriate.
  - Most of the door latches are reproduction Suffolk latches (Suffolk latches were used throughout the 18th century) probably installed in the 1920s.
  - At the front and rear entry doors, bullseye glass lights were likely installed in 1927. In the 1970s, the bullseye glass was

salvaged and reinstalled in new entry doors.

- ***Given that most existing doors at the interior are not only historic but also function properly, we do not feel that their replacement is necessary. If interior re-painting is desired, colors should be matched to earlier paint layers identified through paint analysis. Doing so is not a high priority and should instead be considered a long-term objective.***
- ***The front (south) entry door is to be replaced, as discussed on p. 66. There is no substantial evidence as to the historic profile of the north door. Any replacement door installed here would necessarily be arbitrarily-selected unless it is similar in profile to the new south door, which* will *be modeled on evidence.***

Window Casings

- None of the original window casings remain in the house. Most likely the existing casings were installed in 1900 when 2/2 windows were installed, or, less likely, in 1927 with the current 9/9 sash. Their paint layers show they are late in the sequence for their respective rooms, but not enough samples were taken to narrow down the dates. Also, some samples had earlier layers suggesting they were reused from previous woodwork. The existing casings are flat boards with a projecting stool with a rounded edge. All the windows have flat aprons below the stools, and with a few exceptions the aprons have large ogee profile moldings at their bases.
  - ***See pp. 64-65 for recommendations regarding the treatment of wood windows.***

Cupboards

- Analysis of the paint layers on the corner cupboard in the west parlor made it clear that the cupboard is original. The crown molding at the top is newer, but not recent.
  - ***No improvements are required at the west parlor's corner cupboard, short of some re-painting (if desired). A finish color should be selected to match one of the lower (earlier) paint layers identified through analysis.***
- The current kitchen cupboard is clearly a ca. 1970s reproduction, but paint evidence clearly shows that there had been a previous cupboard/dresser on this wall. Paint shadows indicate the location of the shelves up to the ceiling. The current upper shelves are in the locations of the previous shelves.
  - ***Despite likely being a 1970s reproduction, we do not feel that it is necessary – or even appropriate – to remove the kitchen cupboard given that it appears to be historically accurate to some degree.***

Fig. 55 – Typical reproduction Suffolk latch likely installed in 1927

Fig. 56 – Typical window casing that likely dates to installation of 2/2 windows ca. 1900

Fig. 57 – The west parlor cupboard appears to be original and would have been a typical addition to well-furnished mid 18th-c. homes

Fig. 58 – The existing kitchen cupboard appears to be a 1970s reproduction installed in the place of an earlier one

Fig. 59 – The front stair appears to be a well-executed reconstruction of the original, probably dating to 1927. The new railing and newel post (blue arrow) were modeled on the original assembly at the landing (red arrow)

Fig. 60 – The north wall of the kitchen. At other walls, vertical board sheathing extends from floor to ceiling, but here the lower 1' or so has been replaced with a horizontal board (red arrow), likely the result of past sill repairs

Fig. 61 – Detail of sheathing board on the west wall showing marks from a scraper or plane that are not characteristic of period work

Interior Stairs

- The front stair, including its railings, is a period-appropriate reconstruction from 1927. Its paint layers start with the tans that date to the 1927 work. However, the railing and balusters along the second floor landing are original as they retain a full sequence of paint layers starting with iron oxide red. The railing and newel post at the stair are based on those at the landing.
- The back stair appears to be largely original or very old, as are the flanking walls. The wood board to the cellar stair are also old, although the stair itself is recent. A set of treads cut from logs stored against the north side of the chimney base are reputed to be from the original cellar stair. The plaster at the second floor level on east wall of the stair is old an may be original.
    - ***All the house's existing interior stairs, despite one being a non-original reconstruction of the original stair, are very important character-defining features and should be retained. Re-painting is the only recommended improvement. This should, however, be considered a low priority, executed as part of a larger interior refurbishment campaign. Once again, finish colors should be carefully selected through paint analysis in an effort to tell an* authentic *story about the house's evolution.***

Kitchen Sheathing

- The woodwork and finishes in the kitchen are enigmatic. All its walls are finished with random width vertical boards, with most having shiplapped or tongue and groove joints. They extend from the floor up to the undersides of the beams or joists directly above them (at the north exterior wall the bottom 1' has been replaced with a horizontal board due to past sill repairs). Except above the fireplace (where they are fastened to horizontal nailers) they are randomly nailed directly to the vertical sheathing boards behind them with nails of various periods and types. They are all finished with a dark brown stain over the natural wood. There is a uniform band of lighter color on the top 3" of all the walls that appears to reflect either a previous ceiling level or perhaps a band of moldings.
    - Some of the boards above the fireplace have obvious surface marks from a modern thickness planner. These probably reflect 20th-century repairs in this area. Most others have marks at somewhat random angles from a straight bladed smoothing plane having many nicks in its blade or perhaps wide scrapers that are distinctly different from the slightly concave plane marks usually left by 18th-century carpenters from the planing the boards to remove saw marks. It is tempting to think that they may be from

a 20th-century carpenter trying to make the boards look hand plane using the wrong tool, but another possibility is that they are the result of using wide scrapers to remove paint and/or wallpaper in the 1927 or perhaps the 1970s restoration work. Some of the boards show marks, often random, from past nails suggesting they are reused. Recorded comments from the Belanger family indicate they may have installed some boards in the kitchen wall as repairs or restorations.

- Paint evidence in the kitchen is minimal, but we did find some paint remaining on the sheathing in the bottom section of the cupboard on the east wall that suggests the sheathing here goes back to at least the later 19th century. A sample of this paint revealed nine finish layers starting with a dark tan up to a modern gray on top. The second layer was a green and the third a darkish gray that appeared similar in texture and color to the first green and then gray in samples from both the east parlor and the borning room. In those samples the green is four to five layers above the tan zinc-oxide layer that is no earlier than about 1845. This suggests that the green is from about 1900, with the tan below it being from the later 19th century.
- Paint was visible on some sheathing boards where they had separated a little within the shiplap or tongue-and-groove joints. Samples of this paint were not taken as it was not reachable with suitable tools.
- The board right of the easterly post in the kitchen's north wall appears to have been previously removed to install electric lines and is not set directly against the exterior planks. ***Removal of that board should be considered in the future to better resolve the past treatment of the north wall.***
- A ½"-wide modern spline between two boards on the east wall was temporarily removed. The 2'-long section of plank wall sheathing it revealed did not show any burn marks from previous plaster indicating the east wall has always been covered by some type of board sheathing, but does not indicate how the north wall was treated. All this indicates that the board sheathing on the east kitchen wall has been in place at least since the later 19th century, but does not confirm that the existing sheathing is original.
- The primary question regarding the kitchen sheathing is whether it is a reasonably accurate representation of the period appearance of this kitchen, or is purely 'Colonial Revival.' Eighteenth-century kitchens were treated as utilitarian spaces and the use of various types of board

Fig. 62 – Detail of Door #12 showing the character of typical 18th century planed woodwork

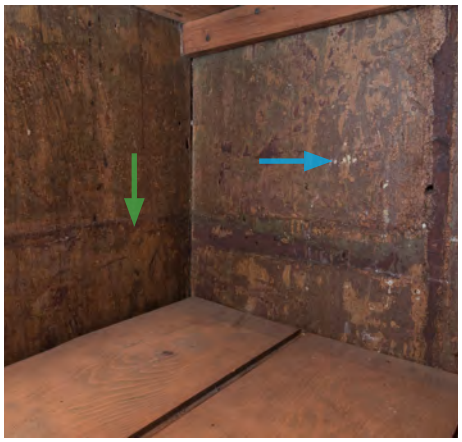

Fig. 63 – Wall sheathing in lower portion of added kitchen cupboard showing old paint (blue arrow) and paint shadows from previous shelving (green arrow)

Fig. 64 – The area outlined in red is a section of the original east wall planks in the kitchen . It does not show any marks from previous plaster

Fig. 65 – Kitchen ceiling removed showing original joint of jowled post (yellow) to north wall plate (blue) and westerly chimney girt (red)

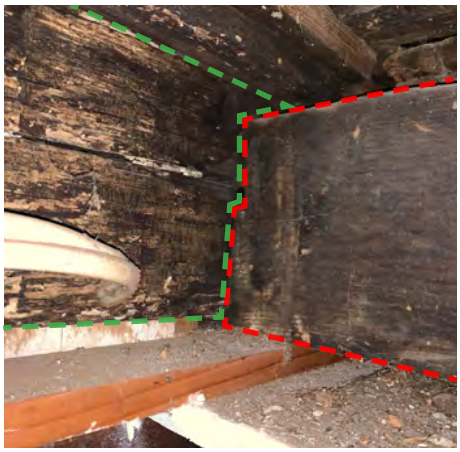

Fig. 66 – Kitchen ceiling removed above bake oven showing joint of west chimney girt (red) to the east/west girt above the fireplace wall (green). Whitewash on the latter suggests it was originally exposed to view

Fig. 67 – The arrow identifies 'sistered' ceiling girt at the 1715 David & Abigail Tilden House in Canton, MA. Leaving the Farnum House's ceilings exposed following structural interventions would expose the repairs and disrupt the building's character

sheathing is not uncommon on some or even all the walls. However, plaster finishes were also common.

- ***Removal of individual sheathing boards to expose the vertical planks would suggest whether there had been a plaster finish on the kitchen walls, but could not be done within the time constraints of this study. Further investigation is highly recommended, as it will likely provide some evidence about the historic treatment of the kitchen walls, in turn providing a basis for later restoration design.***

Ceilings

- Determining original treatment of the **kitchen ceiling** with any certainty is also problematic. Openings cut in the ceiling at the westerly north wall post/westerly chimney girt, and at the south wall at the westerly chimney girt revealed a darkened patina on the girt and adjacent framing suggesting the ceiling had not been plastered for a number of years after initial construction. Fragments of whitewash on the east/west girt above the fireplace further suggest that the ceiling was initially open to the framing and whitewashed. However, the whitewash was not apparent on the chimney girt looking towards the middle of the ceiling, raising the question as to whether the east/west girt was reused.
  - The posts on the north wall did not show the 3" band of lighter color that is present at the top of the board sheathing. This suggests the posts my have been cased at the time the 3" band occurred. The neat chamfering on them was likely done in the 20th century during one of the restoration efforts; in the 18th century, it likely would have been stopped several inches below the top where it is joined to the girt above. It is also likely that the post would have been cased ca. 1770 rather than exposed.
  - ***Given the damage done to the original ceiling framing for the installation of modern plumbing, interpreting the kitchen with exposed ceiling framing is undesirable. Selective sistering of beams, as recommended in the structural assessment (p. 117), would similarly impact the appearance. The existing plaster, though modern, is in working condition and should remain, at least until it is removed for structural work. At that time, a less disruptive, more historically-appropriate lath and plaster assembly should be installed. Retaining at least one exploratory opening in the plaster would offer visitors an opportunity to observe the original girts and interpretive signage could highlight changes made to the space over time.***

Floors

- Except in the attic and the restroom, the floors consist of subfloor and finish floor. The subfloor is typically about ½"- to ⅝"-thick oak with square edges laid with varying amounts of space between the boards, sometimes over an inch. The finish flooring is wide pine. The bathroom has a recent hardwood strip floor.
    - In all the rooms except the second-floor rear stairs, the floors have been heavily sanded to remove past paint and past wear and coated with a transparent urethane varnish. The floor of the rear stairs and the landing of the front stairs are painted, with the rear stair retaining its historic wear. There was some evidence of replacement of short pieces of flooring with matching replacements of boards, but the flooring was not examined in detail for its nailing to assess its age, nor signs of past partitions. In the 18th century the flooring would most likely have been left unpainted, and periodically cleaned by spreading and sweeping sand, and/or washing with lye. Paint would likely have been used by the early 19th century.
    - **The floors, despite some modification over time, represent authentic 18th-century construction. Though paint was evidently used at some point, the lack thereof is not necessarily disruptive to the house's historical character and in fact better displays the floor assemblies.** ***Re-painting is optional, based on the desired period of interpretation.***
- The west attic has a layer of pine finish flooring over the subfloor that appears to have been reused from another building, as it is whitewashed on its underside with the location of the joists it originally sat on being unpainted. As it is currently nailed to the Farnum subfloor with hand wrought rose head nails, its reuse in the attic is original to ca. 1770. In the east attic, the subflooring is exposed without a finish floor, but a pattern of nail holes in it suggests its finish floorboards were removed in the 20th century to replace damaged or later flooring on the first of second floors.
    - **The attic floor is a unique case study in 18th-century builders' tendency to reuse building elements. Interpretive signage could be installed at the attic stair if the Historical Commission intends to display the space.** ***No modifications are necessary, aside from thorough removal of debris.***

Fig. 68 – The rear stair treads show a weathering pattern typical of well-used stairs wherein the central portions are more worn than the sides due to foot traffic

Fig. 69 – Like the rear stair, the front stair and its original landing are painted. A short replacment board (outlined in red) was presumably taken from the attic floor

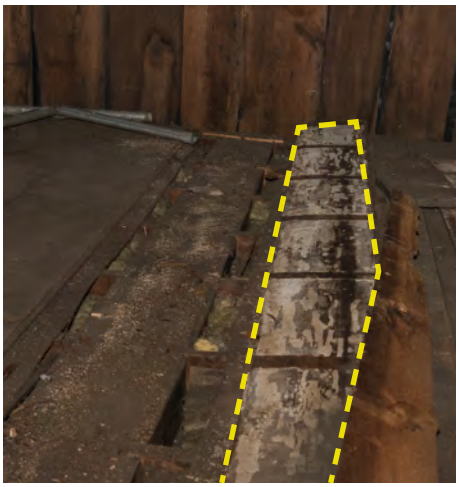

Fig. 70 – West side of attic showing a lifted finish floor board (yellow) with whitewash on its underside, indicating it was reused from another building. Whether it was installed later is not known.

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PAINT ANALYSIS

Prepared by Finch & Rose

Background:

- Paint analysis is a procedure frequently utilized by historic preservationists to date specific elements within a structure. While the process sometimes offers less detail than dendrochronology (see pp. 93-110), it is an ideal stand-in when timbers with waney (i.e. bark) edges are not present, such as at ornamental woodwork like casings, mouldings, and trim.
- Paint analysis facilitates the differentiation of woodwork elements that have been added over time.
- For this report, Bill Finch used a combination of *in-situ* observation and microscopy. Used together, they offer valuable insights as to the architectural evolution of the house's interior spaces.
    - *In-situ* observation involved carefully scraping finishes with a scalpel to uncover each layer down to the wood.
    - Microscopic investigation involved the taking of core samples with a 3mm biopsy needle, mounting them in resin, and observing the layers under a microscope at 100x magnification with both visible and ultraviolet light. The latter causes some pigments to fluoresce and enables easier tracking of layers across multiple samples.
- Paint samples collected for analysis can also be used during restorations for selection of histoircally-accurate finishes.
- Photographs of the samples should not be used for matching as computer screens and printers often alter colors.
    - As such, all physical core samples have been stored.
    - Scraped openings from *in-situ* observation should be retained at least until the house's interior is restored.

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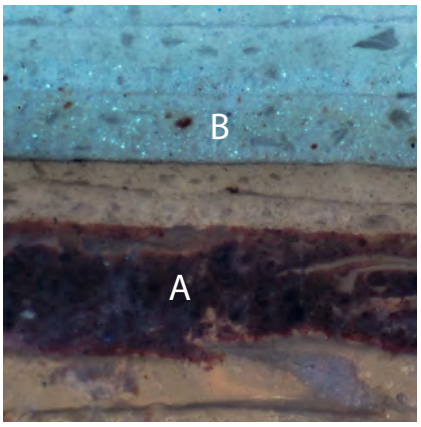
Paint Finishes: Painted finishes were examined throughout the house both to determine the relative age of various woodwork elements and to provide a sense of the original treatments along with later changes. The examination was done both by looking at the layers in situ and taking core samples using a 3mm biopsy needle in a Dremel drill for microscopic cross section examination. The core samples were cast in cold molding resin, polished to expose the cross section, photographed using an Olympus microscope at 100x magnification in both visible and ultraviolet(UV) light for further examination and comparison on a computer screen. The UV light causes various pigments and mediums to fluoresce in different ways making it easier to track particular layers across multiple samples. It also causes paints having zinc oxide instead of white lead to fluoresce with a bluish color and a slightly sparkly texture. As zinc oxide was not used in house paints until about 1845, the its presence provides a rough means to date specific layers.

Cross section photographs should not be used to match colors, both because many colors appear lighter in cross section, and colors will vary slightly when viewed on different computer screens due to color balance issues. Photographs of in situ samples where some of the layers were exposed by scraping with a scaple give as better sense of some of the past paint colors. The verbal descriptions in this text of the colors of specific paint layers is very approximate. The actual color matching of specific layers for the purpose restoring historic finishes is beyond to scope of this report.

Paint sample cross section from the NE corner post of room 106. "A" marks several layers of the original red oxide paint. "B" marks a later yellowish tan layer that contains zinc oxide dating it to after ca. 1845.



Paint sample cross section in UV light. "B" fluoresces blue with tiny sparkles, which is a marker for zinc oxide pigment.

A common treatment for interior woodwork in the later 18th century was to apply a sealing coat or priming to wood of oil, often with a small amount of red iron oxide pigment added to the oil. Woodwork was also sometimes finished with a deep reddish stain or wash of oil having a larger content of iron oxide pigment. These treatments show up in cross section as a relatively thin layer. If an existing layer of paint is aggressively cleaned or sanded in preparation for new paint, it may appear thin in cross section and it may be difficult to determine if it was a sealer, wash or a finish coat. Finish layers in a sequence of layers can often be identified as separate from primers by the presence of dirt between the layers, or by the tendency of the layer to separate from the next layer. In the 18th century wood work may remain unpainted for a number of year s after construction. Definitively identifying the patina of initially unpainted wood on interiors is problematic in cross section, so the initial paint layer may not

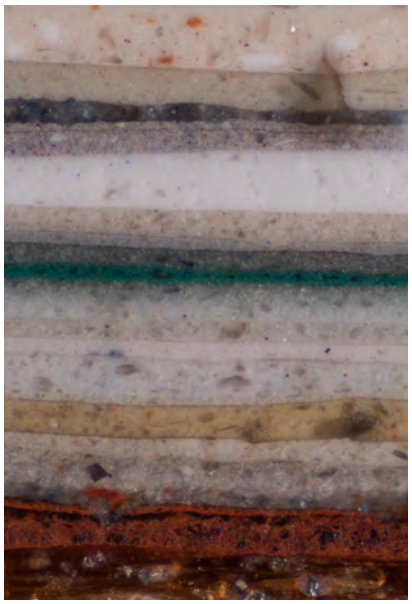
have been applied until some years after construction. On exterior woodwork the effect of weathering makes it easier to identify surfaces that were not initially painted.

East Parlor (Room 106) and Borning Room (Room 103): The initial paint treatment in both of these rooms is a deep red iron oxide paint. In the east parlor there appears to be two, or possibly three successive finish layers of the deep red. In the borning room it is only a single layer. In the parlor the red layers are followed by a medium gray, a lighter gray, and then a tan that contains zinc oxide, making it after ca. 1845. The tan is followed by several more grays and then a medium green that probably was applied in the later 19th century. The bolection molding on the fireplace has only the 1970s paint on it.

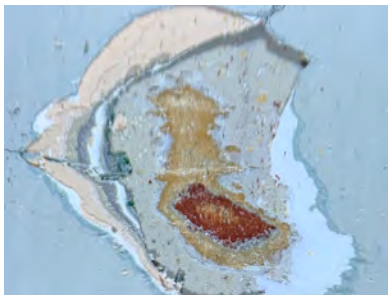
In the borning room the only sample that appears to retains a complete sequence was the casing on the southeast corner post. On it the zinc oxide tan immediately follows the initial red, which indicates that the room went a long time before repainting, or that the layers that between the initial red and the tan were not present in this sample (i.e., they had been scraped off in paint preparation- as there is a tiny bit of gray at the extreme right side of the sample, we suspect that is the case).

West Parlor (Room 104): The initial paint treatment in this room is a light pinkish tan with a substantial coat of varnish over it (layer #1). The varnish has yellowed with age making the surface look like a darker tan, but was initially intended to give the paint a gloss. The varnish could indicate that treatment included wood graining, which can only be determined by carefully ex-posing at least a square inch of the surface of the layer. The wood appears to have been sealed with a coat of oil or unpigmented varnish prior to applying the light tan paint.

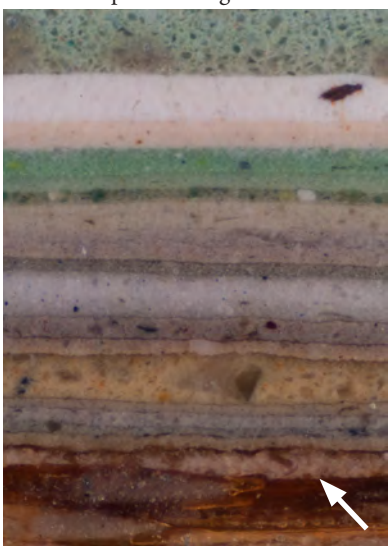
Layer #1 is followed by a slightly darker, less pinkish tan (layer #2), a medium gray (#3), and then a lighter gray (#4), another light tan (#5), and then a distinctive deep yellowish tan that includes zinc oxide as well as visible bits of yellow ocher pigment (6). Layer #6 appears to be the same as the zinc oxide tan layer in the east parlor and borning room and was applied after ca. 1845. Layer #7 is another light pinkish tan, #8 is a medium gray, #9 a much lighter gray, #10 another darker gray, #11 and #12 are warm grayish tans, #13 is a green primer for layers #14 and #15, which are distinctive bright greens. #16 is a distinctive pinkish flesh color, followed by an off-white (#17- probably a primer for



Paint sample cross section in visible light from the casing to door #7 in Room 106. the most recent 3-4 layers are not shown.



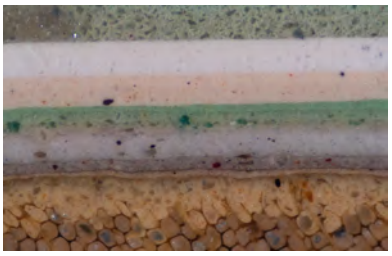
Paint sample in room 106 that has been scraped with a scaple to reveal the surface appearance of the layers. The bluish color is caused by the photo being taken with cross-polarized light.



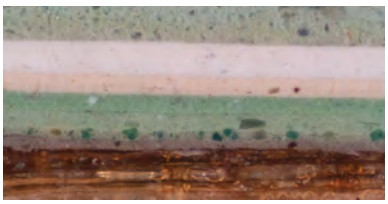
Paint sample cross section from door #2 in room 104; arrow points to 1st finish.

the next layers), and two layers of the current grayish green latex paint that was probably applied in the 1970s or 80s.

This sequence was applied to all wood elements including the exterior of the corner cupboard, except door #3, the window casings and sash, and the rails and stiles of door #3, which were all added after ca. 1845. The first layer on door #3 is layer #6 with zinc oxide, and on the window frames is #10 (11 and 12 are miss-ing in the sample).



Paint cross section from door #3 in roon 104; the first layer is the tan with zinc oxide indicating the door is post 1845.



Paint cross section from a window frame in room 104; the sequence shows it to be later than the post 1845 door.

Pantry (Room 101): Thee initial paint treatment in this room based on a sample from the casing to door #2 is a deep red iron oxide paint similar in 106. The wood appears to have been sealed with oil having some red iron oxide pigment. There appears to have been two applications of the red paint. The samples from this room are somewhat fragmented with some layers missing, but there appears to have been an off-white and light tan layers over the red before the application of the same ca. 1845 zinc oxide paint. Samples from the upper panels of door #2 lacked the initial red layers. Whether the door was left unpainted for some time or the red layers had been scraped off is unclear. The layers following the zinc oxide paint were similar to in the west parlor except that the greens were not present and the current color finish is a dull red latex paint.

Paint cross section from the casing to door #2 in the pantry, room 101.

Kitchen (Room 102): The limited paint found in the kitchen is described in the section above on the kitchen woodwork.

Entry (Rooms 105 & 204): The original woodwork in the first floor entry is limited to the door casings, post casings and the narrow beaded horizontal casings on the chimney girts. These elements all started off with the same deep iron oxide red found in the east parlor. The subsequent layers were similar to the east parlor but with some minor variations and some layers missing. The core samples taken proved to be very incomplete making a more definitive description not possible. The front entry door has only the layers from the 1970s on it . The paint on all the stair woodwork below the second floor starts with the 1927 tan layer, dating it to the 1927 restoration. The doors to the east and west parlor have only post 1845 paint on them.

Paint from east post casing in Entry 105. The paint layers on the 1st floor stair woodwork started with the 1927 tan marked with the arrow. The woodwork was repainted several times with similar tans before the 1970s restoration (white primer).

East Chamber (Room 205): The painted woodwork in the east chamber is limited to the three doors and their casings (all were flat boards), and the southeast corner post casing. The basic sequence on all three door casings is a thin layer of dark red, very

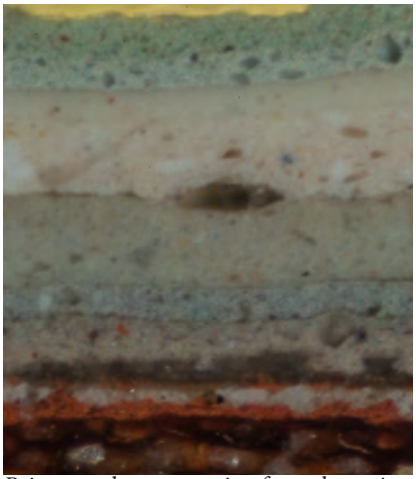
light gray, a dark tan (unlike the first floor tan, this layer does not contain zinc white), two medium grays, a light greenish gray, two or three pinkish flesh, two off whites, and two layers of the current grayish green latex (probably prime and finish). The doors were similar, except that the first red was barely apparent in the pores of the wood substrate on the sample from door 18, the board and batten door. A core sample was not taken from the post casing. Scraping into it with a scaple suggested it was similar except the middle layers were missing, probably because it was covered with wallpaper. The paint layers suggest that all three doors have been present in this room since the 18th century, despite each one being a different type and #17 appearing to be much older in style.

Paint sample cross section from the casing to door #17 in room 205. The initial red is very thin and seems soaked into the wood pores suggesting it was a primer or stain. Than above the first light gray does not have zinc oxide in t.

Office (Room 202): The only element sampled in this room was the side of door #17 that faces into the room. It started with a dark red that was fairy solid followed by a tan similar to layer #3 on the room 205 side of the door, and then a light gray that was similar to #4 on the room 205 side. The next few layers are different from those in room 205, but the last layers starting with a pinkish flesh are similar to 205 except or the current red. The east wall purlin post has modern casing on it and was not sampled. The wall to the bathroom was not sampled as it is a modern 7" thick study wall that probably encloses the rooms westerly purlin post. The door to the bathroom is 20th century.

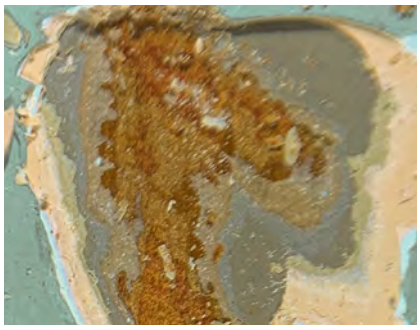
Paint sample in room 205 that has been scraped with a scaple to reveal the surface appearance of the layers. There is only very minimal visible red. As this was not taken with polarized light, the colors are reasonably accurate.

West Chamber (Room 203): Like the east chamber, each of the three doors in this room is a different type, #12 being board and batten, #11 having raised panels on both its sides, and #20 being raised panel on one side only. Core samples were taken from each door and their casings, and from the Southwest corner post casing. None of the samples had a complete clear sequence, and most had some layers missing that were present in others. The basic sequence was a thin dark red, a deep tan that was only present on some samples, 2-3 grays, 2-3 pinkish flesh, off-white, and 2 layers of the current grayish green latex. The southwest corner post was similar but lacked the tan after the initial red. The layers in the sample from door #11 to the stair hall were quite jumbled and lacking the initial red with some layers that appeared to be quite different from the layers on the other doors. Pending getting a better sample, this door appears to have been added later from another building. The paint on the other doors was consistent enough to conclude doors #12 and #20 are original to this room. Likewise the beaded corner post casings and the beaded casings on either side of the fireplace opening are original. The



Paint sample cross section from the casing to left of the fireplace in room 203.This sample lacks the tan layer that was present over the red on other samples.

boards on door #12 were beaded and had a hand planed surface.



Paint sample from door casing in room 203 in cross-polarized light scraped with a scaple showing the early tan, but lacking red.

Storage Room (Room 201): This room is different from others in that its east wall that it shares with the back stair is a single plank (i.e., board) wall that appears to have never been plastered on either side. It has a small 2 lite window in it that was obviously added to provide light for the back stair. The purlin post at its west wall has never been cased, and its risng brace has been cut away leaving its tenon still in its mortise on the post. Its falling brace along the west wall is still in place behind the modern plaster.

Core samples were taken from the board wall, the board and batten door (#13) to the back stair, and its flat board casing, but the latter two were incomplete. Some in situ sampling was also done at these locations. The core sample from the board wall started with thin fragments of dark red followed by a bright blue with visible bits of pigment (perhaps Prussian blue).That was followed by two light grays and then an off-white. There were two layers of wallpaper (probaly 20th century) over the off-white. The current cream off-white is directly over the wallpaper.

Paint sample cross section from the east board wall of room 201A showing bright blue over a thin red.

The in situ samples on the board wall revealed some solid dark red near the door, but at other locations it was very thin and fragmentary. The blue was present in all the sample locations. A couple of the in situ sample locations would have been within the eaves space if there had been a wall under the transition purlin like on the south side of the house. In situ samples were also done at the west wall post. An in situ sample on the cutoff tenon started with the blue suggesting the brace may have been cut away in the 19th century. The in situ samples on the door and its casing showed the same sporadic dark red and then light blue.

Back Stair: The board wall on the west side of the stair was painted but quite rough in its surface texture. A single core paint sample taken from it had split and did not reveal any early paint. It started with two layers of the same pinkish flesh paint that was late in the sequences on most of the other 2nd floor woodwork, followed by several off-whites an the current cream off-white.

Bathroom (Room 201): Samples were not taken from the bathroom, as all most surfaces except some of the doors to the date to the 1970s. The door to the back stair and its casing is early.

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DENDROCHRONOLOGY STUDY

Prepared by William Flynt.

Background:

- Dendrochronology is a field of study originally developed in the 1920s involving the dating of archaeological and historic timbers based on tree ring growth patterns.
- The dating of timbers generally requires a database of tree ring growth patterns from trees felled throughout the particular region in which the structure was built. In Massachusetts, we are fortunate to have extensive dendrochronology databases for various regions, largely due to our communities' commitment to historic preservation and the resulting studies (and the work of such committed professionals as Bill Flynt).

Procedures

- Samples suitable for dendrochronology study must meet several parameters:

1. A bark or waney edge must be present in order to establish with certainty the last year of growth
2. There must be a sufficient number of rings sampling a range of climactic variations (that is, growth years) in order to establish a pattern
3. There must be enough timbers to gather at least ten to fifteen samples per building to allow for comparison, accompanied by an assessment of the frame to determine whether or not any of the structural timbers may have been reused from a previous assembly

- All samples extracted from the Farnum House were extracted using 9/16" corning bits and sanded to create a mirror smooth finish. Each was subsequently viewed under a microscope in order to count and mark the number of rings present therein and to determine if site-specific growth patterns could be established.
- The growth ring data was then inputted into a computer program which compares it against local tree ring growth databases (master chronologies) to determine the year of first growth and the felling date.

Results

- Eighteen oak samples were extracted from structural timbers throughout the building. Of this set, fourteen were deemed useful for analysis and eight were successfully aligned to master chronologies.
- Earlier samples tended to be located in the basement/first-floor framing. Three of these samples aligned with data for 1725, one with 1724, and two with 1723. A single sample aligned with 1710, but the timber itself had several breaks in the core that prevented proper counting of at least fourteen growth rings (suggesting that the timber was likely felled much later than 1710).

- Samples gathered from upper living spaces and the attic generally dated to a later period. One such sample aligns with data for 1767 and two align with 1766. Two other samples show some strength for dating to 1768 in some portions of their growth.
- The data was tested against oak master chronologies for Boston, Worcester County, and the Connecticut River Valley. These comparisons largely confirmed the earlier findings, with the exception of one sample that aligned with 1766 in the Boston and Worcester masters, but with 1723 in the Connecticut River Valley master.

Discussion

- The results suggest that the current house is composed of materials from a building constructed no earlier than the spring of 1726 and materials felled in the latter half of the 1760s. It should be noted that some of the earlier timber was clearly reused in the existing construction.
- The later samples' correlation to the 1760s is weaker than the earlier samples' correlation to the 1720s. However, the weak dates of the former between 1766 and 1768 indicate that framing was constructed no earlier than the spring of 1769.
- Investigation of the town's tax records, if possible, would provide valuable insight in dating the structure with certainty.

A Dendrochronology Study of Select Framing Timbers from the Cornet John Farnum House, Uxbridge, Massachusetts

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Dummerston, Vermont

April, 2021

John Farnum House, Uxbridge, Massachusetts

Introduction

On April 1st, 2021, a selection of framing timbers in the Cornet John Farnum house, located at 44 Mendon Street, Uxbridge, Massachusetts, were cored by William Flynt for the purposes of conducting a dendrochronology study. All samples were mounted, sanded, measured, and analyzed back in Vermont by William Flynt.

Background

Dendrochronology, or the study of tree ring growth patterns to date the age of archeological timbers, was initially developed in the 1920's by Andrew E. Douglass using long-lived Ponderosa pines in the Southwest United States. An astronomer by training, Douglass was interested in historical sun spot activity and its relationship to earth's climate. He surmised that by looking at yearly growth ring sequences in long-lived trees growing in an arid environment where moisture is key, he might be able to ascertain yearly variations in climate attributable to sunspot activity. (Baillie, 1982). To push the tree ring database back past the age of living trees, samples were taken from roof poles in Pueblo ruins that turned out to eventually overlap the living tree data. Besides fulfilling his research needs, this work revealed the feasibility of dating archeological structures.

In the 1980's the advent of computer programs to collate data, run comparative analyses, and compile master chronologies enabled unknown samples to be compared to known masters with a high degree of accuracy. Pioneering work in Eastern Massachusetts focusing on Oak (Krusic and Cook 2001, Miles, Worthington and Grady 2002, 2003, 2005) and in the Connecticut River valley initially concentrating on Pitch pine (Krusic 2001, Flynt 2004) and expanding into oak, chestnut, hemlock, and white pine, has revealed the suitability of using dendrochronology as a mainstream research tool for analyzing and establishing construction timber felling dates in the Northeast, a region heretofore considered too variable climatically to provide reliable results.

It should be remembered that trees were usually felled in the winter months with frame preparation occurring shortly thereafter, thus the earliest a frame could be raised would be in the year following the felling date delineated in a dendrochronology study such as this.

Procedures

In procuring samples suitable for dendrochronology research, the analyst must be on the lookout for timbers, framing, and boards that exhibit several parameters. First, a bark, or waney, edge must be present if one wishes to establish with certainty the last year of growth. Second, there needs to be a sufficient number of rings in a sample to span several distinctive climactic variations that register as patterns of wide and narrow rings. Ideally, having 100 or more years of growth is best, but more often than not, samples will range from 50 to 100+ years. While it is feasible to get dates on young samples (50-60 rings), spurious results are possible and thus must be reviewed carefully both with longer-lived

samples from the same structure as well as with what documentary and stylistic research uncovers. Third, enough samples need to be obtained (10-15 per building episode is usually reasonable) to allow for comparison and the fact that often some will not align for one reason or another. It is also critical that an assessment be made of the building frame to ascertain that the members from which samples are extracted were not reused or inserted at a later date, or, if so, are duly noted. Fourth, all samples must be labeled and entered into a log book that notes the position of each sampled timber within the structure, its species, whether or not it has wane, and any other information pertinent to the sample. In labeling the samples the following code was employed; UF (Uxbridge, Farnum house). The numbers that follow simply refer to the sequence in which the samples were taken.

Samples were extracted using custom 9/16" coring bits (creating 3/8" cores) chucked into a 20 volt, ½" DeWalt battery-powered drill. Core samples were glued into custom wood mounts and sanded using successively finer grit paper (150-600 grit) both on a bench top belt sander and by hand sanding to create a mirror-smooth finish. All samples were then viewed under an Amscope 7.5-45X binocular microscope fitted with cross hairs in one eyepiece to count and mark the number of rings per sample. This was followed with a careful visual review, again under magnification, in an attempt to determine if site-specific growth patterns could be ascertained in order to help cross date the samples. Each sample was then placed under the microscope on a Velmex Acu-Rite Encoder sliding stage calibrated to read to the nearest micron (.001mm). Measuring begins at the outer, or last year of growth ring (LYOG), established as 1000, and proceeds to the center of the sample or first year of growth, as measured (FYOG). At the junction of each growth ring, the analyst registers the interface electronically which sends the measurement to the computer via a VMO Digital Readout.

In all of the work in this study, the measuring program MEASURE J2X was used to compile each sample's raw data files. The program transforms the ring widths into a series of indices that relate each ring's growth to its neighbors, thus standardizing the climate-related influences on a year-to-year basis (Krusic 2001). Thus trees from a similar location but growing at different rates should exhibit similar indices. With the raw data in hand, using the program COFECHA (Holmes, 1983) the samples from this site can be compared with each other to determine if all were cut at the same time or within the span of several years or more. The hope is that a floating chronology can be developed revealing the felling relationship between some, if not all of the samples within each species. The samples are also compared against one or more dated regional master chronologies or site masters of the same species to determine the exact year or years when the samples in question were felled. As strong samples are uncovered, these are added to a fledgling site master and the raw data is again run against this site master to see if additional samples align.

With COFECHA samples are broken down into ring groups of 50 years that are then compared to either the other undated samples or with various dated masters. The 50-year ring groups in an individual sample are lagged a certain number of years (in this study a lag of 25 years was used) to provide an overlap of data within the groupings. The results

are displayed in a series of ways, with Part 8 “Date Adjustment for Best Fit Matches for Counted or Unknown Series” composed of columns with the “best fit” being in column #1, the next “best fit” in column #2 and so on out 11 columns. The “add” number is the number to be added to the last year of growth (1000) to provide the year date of felling, while the “corr” number relates to how well the “add” meshes with the master. A correlation coefficient of .3281 is considered the threshold of significance for 50-year ring groups. Higher correlation values (preferably over .40) accompanying consistent “add” numbers in the first column usually reveal reliable results. In the example below, consistent “add” numbers with strong correlations appearing in the first column for samples DLBH-07 and 08 reveal each samples true date of felling (1784 and 1782 respectively). Sample DLBH-09 does not show consistently strong correlation with any particular date. Note that the lag used in this example is 10 years.

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10
DLBH-07	937- 986	784 .51	712 .47	729 .37	713 .37	847 .38	846 .31	728 .30	813 .29	800 .29	763 .28
DLBH-07	947- 996	784 .54	712 .45	760 .33	816 .31	729 .31	800 .29	713 .29	671 .29	847 .26	808 .25
DLBH-07	951-1000	784 .41	760 .35	712 .35	661 .31	787 .30	800 .29	774 .29	729 .27	808 .26	832 .25
DLBH-08	929- 978	782 .44	746 .42	793 .33	760 .32	705 .32	840 .31	858 .30	689 .30	824 .28	685 .26
DLBH-08	939- 988	782 .61	746 .37	689 .34	840 .30	725 .29	708 .27	723 .27	806 .27	684 .25	724 .25
DLBH-08	949- 998	782 .69	669 .47	840 .41	722 .32	806 .28	708 .27	700 .26	683 .25	723 .25	720 .24
DLBH-08	951-1000	782 .69	669 .38	840 .38	722 .34	757 .29	700 .28	730 .25	659 .24	838 .23	723 .23
DLBH-09	932- 981	713 .52	785 .35	848 .35	744 .35	729 .32	863 .31	846 .28	849 .26	693 .26	714 .25
DLBH-09	942- 991	846 .38	713 .36	785 .33	848 .33	729 .29	727 .29	790 .29	693 .28	761 .28	705 .27
DLBH-09	951-1000	799 .43	783 .39	731 .30	689 .30	808 .29	767 .27	756 .26	790 .25	814 .24	846 .24

Once samples from a site are firmly dated and grouped into a site master, Part 2 “Correlations with Master Series of all Segments as Dated and Measured” and Part 3 “Segments Correlating Low, or Higher, at other than Dated Position” of COFECHA can be viewed to see how well each sample correlates with the others in the group and where weak areas within the ring counts are located for further scrutiny.

Results- See Figure 1

Of the eighteen oak samples extracted, four proved to be too short-lived to be useful, two, while short, were deemed worthy of inclusion, and the remaining had sufficient ring counts to make analysis possible. See appendix A for sample locations.

The first series of tests aimed at aligning the samples with each other in an attempt to establish their felling relationships. Of the fourteen usable samples, eight were successfully aligned revealing the potential for two periods of felling about 43 years apart, as illustrated on Chart 1. Part 2 on Chart 1 reveals that the samples in the floating site master have strong correlation coefficients where their 50-year ring groups overlap with only sample UF-05 showing some weakness in its last 50-year group. The earlier samples tended to be located in the basement first floor framing with the fewer later samples showing up in the living spaces. It is worth noting that at least one of the framing members sampled in the basement (UF-03) clearly showed signs of reuse in the form of empty mortises in odd places.

The next series of tests compared the Farnum house samples to regional dated oak master chronologies. Chart 2, a run against an oak master known as Boston 01, developed by the Lamont-Doherty Tree- Ring Laboratory, reveals UF-01and 03 aligning strongly with 1725, UF-04 shows good strength for the same date in its last 90 years of growth, UF-02 aligns well with 1724, UF-05, and 13 show strength for wanting to align with 1723 in

some or all of their growth, and UF-07 associates with 1710. It should be noted that UF-07 had several breaks in the core that prevented starting measuring at the waney edge. At least 14 rings were not counted and thus must be added to the 1710 date to reveal the true last year of growth. Of the samples dating to a later period, UF-11 aligns with 1767. UF-14 and 15 suggest possibly dating to 1766 while UF-16 and 18 show some strength for perhaps dating to 1768 in portions of their growth. In all cases, the offsets between the samples that aligned in the floating site master (Chart 1) are mirrored in the results displayed on Chart 2.

Testing the samples against the Boston 02 oak master developed by the Oxford Dendrochronology Laboratory reveal similar results. On Chart 3, UF-01, 03, and 04 once again align convincingly with 1725, UF-02 aligns with 1724, and UF-13 associates with 1723. While weaker, UF-05 shows a bit of strength for 1723 while 1710 can be found lurking in UF-07 results. UF-11 shows some strength for 1767 and UF-16 aligns with 1768 in portions of its growth, though not enough to assign the date with confidence at this point.

Working with a northern Worcester County/ Mt Wachusett oak chronology developed by the author and the Lamont Doherty Tree-Ring Laboratory (Chart 4) once again confirms the earlier tests results with UF-01, 03, and 04 aligning with 1725, UF-02 associates with 1724, UF-05,06, and 13 more weakly relate to 1723, and UF-07 suggests a date of 1710. As for the samples suggesting later dates, the short-lived samples UF-11and 15 align with 1767 and 1766 respectfully, while UF-16 again shows a bit of strength for 1768 in portions of its growth.

Finally a test was conducted using a central Connecticut River Valley oak master (composed of samples from the Massachusetts and Connecticut portions of the valley) developed by the author. As with the previous tests, Chart 5 reveals UF-01, 03,and 04 align well with 1725, UF-02 associates with 1724, though a bit weaker, and UF-13 aligns well with 1723. Of interest is UF-14 aligning for most of its growth with 1723, a date that does not agree with the age offsets noted in Chart 1. For the later material, UF-11 shows strength for 1767, UF-15 aligns with 1766, and UF-16 and 18 reveal a date of 1768 in portions of their growth.

With this information in hand, Most of the samples were assigned the dates noted in the various tests to create an Farnum house oak site master, Chart 6, Part 2 reveals decent correlation coefficients for most all 50-year ring group overlaps indicating that the dating is sound. Part 8 on the chart illustrates the felling date ascribed to each sample.

Discussion

There was some concern about being able to date samples from the Farnum house due to the lack of local oak masters (this is one of the first houses in this area of New England to be sampled), but this turned out to be unfounded. While not all samples could be dated, a majority of them did consistently align amongst themselves (to enable the creation of a floating site master) and with specific dates against multiple regional oak masters, in spite of the fact that some cores only had marginal ring counts. As well, due to the strength of the alignments noted in the floating master, some of the samples that only suggested dates against the regional masters could still be dated.

The results suggest that the current house is composed of material from a building constructed no earlier than the spring of 1726 (some of which is clearly reused), and

material felled in the second half of the 1760's. While there are not many samples from the later period of felling (it was difficult to locate framing with adequate ring counts in the main body of the house) and several have marginal ring counts at best, the weak dates between 1766 and 1768 showing up in several samples do indicate framing, or modifications to an earlier frame, occurred no earlier than the spring of 1769. At this point it would be worth examining the town tax records for this property, if they exist, for the period 1765 to 1772 to see if there is a substantial increase that might be attributed to a new house being built.

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Figure 1

CORNET JOHN FARNUM HOUSE, UXBRIDGE, MA

SAMPLE	AGE	FYOG	LYOG	WANE	SPECIES	LOCATION
BASEMENT						
UF-01	89	**1637**	**1725**	Y	QUAL	GIRT ON S.SIDE CHIMNEY BASE
UF-02	104	**1621**	**1724**	Y*	QUAL	1ST E-W JOIST S.OF UF-01
UF-03	106	**1620**	**1725**	Y	QUAL	2ND E-W JOIST S.OF UF-01
UF-04	141	**1585**	**1725**	Y	QUAL	3RD E-W JOIST S.OF UF-01
UF-05	89	**1635**	**1723**	Y	QURU	E.END BAY,1ST JOIST FROM S.SILL
UF-06	79	**1645**	**1723**	Y	QURU	E.END BAY,3RD JOIST FROM S.SILL
UF-07	69	**1642**	**1710**	Y**	QURU	E.END BAY,6TH JOIST FROM S.SILL
UF-08	70	931	1000	Y**	QUAL	N-S GIRT,1ST W.OF E.SILL
UF-09	36	TOO SHORT		Y	QURU	N.GIRT,E.SILL TO CHIMNEY BASE
UF-10	24	TOO SHORT		Y#	QURU	KITCHEN HEARTH GIRT
UF-11	52	**1716**	**1767**	Y*	QURU	W.END BAY,1ST JOIST FROM W.SILL
ATTIC						
UF-12	22	TOO SHORT		Y	QURU	S.SIDE GAMBREL PURLIN
UF-13	79	**1645**	**1723**	Y	QURU	ATTIC STAIR CHIMNEY RAFTER PROP
UF-14	104	**1663**	**1766W**	Y	QUAL	N-S JOIST N.OF ATTIC STAIRS
UF-15	47	**1720**	**1766**	Y##	QURU	W.CHAMBER SUMMER BEAM
SECOND FLOOR						
UF-16	194	**1575**	**1768W**	Y	QUAL	NW PURLIN POST
FIRST FLOOR						
UF-17	44	TOO SHORT		Y	QURU	EAST PARLOR SUMMER BEAM
UF-18	105	**1621**	**1768W**	Y	QUAL	NORTHEAST CORNER POST

FYOG = FIRST YEAR OF GROWTH, AS MEASURED
LYOG = LAST YEAR OF GROWTH,AS MEASURED
QUAL = WHITE OAK
QURU = RED OAK
* = PARTIAL LAST RING, NOT MEASURED, TREE FELLED FOLLOWING SPRING
** = BREAK NEAR WANE, MEASURING STARTED AFTER BREAK. UF-07 1710+14+=1724
# = LOST 5+ RINGS AT WANE DUE TO BUG DAMAGE
= LOST 2 RINGS AT WANE DURING CORING 1766+2=1768
W = WEAK

CHART 1

PART 2: CORRELATIONS WITH FARNUM FLOATING OAK MASTER SERIES OF ALL SEGMENTS AS DATED AND MEASURED

32-YEAR CUBIC SPLINE FILTER; CORRELATIONS OF 50-YEAR SEGMENTS LAGGED 25 YEARS

FLAGS: __A = CORRELATION UNDER 0.3281; __B = CORRELATION HIGHER AT OTHER POSITION

0SEQ	SERIES	INTERVAL	825 874	850 899	875 924	900 949	925 974	950 999	975 1024	1000 1049	1025 1074	1050 1099	1075 1124	1100 1149	1125 1174	1150 1199	1175 1224	1200 1249	1225 1274	1250 1299	1275 1324	1300 1349	FLAGS/ TOTAL
1	UF-01	912-1000	=	=	=	.71	.70	.48	.51	=													0/ 4
2	UF-03	895-1000	=	=	.79	.80	.77	.57	.59	=													0/ 5
3	UF-04	860-1000	=	.33	.46	.52	.53	.45	.50	=													0/ 6
4	UF-14	938-1041	=	=	=	=	.55	.49	.49	.43													0/ 4
5	UF-16	860-1041	=	.45	.61	.62	.61	.39	.41	.35													0/ 7
6	UF-02	896- 999	=	=	.48	.44	.42	.36	=	=													0/ 4
7	UF-07	917- 985	=	=	=	.64	.60	.44	=	=													0/ 3
8	UF-05	910- 998	=	=	=	.64	.61	.30 __B	=	=													1/ 3

PART 8: DATE ADJUSTMENT FOR BEST MATCHES FOR COUNTED OR UNKNOWN SERIES Tucson-Mendoza-Hamburg-Lamont ProgLib

UF VS UF ALIGNED
50-YEAR SEGMENTS LAGGED 25 YEARS

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10	CORR ADD #11
UF-01	912- 961	0 .83	-40 .41	38 .31	62 .30	20 .27	31 .25	-14 .24	-17 .21	73 .21	-15 .21	-36 .20
UF-01	937- 986	0 .75	-82 .29	-62 .29	-31 .28	41 .27	-20 .26	-21 .25	-17 .23	-41 .23	13 .23	15 .23
UF-01	951-1000	0 .70	-101 .28	-20 .27	-62 .26	-82 .26	26 .25	-2 .25	-37 .23	38 .22	-26 .21	-78 .20
UF-02	897- 946	-1 .64	-32 .38	-27 .29	-47 .29	94 .27	35 .26	51 .25	92 .24	-35 .24	33 .23	69 .21
UF-02	922- 971	-1 .49	-32 .29	36 .29	16 .26	-26 .25	71 .25	-57 .24	14 .24	11 .24	-16 .23	-37 .22
UF-02	947- 996	-1 .49	14 .36	44 .35	26 .31	-16 .27	-3 .26	-74 .26	41 .25	1 .24	16 .24	-57 .23
UF-02	951-1000	-1 .56	-16 .30	26 .29	16 .28	-3 .27	-75 .27	14 .26	1 .25	41 .24	-97 .21	-56 .21
UF-03	895- 944	0 .89	98 .37	37 .32	96 .32	20 .31	-45 .30	17 .30	-31 .29	53 .24	82 .22	51 .22
UF-03	920- 969	0 .86	-20 .42	26 .33	-37 .31	-51 .31	17 .30	-65 .30	38 .28	-15 .27	-11 .26	20 .26
UF-03	945- 994	0 .72	-20 .38	-26 .34	-63 .30	41 .30	38 .27	-46 .26	26 .24	36 .24	-37 .24	-17 .23
UF-03	951-1000	0 .72	-20 .36	26 .30	-2 .27	-37 .27	41 .26	-26 .25	-46 .24	2 .24	-82 .24	-38 .22
UF-04	860- 909	0 .78	118 .36	17 .30	61 .28	41 .27	124 .26	26 .25	78 .25	82 .22	43 .21	60 .21
UF-04	885- 934	0 .76	99 .39	37 .37	-17 .32	96 .29	-25 .29	78 .28	74 .24	57 .23	-19 .19	17 .19
UF-04	910- 959	0 .70	-25 .32	-39 .30	-42 .30	35 .27	-17 .25	56 .25	-40 .25	57 .24	37 .24	18 .22
UF-04	935- 984	0 .62	59 .46	-17 .41	56 .41	-85 .38	-65 .37	-39 .37	45 .34	30 .33	-82 .28	-68 .25
UF-04	951-1000	0 .69	30 .42	-17 .33	2 .31	-37 .30	12 .29	-52 .25	15 .24	-15 .22	-96 .21	-89 .21
UF-05	912- 961	-2 .76	79 .40	50 .35	67 .33	-3 .30	82 .27	53 .26	76 .25	37 .24	24 .24	-45 .24
UF-05	937- 986	-2 .61	-37 .36	41 .36	0 .28	2 .27	19 .25	-74 .25	-69 .25	-38 .22	44 .21	39 .20
UF-05	951-1000	-4 .46	-2 .43	-37 .38	-74 .36	-100 .35	-55 .30	-78 .29	41 .28	0 .27	-69 .27	-98 .26
UF-06	922- 971	-2 .62	-60 .43	22 .35	58 .35	35 .29	-43 .29	39 .27	-37 .26	-3 .25	-17 .25	0 .24
UF-06	947- 996	-55 .37	-97 .36	-60 .35	14 .31	-63 .26	-39 .26	-77 .26	-23 .26	43 .24	-65 .23	-2 .23
UF-06	951-1000	-55 .36	-97 .33	-24 .30	-39 .27	-80 .27	-63 .27	-38 .26	-2 .24	-75 .24	-23 .24	-60 .24
UF-07	932- 981	-15 .71	-73 .34	-52 .27	11 .27	-16 .23	45 .22	-50 .20	54 .20	26 .18	22 .17	-26 .17
UF-07	951-1000	-15 .56	-11 .40	-68 .36	-51 .31	6 .26	-85 .25	-87 .25	30 .24	31 .24	-52 .22	8 .22
UF-08	931- 980	-41 .30	-60 .28	-77 .28	22 .28	-4 .27	-58 .25	-31 .23	-6 .23	-15 .23	37 .23	-19 .21
UF-08	951-1000	-14 .40	-50 .31	-51 .28	19 .27	-45 .24	27 .24	29 .24	-77 .23	-55 .22	-30 .21	-16 .20
UF-11	949- 998	-99 .42	-16 .39	-76 .36	-5 .32	44 .30	-36 .29	-45 .28	-34 .27	42 .26	26 .22	-74 .21
UF-11	951-1000	-99 .47	-101 .37	7 .33	-74 .32	-34 .29	-75 .28	42 .28	-3 .28	2 .26	-49 .23	-97 .22
UF-13	922- 971	-2 .41	-62 .39	35 .38	-45 .33	-1 .32	50 .30	-17 .30	20 .26	9 .24	-37 .21	-28 .21
UF-13	947- 996	-28 .36	-85 .35	25 .35	-56 .33	-62 .33	-2 .32	42 .27	23 .25	0 .25	-4 .24	-45 .23
UF-13	951-1000	-28 .40	-2 .35	25 .35	-62 .32	-93 .30	-85 .30	-22 .28	-56 .28	-45 .28	-4 .27	23 .26
UF-14	897- 946	41 .65	58 .33	56 .31	4 .30	-31 .29	60 .28	-33 .28	87 .25	75 .25	20 .23	86 .20
UF-14	922- 971	41 .80	43 .37	-67 .32	60 .31	-16 .30	58 .28	-33 .26	-31 .24	-57 .22	39 .21	20 .20
UF-14	947- 996	41 .79	-41 .32	-58 .29	-4 .29	-16 .29	-84 .27	-67 .25	20 .23	-2 .23	22 .22	-21 .21
UF-14	951-1000	41 .83	-41 .33	-58 .32	-4 .29	-75 .28	-81 .24	-6 .24	-21 .24	-72 .23	22 .22	-23 .21
UF-15	954-1000	-86 .51	-46 .45	41 .40	-66 .32	-15 .30	-69 .28	27 .28	-26 .28	32 .27	-4 .27	-32 .26
UF-16	807- 856	43 .83	111 .35	108 .35	165 .32	74 .31	65 .26	69 .25	149 .25	77 .24	125 .24	110 .22
UF-16	832- 881	43 .79	77 .30	21 .26	105 .25	46 .24	141 .24	139 .24	134 .24	65 .23	144 .23	156 .22
UF-16	857- 906	43 .71	12 .34	-5 .30	105 .27	84 .26	69 .24	107 .23	124 .23	125 .22	96 .21	99 .21
UF-16	882- 931	43 .70	-22 .31	107 .28	67 .27	-11 .26	69 .24	-15 .22	105 .22	63 .22	60 .21	-28 .21
UF-16	907- 956	43 .54	45 .32	41 .32	21 .30	-53 .29	-51 .27	-27 .26	4 .25	30 .24	28 .23	71 .22
UF-16	932- 981	43 .67	-16 .35	-53 .34	55 .32	-27 .31	40 .30	-81 .29	28 .27	46 .26	4 .25	-67 .24
UF-16	951-1000	43 .77	-67 .32	-98 .32	-16 .31	29 .28	-55 .28	-33 .28	40 .28	-2 .24	-38 .24	-17 .24
UF-18	896- 945	43 .41	-19 .31	3 .31	48 .29	-20 .27	23 .25	6 .23	79 .22	-14 .21	-31 .21	38 .20
UF-18	921- 970	-31 .43	6 .40	-62 .36	-11 .33	-14 .29	-65 .28	43 .28	-53 .27	-54 .26	68 .25	-45 .24
UF-18	946- 995	-62 .37	-79 .37	-5 .33	-19 .30	-28 .29	-45 .29	-96 .27	17 .27	-87 .27	-39 .26	45 .26
UF-18	951-1000	-79 .39	-62 .35	-39 .34	-5 .30	-28 .30	17 .29	-19 .29	-45 .28	-22 .28	-53 .27	-59 .27

CHART 2

PART 8: DATE ADJUSTMENT FOR BEST MATCHES FOR COUNTED OR UNKNOWN SERIES

Tucson-Mendoza-Hamburg-Lamont ProgLib

UF VS BOSTON 01
50-YEAR SEGMENTS LAGGED 25 YEARS

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10	CORR ADD #11
UF-01	912- 961	725 .56	803 .41	689 .39	669 .27	762 .26	654 .26	797 .25	745 .25	705 .24	658 .24	646 .23
UF-01	937- 986	725 .52	705 .33	612 .32	603 .30	663 .29	658 .29	684 .29	780 .28	595 .27	625 .26	704 .26
UF-01	951-1000	725 .48	705 .36	658 .33	780 .32	741 .29	625 .29	721 .29	703 .29	669 .28	595 .26	689 .25
UF-02	897- 946	724 .43	693 .39	679 .34	739 .34	661 .33	786 .30	776 .30	642 .26	647 .26	736 .26	802 .26
UF-02	922- 971	724 .46	786 .39	625 .34	739 .33	668 .30	624 .30	775 .27	776 .27	679 .26	796 .25	751 .23
UF-02	947- 996	672 .41	724 .39	615 .37	642 .35	657 .33	587 .33	720 .30	591 .28	600 .28	670 .27	787 .26
UF-02	951-1000	724 .42	672 .37	642 .35	587 .32	657 .31	720 .30	670 .30	591 .29	615 .27	600 .26	710 .25
UF-03	895- 944	725 .49	740 .41	812 .37	745 .37	742 .33	776 .32	823 .31	643 .30	762 .27	803 .25	714 .25
UF-03	920- 969	725 .68	612 .41	669 .35	689 .34	705 .32	803 .31	751 .30	651 .30	763 .28	792 .26	740 .26
UF-03	945- 994	725 .46	651 .43	705 .42	612 .38	592 .36	777 .34	588 .33	687 .30	741 .30	616 .28	671 .27
UF-03	951-1000	725 .49	669 .45	612 .40	705 .40	588 .40	592 .38	651 .38	610 .33	671 .30	741 .29	703 .26
UF-04	860- 909	785 .40	723 .29	740 .29	694 .29	766 .26	783 .24	786 .23	670 .23	712 .23	673 .22	847 .22
UF-04	885- 934	783 .39	723 .32	725 .30	671 .29	695 .27	830 .26	762 .25	779 .25	838 .24	803 .22	741 .22
UF-04	910- 959	725 .51	700 .35	819 .30	803 .29	760 .28	654 .28	779 .26	647 .26	686 .25	680 .24	669 .24
UF-04	935- 984	725 .55	655 .40	688 .40	798 .36	703 .34	612 .31	764 .30	645 .27	600 .27	760 .27	708 .26
UF-04	951-1000	725 .47	628 .41	688 .40	673 .38	643 .37	586 .35	658 .30	592 .29	610 .28	601 .27	655 .27
UF-05	912- 961	723 .46	775 .43	801 .34	740 .32	695 .30	677 .30	722 .27	651 .26	749 .25	680 .24	776 .24
UF-05	937- 986	723 .36	690 .32	766 .30	725 .29	677 .29	786 .29	710 .27	744 .26	688 .24	614 .24	762 .23
UF-05	951-1000	588 .42	725 .40	721 .37	654 .30	723 .29	688 .28	647 .28	597 .27	645 .27	687 .26	616 .26
UF-06	922- 971	723 .46	749 .37	725 .34	680 .33	612 .29	763 .29	614 .28	760 .27	812 .27	677 .26	626 .25
UF-06	947- 996	588 .37	665 .35	784 .35	690 .34	639 .32	723 .31	739 .31	701 .29	758 .29	702 .27	634 .27
UF-06	951-1000	701 .40	588 .37	665 .37	784 .33	739 .32	634 .32	723 .31	687 .30	639 .30	702 .29	690 .28
UF-07	932- 981	710 .49	736 .36	673 .30	747 .26	622 .24	601 .24	725 .24	797 .23	614 .23	709 .22	753 .22
UF-07	951-1000	710 .48	714 .38	753 .35	601 .32	630 .32	677 .30	747 .30	597 .27	579 .27	735 .27	782 .27
UF-08	931- 980	762 .45	710 .37	665 .36	758 .35	797 .33	787 .31	611 .28	748 .28	639 .27	736 .26	623 .25
UF-08	951-1000	710 .38	617 .37	584 .33	758 .32	674 .32	620 .31	598 .31	711 .30	644 .30	771 .30	655 .30
UF-11	949- 998	767 .54	598 .42	653 .37	709 .36	711 .30	691 .28	720 .27	610 .26	746 .26	675 .24	749 .24
UF-11	951-1000	767 .42	597 .37	711 .34	595 .33	748 .30	691 .29	653 .28	619 .26	635 .26	783 .25	676 .23
UF-13	922- 971	723 .50	760 .33	775 .32	761 .31	678 .31	724 .30	608 .28	708 .28	612 .27	785 .26	795 .25
UF-13	947- 996	723 .49	669 .37	641 .33	651 .31	584 .29	586 .29	609 .29	775 .29	703 .29	719 .29	756 .28
UF-13	951-1000	723 .47	719 .34	586 .33	703 .32	669 .31	641 .31	683 .29	623 .27	651 .26	756 .26	627 .24
UF-14	897- 946	766 .55	746 .41	673 .39	731 .35	729 .34	733 .32	781 .30	688 .30	818 .30	827 .28	744 .27
UF-14	922- 971	766 .36	795 .36	631 .34	806 .34	642 .32	656 .31	745 .25	629 .25	764 .24	699 .24	687 .24
UF-14	947- 996	612 .41	610 .38	687 .37	735 .35	745 .33	588 .32	723 .29	656 .29	774 .29	685 .27	598 .25
UF-14	951-1000	665 .43	656 .39	685 .37	774 .36	612 .33	588 .31	764 .30	687 .30	735 .29	737 .28	780 .26
UF-15	954-1000	766 .54	737 .36	679 .35	710 .34	782 .33	618 .32	699 .31	654 .31	757 .31	747 .30	600 .30
UF-16	807- 856	739 .43	924 .38	873 .33	853 .33	852 .32	737 .31	740 .30	876 .28	805 .25	888 .24	794 .24
UF-16	832- 881	830 .39	717 .35	802 .28	852 .27	759 .25	708 .24	814 .24	716 .23	730 .22	864 .21	768 .21
UF-16	857- 906	768 .41	846 .33	859 .31	866 .31	830 .31	740 .30	714 .29	783 .25	821 .24	785 .24	870 .24
UF-16	882- 931	768 .50	714 .42	659 .39	655 .34	844 .31	672 .29	846 .28	772 .28	712 .27	794 .25	784 .24
UF-16	907- 956	653 .41	701 .40	655 .38	677 .38	768 .35	796 .33	820 .33	807 .32	746 .32	714 .28	659 .27
UF-16	932- 981	701 .33	620 .32	653 .31	612 .30	672 .28	656 .26	768 .25	751 .23	686 .23	638 .23	675 .22
UF-16	951-1000	656 .40	707 .33	673 .33	768 .32	614 .31	687 .30	672 .28	596 .28	612 .27	708 .26	653 .26
UF-18	896- 945	768 .44	651 .44	748 .38	706 .37	675 .35	731 .32	717 .30	820 .30	802 .29	746 .28	638 .27
UF-18	921- 970	686 .43	632 .37	746 .34	683 .30	768 .28	793 .27	640 .27	731 .27	675 .27	711 .24	781 .22
UF-18	946- 995	686 .38	758 .37	768 .36	706 .35	607 .34	641 .29	585 .28	722 .27	759 .27	666 .25	658 .24
UF-18	951-1000	758 .36	686 .35	666 .33	768 .33	706 .30	750 .29	607 .28	655 .26	609 .26	641 .26	585 .24

CHART 3

PART 8: DATE ADJUSTMENT FOR BEST MATCHES FOR COUNTED OR UNKNOWN SERIES — Tucson-Mendoza-Hamburg-Lamont ProgLib

UF VS BOSTON 02
50-YEAR SEGMENTS LAGGED 25 YEARS

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10	CORR ADD #11
UF-01	912- 961	725 .58	614 .40	580 .39	636 .37	545 .37	689 .36	600 .32	803 .31	653 .30	654 .30	787 .29
UF-01	937- 986	725 .53	708 .38	560 .36	593 .34	575 .33	688 .28	780 .28	519 .27	636 .27	638 .26	686 .24
UF-01	951-1000	725 .43	519 .36	641 .34	560 .33	638 .33	522 .32	636 .32	708 .32	593 .32	741 .31	688 .29
UF-02	897- 946	647 .48	693 .45	724 .44	666 .37	776 .36	709 .36	688 .35	763 .35	595 .35	794 .34	583 .30
UF-02	922- 971	724 .45	647 .38	739 .35	709 .33	574 .29	591 .29	537 .28	593 .28	760 .27	606 .26	576 .25
UF-02	947- 996	724 .46	672 .32	677 .32	687 .28	662 .27	529 .26	726 .26	531 .25	629 .25	709 .25	507 .23
UF-02	951-1000	724 .45	662 .30	677 .29	529 .29	595 .29	559 .28	726 .27	597 .27	541 .26	730 .26	650 .26
UF-03	895- 944	725 .61	745 .48	689 .37	765 .36	597 .35	596 .34	670 .33	636 .31	614 .30	820 .28	710 .27
UF-03	920- 969	725 .65	714 .38	705 .37	545 .37	614 .36	745 .36	679 .35	560 .35	669 .33	783 .32	674 .31
UF-03	945- 994	725 .46	590 .43	705 .41	638 .35	560 .33	592 .33	761 .32	519 .31	616 .31	612 .28	679 .27
UF-03	951-1000	725 .45	705 .42	592 .41	519 .36	590 .35	638 .34	612 .30	504 .30	688 .28	703 .28	751 .25
UF-04	860- 909	637 .37	694 .35	766 .34	751 .33	786 .32	843 .31	640 .30	788 .30	670 .28	720 .28	657 .27
UF-04	885- 934	725 .58	651 .36	805 .34	673 .32	581 .30	623 .30	675 .29	671 .29	653 .29	783 .29	803 .28
UF-04	910- 959	725 .61	652 .36	580 .35	654 .35	671 .31	614 .29	577 .28	545 .28	638 .28	650 .28	745 .27
UF-04	935- 984	725 .55	671 .44	557 .39	708 .33	769 .32	655 .31	540 .29	688 .29	638 .27	520 .25	612 .25
UF-04	951-1000	725 .44	673 .37	519 .36	638 .36	534 .29	688 .29	612 .29	582 .28	671 .28	743 .28	636 .27
UF-05	912- 961	723 .59	560 .45	554 .43	578 .43	543 .36	634 .33	667 .33	801 .31	792 .31	612 .29	708 .28
UF-05	937- 986	634 .53	542 .49	577 .42	723 .36	727 .36	525 .33	579 .30	620 .30	710 .29	581 .28	766 .26
UF-05	951-1000	634 .39	688 .38	570 .38	651 .37	723 .37	725 .37	530 .36	542 .35	757 .33	690 .33	596 .32
UF-06	922- 971	634 .67	560 .41	723 .41	749 .39	658 .36	584 .35	542 .34	728 .31	765 .30	747 .30	727 .28
UF-06	947- 996	660 .33	536 .32	634 .31	690 .29	665 .29	521 .29	619 .29	723 .27	655 .26	584 .26	560 .26
UF-06	951-1000	571 .40	701 .33	645 .33	536 .32	634 .31	670 .31	723 .31	650 .30	665 .29	757 .29	573 .29
UF-07	932- 981	621 .58	710 .47	571 .37	544 .36	736 .34	761 .32	547 .31	735 .31	606 .27	622 .26	673 .26
UF-07	951-1000	714 .51	621 .44	753 .40	710 .40	657 .32	660 .32	529 .32	564 .31	511 .30	606 .29	735 .29
UF-08	931- 980	762 .39	710 .34	665 .30	565 .30	595 .29	617 .28	684 .27	644 .27	758 .27	669 .27	711 .25
UF-08	951-1000	644 .43	711 .41	758 .41	700 .38	753 .32	529 .31	619 .28	674 .28	515 .27	710 .27	680 .27
UF-11	949- 998	767 .57	620 .39	525 .36	617 .35	709 .33	510 .33	594 .32	618 .32	598 .32	689 .30	749 .29
UF-11	951-1000	595 .42	619 .38	767 .38	597 .33	600 .33	691 .32	711 .32	617 .32	622 .31	689 .29	645 .28
UF-13	922- 971	723 .46	658 .46	760 .41	631 .36	605 .36	536 .36	578 .32	554 .32	708 .29	632 .28	539 .28
UF-13	947- 996	723 .48	608 .33	632 .30	613 .29	741 .29	669 .28	739 .27	552 .27	727 .26	688 .25	538 .25
UF-13	951-1000	723 .48	503 .41	739 .38	608 .35	727 .31	632 .30	741 .28	558 .28	572 .27	518 .26	613 .26
UF-14	897- 946	766 .52	561 .40	729 .39	694 .36	615 .34	585 .34	635 .33	656 .31	731 .30	733 .29	744 .28
UF-14	922- 971	639 .35	658 .35	795 .32	677 .31	613 .29	766 .28	588 .28	544 .28	692 .28	620 .27	702 .26
UF-14	947- 996	745 .41	522 .37	617 .33	667 .29	596 .29	658 .28	556 .28	749 .28	723 .27	724 .27	684 .26
UF-14	951-1000	567 .32	542 .31	745 .31	524 .28	504 .28	522 .27	539 .27	556 .27	723 .26	684 .26	648 .24
UF-15	954-1000	679 .50	757 .42	735 .37	766 .36	737 .35	582 .34	608 .33	634 .33	699 .32	710 .31	554 .29
UF-16	807- 856	744 .51	670 .40	694 .39	877 .33	763 .31	759 .30	651 .29	853 .29	780 .29	691 .27	872 .26
UF-16	832- 881	737 .45	627 .40	768 .39	684 .35	763 .35	649 .34	741 .34	744 .34	691 .33	639 .33	872 .31
UF-16	857- 906	768 .50	692 .39	732 .38	639 .37	772 .35	859 .34	846 .31	722 .30	622 .28	737 .28	850 .28
UF-16	882- 931	768 .51	722 .39	714 .34	772 .31	626 .31	692 .30	794 .29	757 .27	815 .24	639 .23	657 .23
UF-16	907- 956	733 .32	620 .31	751 .29	714 .28	605 .27	603 .26	653 .26	589 .26	716 .26	768 .25	681 .24
UF-16	932- 981	622 .45	598 .41	753 .35	672 .30	572 .28	670 .27	619 .27	548 .26	658 .26	662 .25	524 .24
UF-16	951-1000	619 .36	753 .35	598 .35	712 .34	581 .32	658 .32	768 .32	524 .30	692 .29	539 .28	527 .28
UF-18	896- 945	767 .42	565 .41	768 .39	789 .36	658 .36	603 .31	773 .31	657 .30	636 .27	651 .27	731 .26
UF-18	921- 970	694 .33	565 .29	583 .29	768 .29	640 .29	551 .29	639 .28	767 .28	731 .27	600 .26	569 .26
UF-18	946- 995	555 .51	758 .42	686 .33	608 .32	636 .31	724 .30	611 .29	764 .28	644 .28	641 .28	541 .27
UF-18	951-1000	555 .50	686 .38	758 .36	608 .34	644 .33	636 .32	641 .31	541 .30	646 .29	593 .28	724 .28

CHART 4

PART 8: DATE ADJUSTMENT FOR BEST MATCHES FOR COUNTED OR UNKNOWN SERIES — Tucson-Mendoza-Hamburg-Lamont ProgLib

UF VS N.WORCESTER COUNTY W/MT. WACHUSETT TO 1838
50-YEAR SEGMENTS LAGGED 25 YEARS

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10	CORR ADD #11
UF-01	912- 961	725 .60	803 .35	841 .35	787 .30	745 .30	781 .29	689 .29	767 .27	812 .27	844 .25	858 .24
UF-01	937- 986	725 .54	643 .44	780 .31	708 .29	699 .28	705 .26	790 .26	777 .25	822 .23	704 .22	669 .21
UF-01	951-1000	725 .44	822 .43	741 .33	777 .32	641 .31	643 .30	656 .30	705 .27	786 .26	720 .25	684 .24
UF-02	897- 946	724 .45	739 .38	802 .36	876 .32	776 .32	777 .32	890 .31	738 .31	763 .29	836 .28	846 .26
UF-02	922- 971	739 .38	724 .36	761 .35	750 .34	786 .34	843 .30	832 .30	659 .29	708 .28	775 .28	863 .27
UF-02	947- 996	724 .44	841 .36	825 .29	687 .28	672 .28	807 .27	670 .24	644 .23	650 .23	809 .22	658 .20
UF-02	951-1000	724 .47	825 .28	746 .27	670 .26	687 .26	650 .25	644 .24	826 .24	710 .23	708 .22	809 .21
UF-03	895- 944	725 .65	745 .41	740 .40	880 .33	697 .30	823 .29	803 .29	776 .28	812 .27	864 .26	706 .25
UF-03	920- 969	725 .70	705 .30	803 .30	751 .29	660 .29	745 .28	863 .27	787 .26	801 .25	689 .25	767 .25
UF-03	945- 994	725 .51	705 .42	643 .34	803 .33	837 .33	777 .33	699 .32	743 .27	651 .27	822 .27	671 .27
UF-03	951-1000	725 .48	705 .43	822 .39	626 .32	651 .31	837 .29	777 .27	786 .26	669 .25	803 .25	820 .25
UF-04	860- 909	766 .40	723 .39	881 .35	785 .31	786 .30	740 .30	787 .28	721 .27	870 .27	857 .25	838 .24
UF-04	885- 934	725 .40	864 .38	706 .36	787 .35	821 .33	740 .33	898 .31	880 .31	881 .29	900 .29	743 .28
UF-04	910- 959	725 .51	841 .40	682 .33	819 .31	795 .31	781 .31	681 .30	787 .28	798 .28	767 .27	866 .26
UF-04	935- 984	725 .54	841 .36	764 .34	703 .33	795 .32	838 .28	688 .27	647 .27	671 .26	781 .25	796 .25
UF-04	951-1000	725 .41	658 .35	795 .34	673 .32	688 .30	751 .29	822 .29	656 .27	671 .26	796 .26	645 .25
UF-05	912- 961	723 .62	775 .38	877 .36	679 .35	818 .34	862 .34	697 .31	722 .30	801 .30	792 .25	810 .25
UF-05	937- 986	723 .44	818 .38	725 .31	727 .30	688 .29	744 .29	749 .29	786 .27	775 .26	766 .24	761 .24
UF-05	951-1000	688 .42	725 .39	723 .35	818 .34	783 .33	699 .32	647 .26	826 .26	757 .25	649 .25	645 .25
UF-06	922- 971	723 .47	821 .39	749 .34	818 .33	727 .32	697 .32	725 .29	661 .29	686 .26	764 .25	810 .25
UF-06	947- 996	784 .38	660 .36	690 .35	643 .33	665 .28	702 .28	834 .27	797 .26	723 .25	724 .25	774 .24
UF-06	951-1000	665 .35	784 .35	690 .35	660 .33	701 .31	723 .29	670 .27	702 .27	814 .26	834 .25	818 .24
UF-07	932- 981	710 .53	808 .38	736 .35	805 .35	797 .32	735 .27	848 .27	714 .26	849 .26	761 .23	788 .23
UF-07	951-1000	714 .45	753 .39	710 .37	736 .34	797 .30	735 .29	813 .29	805 .28	830 .26	657 .25	766 .25
UF-08	931- 980	806 .35	771 .34	758 .33	808 .30	762 .29	746 .29	784 .28	814 .27	748 .27	684 .27	665 .26
UF-08	951-1000	771 .52	711 .42	758 .41	700 .37	655 .35	784 .31	674 .30	814 .30	793 .29	710 .27	732 .26
UF-11	949- 998	767 .42	709 .40	641 .32	746 .30	805 .29	839 .28	747 .28	711 .25	731 .25	691 .24	720 .23
UF-11	951-1000	767 .39	710 .36	630 .35	711 .34	824 .33	754 .30	691 .28	792 .26	689 .24	712 .23	749 .23
UF-13	922- 971	723 .45	761 .39	655 .37	722 .32	760 .32	724 .31	661 .31	786 .30	708 .25	775 .24	697 .24
UF-13	947- 996	669 .40	818 .40	723 .39	838 .31	824 .29	643 .26	775 .26	638 .26	697 .26	721 .25	802 .24
UF-13	951-1000	818 .38	723 .38	739 .34	669 .34	838 .31	686 .30	824 .29	697 .29	683 .28	775 .26	836 .23
UF-14	897- 946	766 .48	883 .44	744 .35	690 .33	885 .30	746 .28	686 .28	868 .27	730 .27	729 .27	802 .26
UF-14	922- 971	806 .33	863 .30	793 .29	669 .27	690 .27	795 .27	746 .26	723 .25	656 .25	699 .25	702 .24
UF-14	947- 996	723 .41	806 .37	836 .34	780 .31	648 .29	667 .29	793 .28	842 .28	749 .28	817 .28	669 .27
UF-14	951-1000	836 .40	648 .36	685 .34	806 .31	667 .29	780 .28	723 .28	704 .27	735 .24	749 .23	702 .22
UF-15	954-1000	766 .52	737 .42	735 .40	679 .37	693 .31	699 .30	629 .29	659 .28	714 .27	795 .27	828 .26
UF-16	807- 856	853 .45	877 .35	935 .31	934 .29	775 .29	852 .29	890 .29	924 .28	777 .28	774 .28	875 .28
UF-16	832- 881	830 .36	768 .29	802 .28	864 .27	904 .27	927 .27	852 .23	749 .22	881 .22	751 .21	872 .20
UF-16	857- 906	768 .52	859 .40	846 .37	722 .32	841 .31	926 .28	830 .25	752 .24	807 .24	876 .23	783 .23
UF-16	882- 931	768 .48	846 .39	833 .28	714 .27	707 .27	807 .26	900 .26	794 .26	772 .24	820 .23	840 .23
UF-16	907- 956	807 .39	796 .36	670 .35	820 .34	683 .30	714 .28	746 .27	681 .27	768 .24	818 .23	850 .23
UF-16	932- 981	850 .36	701 .33	673 .32	825 .31	841 .30	670 .27	768 .27	681 .27	839 .25	809 .25	692 .24
UF-16	951-1000	825 .48	768 .42	673 .35	809 .34	824 .33	712 .30	687 .29	765 .28	695 .27	658 .27	707 .27
UF-18	896- 945	768 .40	767 .38	884 .32	681 .31	804 .31	746 .30	790 .29	684 .29	748 .29	686 .28	864 .28
UF-18	921- 970	670 .36	667 .30	768 .29	694 .29	850 .28	784 .27	827 .27	731 .26	807 .25	861 .25	686 .25
UF-18	946- 995	835 .37	758 .35	722 .35	644 .34	759 .33	742 .32	700 .32	827 .31	666 .29	720 .28	636 .28
UF-18	951-1000	644 .38	835 .36	642 .33	759 .33	686 .32	666 .32	722 .32	700 .31	636 .31	827 .30	758 .29

CHART 5

PART 8: DATE ADJUSTMENT FOR BEST MATCHES FOR COUNTED OR UNKNOWN SERIES Tucson-Mendoza-Hamburg-Lamont ProgLib

UF VS CRV OAK SUM
50-YEAR SEGMENTS LAGGED 25 YEARS

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10	CORR ADD #11
UF-01	912- 961	725 .65	689 .42	850 .39	671 .38	803 .34	880 .34	690 .30	875 .30	763 .28	740 .28	710 .27
UF-01	937- 986	725 .50	614 .35	860 .34	708 .32	858 .32	780 .31	822 .27	669 .27	649 .25	664 .25	636 .25
UF-01	951-1000	822 .47	725 .47	858 .39	593 .37	840 .34	754 .34	629 .33	720 .33	788 .32	742 .32	842 .31
UF-02	897- 946	724 .45	662 .42	798 .35	661 .35	811 .31	868 .30	683 .29	833 .28	775 .27	896 .27	763 .26
UF-02	922- 971	739 .40	786 .37	834 .37	762 .36	761 .35	724 .33	843 .32	662 .31	647 .30	775 .25	689 .24
UF-02	947- 996	724 .36	843 .34	708 .34	598 .33	794 .33	652 .27	768 .26	698 .24	810 .22	635 .22	709 .22
UF-02	951-1000	724 .40	708 .37	794 .34	598 .31	843 .31	746 .30	810 .30	597 .29	652 .27	768 .27	635 .26
UF-03	895- 944	725 .60	745 .39	780 .33	897 .31	814 .31	812 .31	823 .30	762 .30	866 .29	689 .28	850 .27
UF-03	920- 969	725 .63	705 .42	751 .35	880 .35	651 .33	614 .32	866 .31	763 .31	857 .30	689 .28	823 .26
UF-03	945- 994	725 .53	592 .41	837 .40	860 .39	705 .39	840 .38	614 .31	708 .31	631 .31	777 .30	610 .29
UF-03	951-1000	725 .52	842 .41	837 .41	592 .38	610 .36	705 .35	727 .31	840 .31	629 .30	858 .30	822 .29
UF-04	860- 909	788 .34	938 .31	766 .31	694 .31	785 .30	729 .30	821 .29	790 .29	940 .29	857 .29	768 .28
UF-04	885- 934	725 .46	673 .40	900 .38	671 .36	915 .34	706 .34	866 .31	783 .29	839 .29	765 .29	821 .26
UF-04	910- 959	725 .49	866 .42	875 .41	706 .33	667 .31	895 .30	779 .29	666 .29	781 .29	717 .28	798 .28
UF-04	935- 984	725 .52	858 .38	703 .38	686 .38	623 .37	849 .31	739 .29	795 .29	772 .28	748 .27	798 .26
UF-04	951-1000	725 .49	638 .33	811 .33	773 .32	858 .31	611 .30	795 .29	797 .26	770 .26	796 .26	727 .25
UF-05	912- 961	723 .67	708 .38	895 .37	863 .36	687 .34	848 .34	660 .31	821 .28	652 .27	847 .27	778 .27
UF-05	937- 986	688 .47	634 .41	649 .35	744 .34	748 .34	687 .29	822 .29	723 .29	761 .29	807 .27	690 .27
UF-05	951-1000	807 .38	759 .35	688 .33	757 .30	649 .29	690 .29	709 .28	725 .27	820 .27	584 .27	699 .26
UF-06	922- 971	634 .53	723 .49	649 .43	821 .40	708 .34	749 .34	725 .32	880 .32	688 .30	848 .27	648 .26
UF-06	947- 996	784 .36	634 .35	701 .35	854 .34	758 .33	650 .30	795 .29	845 .28	725 .28	690 .27	670 .27
UF-06	951-1000	701 .44	784 .38	650 .34	739 .32	758 .31	670 .30	724 .30	749 .29	854 .29	723 .28	820 .26
UF-07	932- 981	710 .45	808 .43	621 .42	736 .40	674 .39	636 .37	835 .32	642 .30	657 .29	773 .28	622 .27
UF-07	951-1000	621 .57	582 .44	674 .34	657 .34	619 .34	714 .33	805 .33	735 .32	753 .30	782 .30	658 .29
UF-08	931- 980	808 .44	758 .36	782 .35	632 .35	621 .33	792 .30	859 .28	783 .28	710 .27	864 .27	747 .26
UF-08	951-1000	711 .45	771 .44	782 .43	758 .42	660 .35	747 .33	621 .33	795 .33	680 .33	595 .29	674 .28
UF-11	949- 998	635 .51	767 .44	746 .34	709 .33	598 .32	670 .31	617 .30	653 .29	839 .29	620 .29	583 .29
UF-11	951-1000	767 .46	617 .37	691 .35	635 .32	595 .31	844 .30	710 .29	765 .27	837 .27	598 .27	711 .27
UF-13	922- 971	723 .47	745 .40	646 .36	688 .35	857 .34	761 .32	634 .31	771 .30	699 .30	744 .29	649 .29
UF-13	947- 996	723 .48	862 .33	663 .32	858 .32	775 .32	634 .29	829 .29	609 .29	669 .28	779 .27	697 .27
UF-13	951-1000	723 .48	858 .33	697 .33	750 .31	661 .29	663 .27	838 .26	683 .26	609 .26	775 .25	586 .25
UF-14	897- 946	766 .37	883 .36	692 .35	802 .32	731 .31	903 .29	870 .29	690 .28	638 .28	671 .28	709 .28
UF-14	922- 971	723 .41	806 .32	783 .30	831 .30	793 .29	651 .26	692 .26	735 .25	724 .25	856 .25	673 .25
UF-14	947- 996	723 .48	809 .36	632 .35	735 .32	806 .31	817 .31	652 .29	669 .28	793 .26	856 .26	831 .26
UF-14	951-1000	723 .39	809 .39	856 .32	793 .27	684 .26	685 .25	857 .24	766 .24	650 .24	634 .24	669 .24
UF-15	954-1000	766 .56	829 .46	582 .41	679 .40	795 .37	831 .37	642 .37	748 .34	623 .32	735 .32	849 .32
UF-16	807- 856	876 .50	958 .46	761 .40	924 .36	890 .35	833 .34	740 .32	853 .31	935 .30	800 .28	875 .28
UF-16	832- 881	927 .38	802 .33	864 .30	790 .29	740 .28	833 .26	924 .25	934 .25	830 .25	768 .24	856 .23
UF-16	857- 906	768 .52	841 .37	733 .35	926 .34	859 .32	857 .32	893 .26	681 .25	807 .25	942 .24	824 .23
UF-16	882- 931	768 .44	844 .35	806 .32	900 .30	722 .30	670 .30	772 .29	683 .29	733 .29	657 .28	857 .28
UF-16	907- 956	807 .42	694 .37	631 .35	890 .34	644 .34	892 .32	655 .32	768 .32	677 .31	818 .30	833 .28
UF-16	932- 981	833 .40	809 .38	768 .33	631 .30	616 .29	675 .28	839 .28	818 .28	735 .26	709 .26	681 .25
UF-16	951-1000	768 .44	634 .38	712 .31	673 .31	613 .29	708 .28	707 .28	824 .28	690 .28	675 .27	709 .27
UF-18	896- 945	768 .48	802 .47	675 .43	901 .36	903 .34	728 .33	767 .33	872 .31	674 .31	885 .31	678 .27
UF-18	921- 970	768 .45	694 .40	885 .32	802 .30	624 .27	767 .26	726 .26	706 .25	655 .24	714 .23	783 .23
UF-18	946- 995	609 .36	758 .32	768 .32	700 .30	819 .30	706 .30	646 .30	835 .29	720 .29	838 .28	759 .28
UF-18	951-1000	583 .37	835 .34	661 .33	768 .31	700 .31	819 .31	644 .30	609 .30	706 .30	758 .29	646 .29

CHART 6

PART 2: CORRELATIONS WITH FARNUM HOUSE OAK SITE MASTER SERIES OF ALL SEGMENTS AS DATED AND MEASURED

32-YEAR CUBIC SPLINE FILTER; CORRELATIONS OF 50-YEAR SEGMENTS LAGGED 25 YEARS

FLAGS: __A = CORRELATION UNDER 0.3281; __B = CORRELATION HIGHER AT OTHER POSITION

0SEQ	SERIES	INTERVAL	1550 1599	1575 1624	1600 1649	1625 1674	1650 1699	1675 1724	1700 1749	1725 1774	1750 1799	1775 1824	1800 1849	1825 1874	1850 1899	1875 1924	1900 1949	1925 1974	1950 1999	1975 2024	2000 2049	2025 2074	FLAGS/ TOTAL
1	UF-01	1637-1725	=	=	=	.70	.69	.48	.51	=													
+																							0/ 4
2	UF-02	1621-1724	=	=	.50	.46	.43	.38	=	=													
+																							0/ 4
3	UF-03	1620-1725	=	=	.77	.77	.75	.57	.58	=													
+																							0/ 5
4	UF-04	1585-1725	=	.33	.46	.52	.53	.46	.52	=													
+																							0/ 6
5	UF-05	1635-1723	=	=	=	.68	.66	.31	=	=													
+								__B															1/ 3
6	UF-07	1642-1710	=	=	=	.63	.61	.43	=	=													
+																							0/ 3
7	UF-13	1645-1723	=	=	=	.41	.48	.35	=	=													
+																							0/ 3
8	UF-14	1663-1766	=	=	=	=	.57	.48	.43	.37													
+																							0/ 4
9	UF-15	1720-1766	=	=	=	=	=	=	.39	=													
+																							0/ 1
10	UF-16	1585-1766	=	.45	.62	.59	.55	.41	.43	.44													
+																							0/ 7

PART 8: DATE ADJUSTMENT FOR BEST MATCHES FOR COUNTED OR UNKNOWN SERIES — Tucson-Mendoza-Hamburg-Lamont Proglib

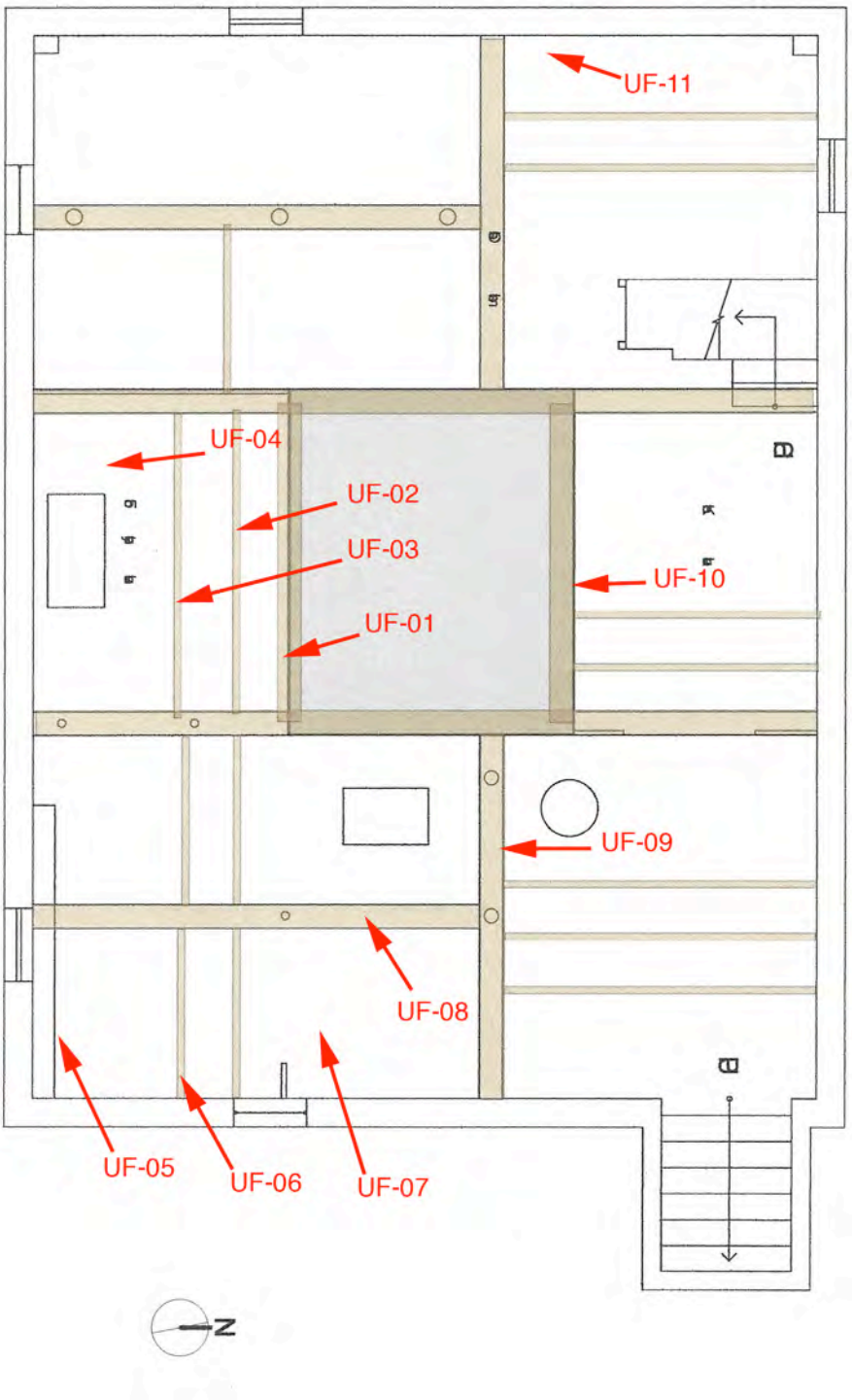
UF VS UF DATED OAK SITE MASTER
50-YEAR SEGMENTS LAGGED 25 YEARS

SERIES	COUNTED SEGMENT	CORR ADD # 1	CORR ADD # 2	CORR ADD # 3	CORR ADD # 4	CORR ADD # 5	CORR ADD # 6	CORR ADD # 7	CORR ADD # 8	CORR ADD # 9	CORR ADD #10	CORR ADD #11
UF-01	912- 961	725 .81	685 .41	787 .32	745 .29	763 .27	798 .24	711 .24	803 .23	708 .22	710 .21	756 .21
UF-01	937- 986	725 .74	643 .29	663 .28	694 .28	751 .25	704 .25	708 .24	688 .24	705 .23	684 .23	740 .21
UF-01	951-1000	725 .68	688 .29	624 .28	643 .26	751 .26	663 .26	723 .26	705 .25	703 .25	706 .22	647 .20
UF-02	897- 946	724 .65	693 .38	698 .29	678 .28	758 .27	776 .26	690 .24	794 .23	760 .21	803 .21	817 .21
UF-02	922- 971	724 .51	693 .28	796 .28	739 .28	786 .28	761 .28	741 .25	699 .25	668 .24	736 .24	709 .23
UF-02	947- 996	724 .50	739 .42	769 .32	751 .29	709 .26	722 .26	651 .26	726 .25	672 .24	668 .24	629 .23
UF-02	951-1000	724 .56	739 .34	709 .29	650 .27	722 .27	751 .26	741 .26	726 .26	628 .21	651 .21	672 .21
UF-03	895- 944	725 .87	823 .36	821 .33	762 .31	680 .30	694 .29	742 .29	745 .28	812 .27	807 .24	776 .23
UF-03	920- 969	725 .83	705 .41	751 .37	688 .32	674 .31	660 .30	714 .29	792 .28	745 .27	742 .27	798 .25
UF-03	945- 994	725 .70	705 .39	699 .31	662 .31	688 .27	751 .26	761 .26	772 .25	708 .25	679 .25	648 .23
UF-03	951-1000	725 .70	705 .35	688 .31	751 .29	723 .28	687 .24	643 .24	727 .23	703 .23	699 .23	679 .22
UF-04	860- 909	725 .78	742 .29	766 .28	843 .28	786 .28	785 .27	751 .26	768 .26	849 .23	803 .23	818 .19
UF-04	885- 934	725 .76	762 .37	708 .32	824 .29	700 .29	803 .28	782 .21	821 .21	768 .21	765 .20	769 .20
UF-04	910- 959	725 .69	700 .33	686 .30	683 .30	760 .30	762 .27	743 .27	685 .25	795 .25	708 .24	740 .23
UF-04	935- 984	725 .63	784 .42	708 .39	640 .38	660 .37	686 .36	781 .36	770 .34	755 .29	643 .28	657 .25
UF-04	951-1000	725 .68	755 .36	727 .31	688 .31	708 .31	740 .27	673 .27	737 .24	710 .21	629 .21	636 .21
UF-05	912- 961	723 .78	792 .36	775 .33	722 .32	804 .31	749 .25	801 .24	778 .24	807 .24	738 .24	762 .24
UF-05	937- 986	723 .61	766 .38	688 .37	725 .30	744 .27	727 .27	651 .25	656 .25	687 .24	757 .21	780 .21
UF-05	951-1000	721 .45	723 .43	688 .40	651 .38	625 .35	670 .30	725 .28	647 .28	656 .28	742 .26	766 .26
UF-06	922- 971	723 .64	665 .43	783 .32	747 .31	682 .28	749 .27	722 .27	708 .26	688 .25	725 .25	762 .23
UF-06	947- 996	628 .36	665 .34	670 .33	739 .29	702 .27	662 .27	768 .26	648 .26	686 .25	660 .22	701 .22
UF-06	951-1000	670 .33	628 .33	701 .30	686 .27	662 .26	645 .26	702 .26	687 .26	650 .24	665 .23	685 .23
UF-07	932- 981	710 .71	652 .34	736 .31	673 .28	709 .25	770 .24	779 .23	699 .21	675 .20	776 .16	783 .16
UF-07	951-1000	710 .54	714 .42	657 .35	674 .34	731 .27	640 .25	638 .25	673 .23	753 .23	648 .22	652 .21
UF-08	931- 980	684 .31	762 .30	648 .28	665 .28	721 .27	710 .26	667 .26	747 .23	758 .23	694 .22	719 .21
UF-08	951-1000	711 .40	675 .33	674 .29	744 .25	752 .25	680 .23	648 .23	695 .23	670 .21	710 .21	700 .20
UF-11	949- 998	709 .44	626 .41	649 .37	767 .31	720 .30	680 .29	691 .27	689 .26	751 .22	769 .22	749 .22
UF-11	951-1000	626 .47	624 .37	767 .33	732 .31	651 .31	650 .30	691 .28	710 .25	727 .23	722 .23	628 .22
UF-13	922- 971	723 .54	663 .38	760 .35	680 .33	775 .31	724 .31	708 .28	745 .25	697 .22	740 .20	688 .20
UF-13	947- 996	723 .46	750 .37	640 .35	669 .35	697 .34	663 .32	767 .27	748 .25	725 .23	721 .22	703 .22
UF-13	951-1000	723 .49	750 .39	697 .37	663 .31	669 .30	703 .30	632 .30	640 .30	742 .27	686 .26	748 .25
UF-14	897- 946	766 .66	781 .33	800 .32	785 .31	783 .30	729 .29	694 .29	692 .28	745 .23	731 .21	768 .20
UF-14	922- 971	766 .73	768 .41	658 .32	785 .31	709 .30	764 .26	797 .25	692 .24	783 .24	694 .23	745 .22
UF-14	947- 996	766 .68	684 .33	667 .30	709 .30	721 .28	745 .27	641 .27	658 .25	723 .24	754 .22	704 .22
UF-14	951-1000	766 .72	684 .35	667 .33	721 .29	650 .27	754 .26	704 .24	644 .24	685 .23	719 .22	653 .22
UF-15	954-1000	766 .69	639 .51	679 .43	699 .33	659 .31	656 .30	710 .28	693 .27	721 .27	757 .27	714 .26
UF-16	807- 856	768 .83	836 .36	833 .33	799 .33	890 .31	790 .26	794 .26	802 .24	835 .24	874 .23	850 .21
UF-16	832- 881	768 .80	802 .33	869 .27	864 .26	746 .26	859 .25	830 .25	771 .24	881 .24	790 .23	814 .23
UF-16	857- 906	768 .68	737 .34	830 .30	720 .30	859 .28	850 .25	809 .24	794 .23	824 .23	723 .21	777 .21
UF-16	882- 931	768 .64	703 .31	714 .25	792 .25	794 .25	830 .23	710 .22	788 .22	751 .22	757 .21	697 .21
UF-16	907- 956	768 .55	766 .31	746 .30	672 .29	770 .27	674 .27	698 .26	755 .26	729 .23	753 .23	751 .23
UF-16	932- 981	768 .64	780 .36	672 .33	709 .32	753 .30	698 .29	644 .29	771 .26	658 .24	765 .24	650 .23
UF-16	951-1000	768 .75	658 .35	627 .32	709 .30	670 .28	687 .26	765 .26	692 .26	708 .25	712 .24	673 .23
UF-18	896- 945	768 .45	728 .32	706 .31	705 .28	773 .25	748 .25	746 .24	804 .24	731 .23	802 .22	711 .21
UF-18	921- 970	694 .42	731 .42	663 .36	768 .34	714 .31	798 .29	660 .28	672 .27	671 .26	711 .26	793 .25
UF-18	946- 995	663 .38	646 .37	706 .34	728 .34	773 .32	629 .27	680 .27	638 .27	770 .26	742 .26	697 .25
UF-18	951-1000	646 .39	663 .34	686 .33	706 .32	720 .31	742 .28	672 .27	703 .27	666 .27	680 .26	697 .26

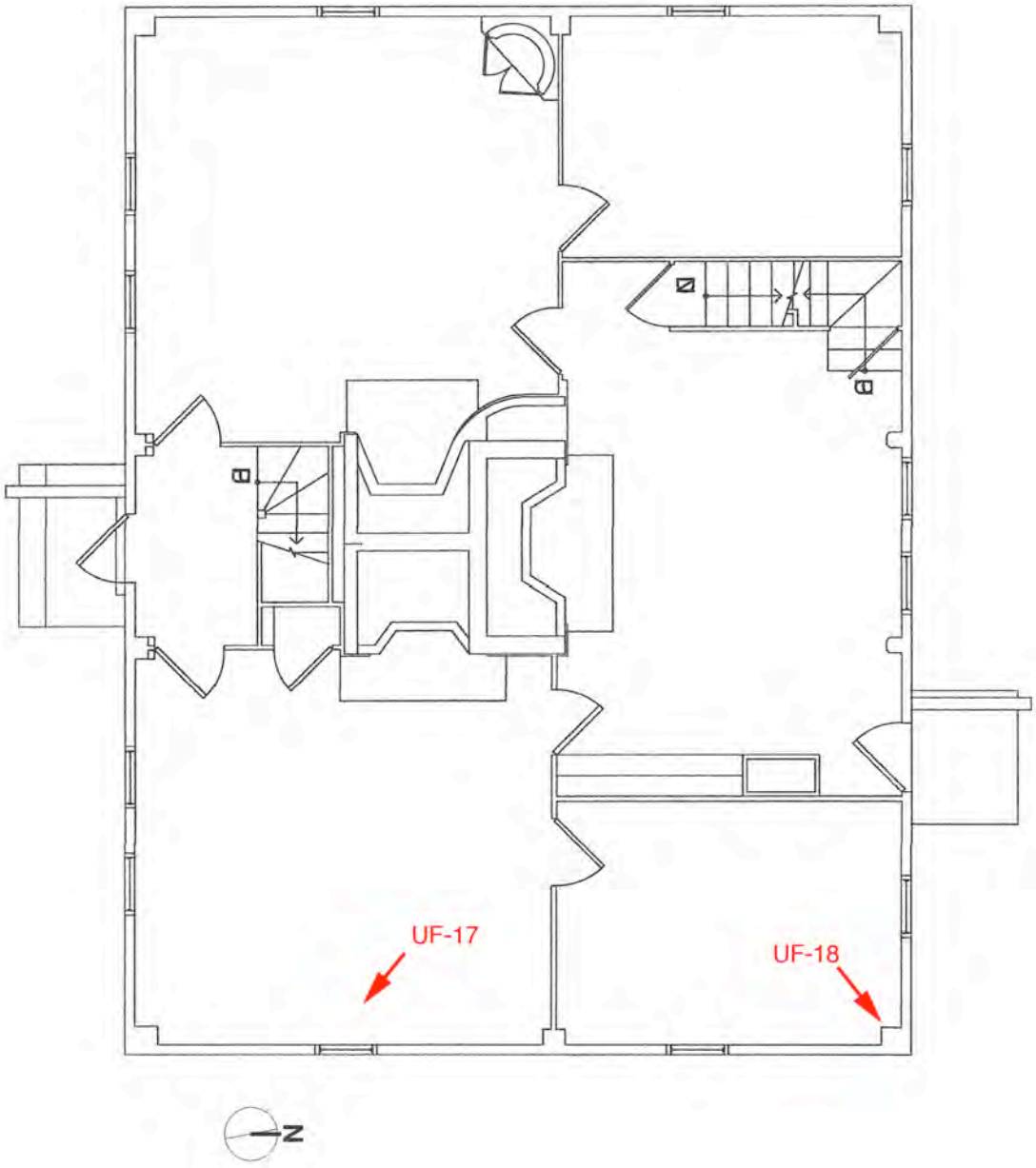
APPENDIX A

All drawings courtesy of Spencer, Sullivan & Vogt, Architects,
framing added by William Finch

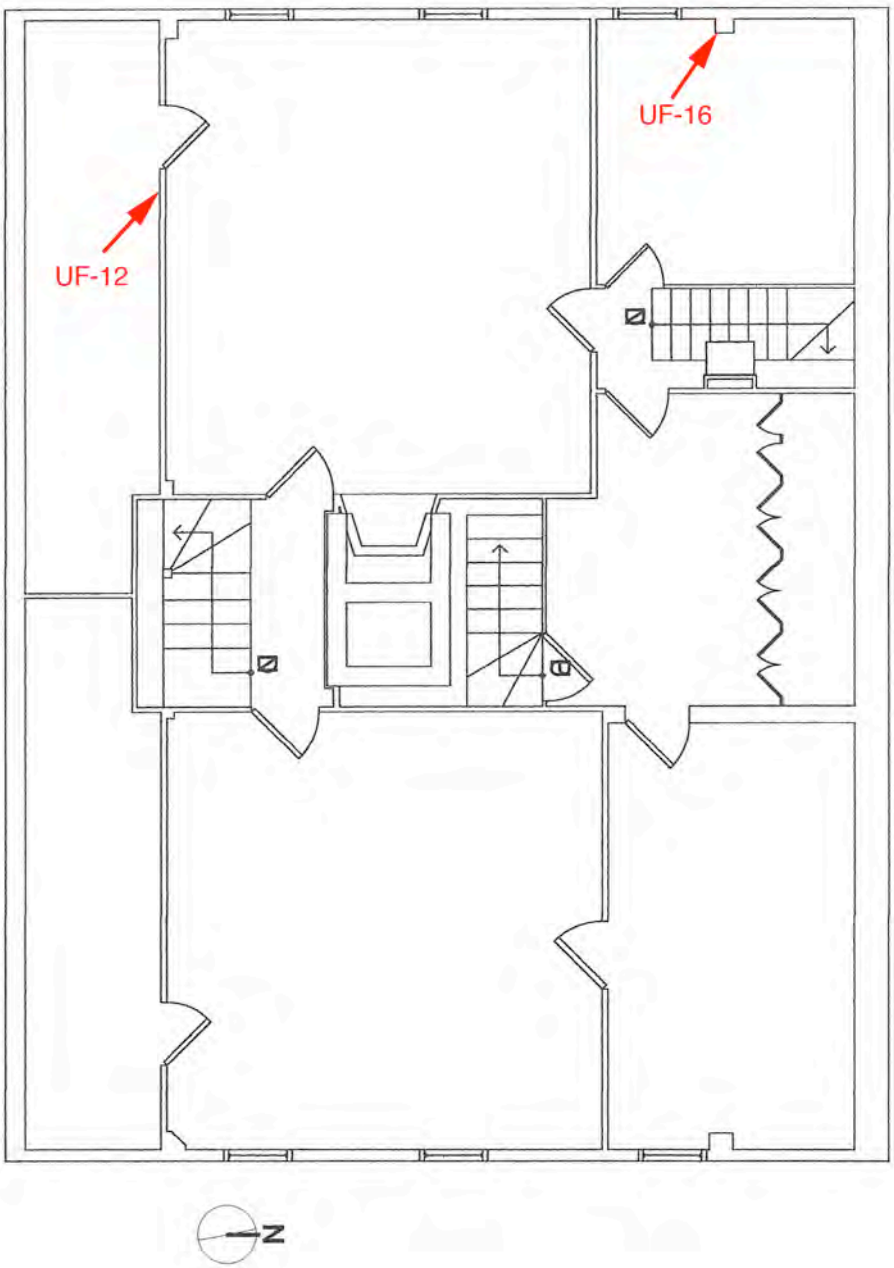
Basement



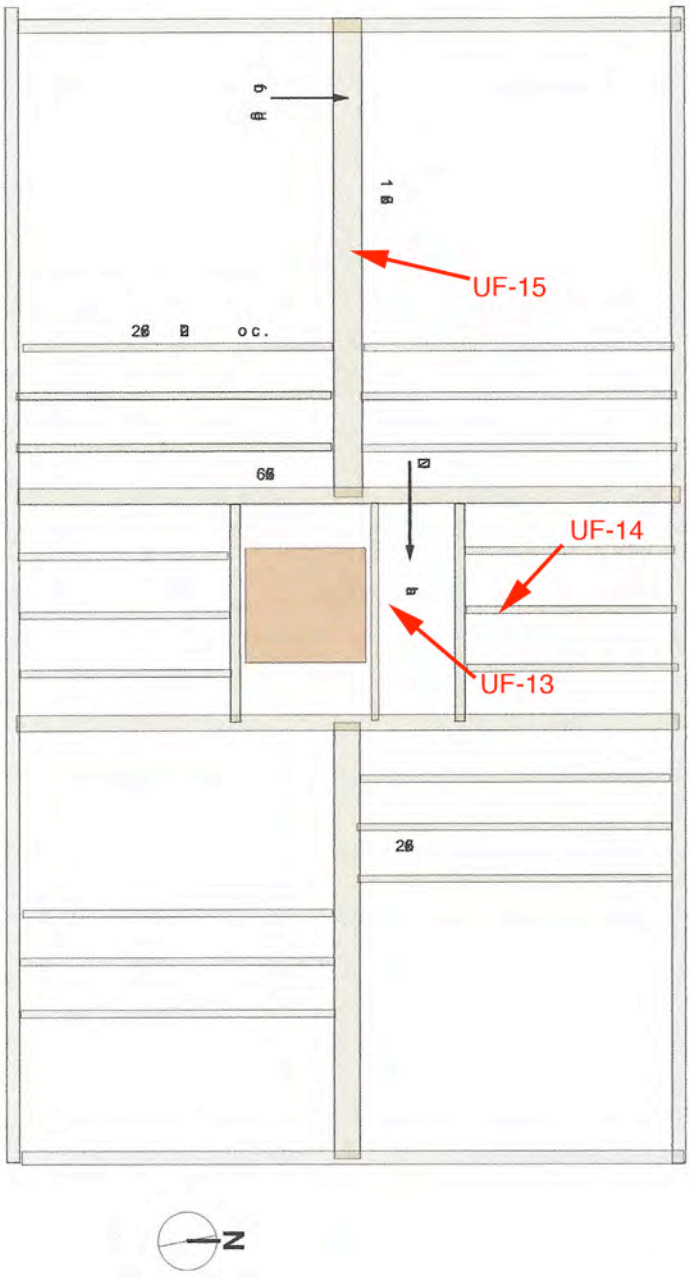
First Floor



Second Floor



Attic



STRUCTURAL ASSESSMENT

Prepared by John Wathne *of* Structures North Consulting Engineers

General Description:

- The house is a gambrel-roofed with plank framing. It has a large center chimney flanked by framing bays to the east and west and an extension of the center bay to the north and south. The foundation is dry-laid fieldstone, face-pointed below grade. It is wet-laid above grade, mostly comprised of stone curb/slab units and random fieldstone.

Noted Conditions and Recommendations:

- The perimeter sill has rotted significantly in many places and in others has been replaced with insufficiently-sized modern timber, causing lateral buckling of planks. Damaged and undersized portions of the sill should be replaced with appropriately-sized members and rotted plank bottoms should be cut off and re-spliced with new wood. Further, the bases of several wood posts are rotted and should be replaced with fitted dutchmen. A ledger should be scabbed onto the new sill to properly support the joist ends.

- The roof ridge dips between the chimney stack and gable ends. Consideration should be given to providing supplemental support to sagging wall plates at the second-floor/attic.

- Some foundation stones have become loose and/or have shifted, and should be re-set. Additionally, portions of the exposed foundation have eroded mortar joints, which should be cut and repointed. There is some cracking in the chimney base's parging, which should be repointed and monitored. Further movement could be remediated by injection grouting.

- Some of the first-floor framing members have been damaged by insects and fungus. Damaged joists members should be sistered or supplementally supported and all exposed framing should be treated with boric acid.

- Sagging in first-level floors has been caused by the rotted condition of the sill and posts mentioned above.

- Second-level floor framing is in mostly sound condition, with the exception of some insufficiently supported areas that require additional support. Most evident sagging is caused by the aforementioned sill rot.

- Attic roof knuckles have spread, as evidenced by the joist end cogs pulling out of the mortises in the east summer beam. Ties should be installed across the summer beam between the joist ends. Rafters may be insufficiently sized and consideration should be given to sistering them.

- The upper (attic) portion of the chimney was constructed with under-fired brick and has suffered notable water damage. It will eventually require full deconstruction and rebuilding.

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Structures North

DRAFT 5 May 2021

Spencer Sullivan and Vogt
1 Thompson Square #504
Charlestown, MA 02129

Attention: Lynne Spencer

Reference: Coronet John Farnum Jr. House, Uxbridge, MA
Structural Conditions Assessment Report

Dear Lynne:

On March 4 and April 1, 2021, I visited the Farnum House in Uxbridge to perform a structural inspection of the property. For the purposes of this report the house will be considered to face the south, although the rear entrance, at the north, is the primary entrance used today.

The following is a summary of our findings and recommendations:

GENERAL DESCRIPTION

Coronet John Farnum Jr. House is a first period, two story structure with a full basement and partial attic, constructed in the early 18th century.

The present configuration of the house is a gambrel-roofed timber frame, with a large center chimney flanked by framing bays to the east and west, and the extension of the center bay to the north and south.

The exterior walls are constructed with vertical sawn lumber planks that are nailed to the outside faces of sill, the wall girts, wall plates and rake rafters, qualifying the structure what is called a “plank frame”.

The foundation is constructed of dry-laid fieldstone that is dry-laid and face-pointed below grade, and wet laid above grade. In many places the above grade portions consist of large stone curb or slab units, which are intermixed with the random fieldstone.

NOTED CONDITIONS AND RECOMMENDATIONS-

We noted the following for which we have the following *recommendations*.

Exterior

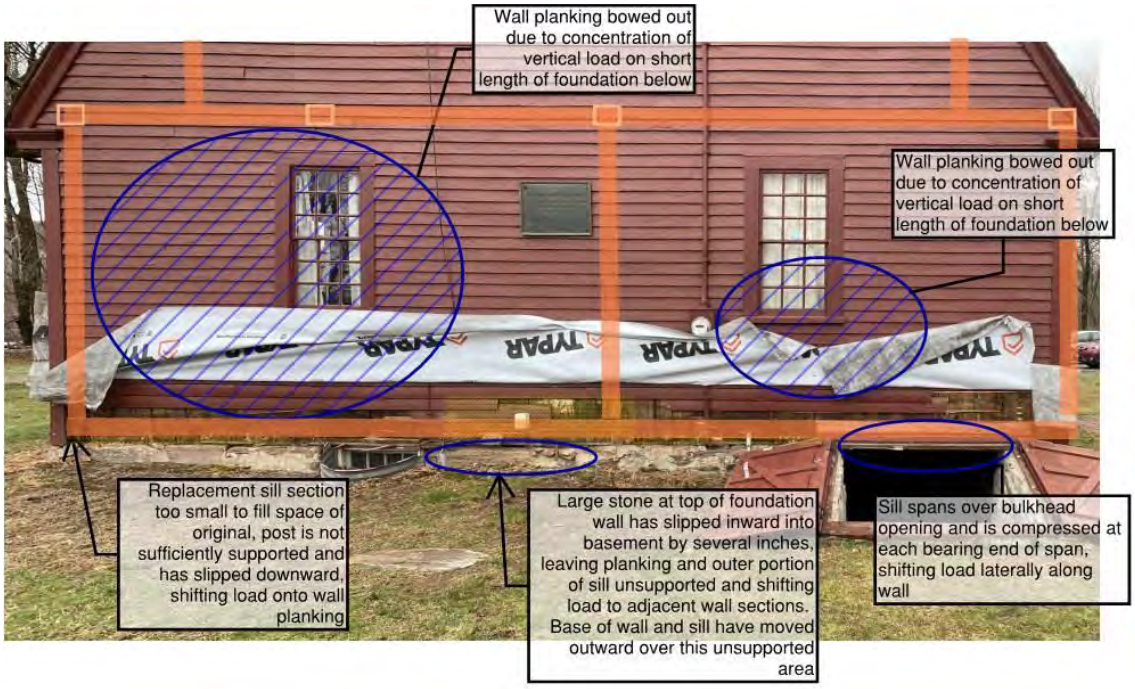
- Based upon our initial investigation and subsequent explorations which involved opening up the lower portions of the exterior walls, the perimeter sill of the Farnum House is a primary cause of structural damage. Much of the sill as it exists today is either rotted or has been replaced with modern sawn lumber, some of which is smaller than the space once occupied by the original sill timbers, and have allowed the posts that rest on the sill to move downward.

  This downward movement has compressed the sections of wall that run between the posts as the load has shifted from the posts onto them. Unfortunately, the fact that these sections of wall consist only of vertical planking with little or no compression capacity has caused the compressed planking to buckle laterally, typically outward.

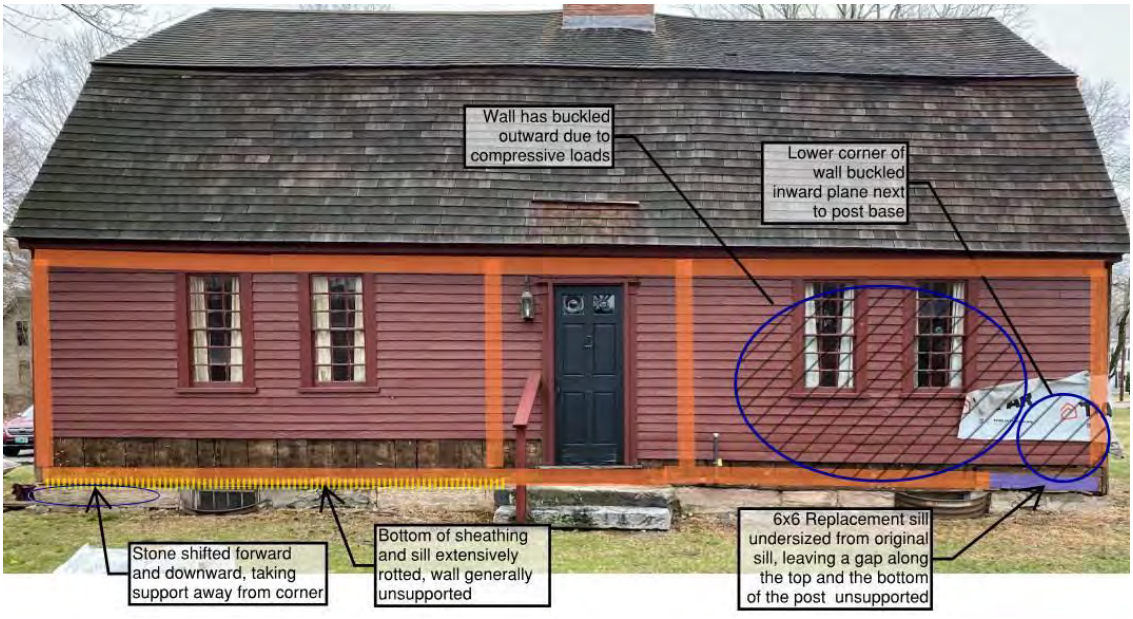
  The posts should be jacked to as close as their original heights as possible and the damaged and undersized portions of the sill need to be replaced with appropriately sized members, preferably using white oak, which is naturally rot resistant. The damaged bottoms of the planking, which are commonly rotted, should be cut off and re-spliced with new wood. This will likely involve the addition of a stiffening ribbon atop the sills to laterally brace the cut-off planks.

  The illustrations below describe this condition at each of the exterior elevations:

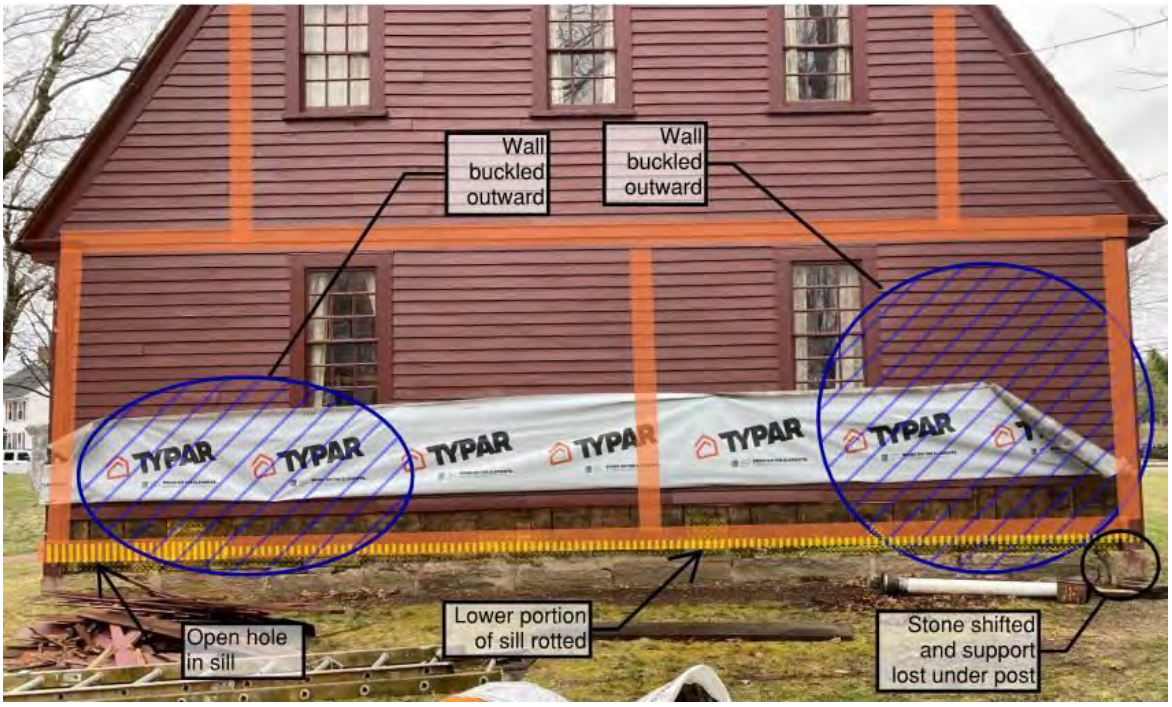
North Elevation



East Elevation



South Elevation



West Elevation

- The bases of several of the posts are at least partially rotted *and should be replaced with fitted scarf-joined white oak dutchmen*.

- The roof ridge dips noticeably between the center chimney and the respective east and west gables. The roof knuckles and lower eaves in some places follow suit.

  This is to a large extent due to the lack of support provided by the plank frame walls between the primary bent lines, and the resulting reality that the roof, attic and second floor structures are almost entirely dependent upon the east-west running wall plate members which span between the bent lines for support. Some of this may also be due to spreading of the roof knuckles in the east bay, where the ridge line dip is most pronounced (please see "Interior/ Attic, below"), *where we recommend lateral ties be introduced*.

  As for the overall sag of the wall plates, consideration should be given to providing some supplementary support within the second floor attic spaces along the planes of the lower roof slopes that would span from bent to bent.

- The upper roof surfaces sag noticeably due to the deflection of the rafters (please see "Interior/ Attic").

- There are several exposed sections of the foundation where stones have become loose or have shifted, especially at the northwest and southwest corners and at the northern half of the east elevation*. These stone should be removed and re-set to their proper positions*.
- Portions of the exposed foundation have eroded mortar joints *that should be cut and repointed*.

Interior/ Basement

- The perimeter stone foundation appears to be plum and true, except for a portion near the center of the east wall that has moved inward leaving the outside half of the sill unsupported (*please see "Exterior", above*). *The sill and supported floor framing should be temporarily shored and the shifted stonework should be removed and re-set back into its original position*.

- There are oriented vertical and diagonal cracks in the mortar pointing and parging near the middle of each face of the center chimney base. Sometimes this comes from the chimney base being filled in the middle with soil, rather than stone, where the weight of the chimney compresses the soil and pushes out the walls. One cannot tell whether this is the case here, however I noted no sign of downward movement in the chimney, which usually occurs if soil compression is happening. The cracking may just be from long-term shifting in the chimney base stones. *The cracks should be mortar-pointed and observed, and consideration should be given to injection grouting the chimney base if further movement and joint cracking occurs*.

- While most of the first floor framing as viewed from below appears generally sound, several joists and girts have been damaged by wood boring insects and wood rot fungus. This has occurred at the following members:

    - The north-south running middle girt of the southeast bay, along with a joist in northeast bay that aligns with it.

    - The girt running north from the southeast corner of the chimney base, which is hollow and has been sistered with new wood.

    - The girt running west from the northwest corner of the chimney base.

    - Two of the north-south running joists near the center of the framing bay to the north of the chimney.

  The damaged joists should be sistered with new wood and the girts should be sistered or supplementally supported. All exposed framing in the basement should be treated with boric acid.

- Portions of the perimeter sill have rolled outward, which is a sign of rot. This has occurred at the much of the south, east and west sides. *The sills in these areas have been exposed from the exterior, confirming the rot, and should be replaced with white oak (please also see "Exterior", above).*

- The approximate 8x8 sill at the east end of the south wall has been replaced with a modern 6x6 piece of wood, which is too small to provide adequate support. *This section of sill should be replaced along with the rotted sections*.

- The north ends of many of the joists that frame the middle portion of the north bay are not properly supported on the north sill and in some cases stop short or are barely perched upon it, allowing the joist ends to deflect. *The joist ends should be lifted and a ledger scabbed onto the sill to properly support these*.

Interior/ First Floor

- The first floor surfaces are somewhat irregular with scattered ridges and valleys that are moderately noticeable underfoot. The elevated portions of the floor correspond to supporting girt and wall alignments within the basement with the floor joists sagging between them. The low points correspond to places where the supporting joists have normally deflected as well as isolated points that may relate to compression of the perimeter sill.

    - The floor of the Buttery slopes toward the adjacent stair wall, along with the west edge of the kitchen floor. It is very possible that the stair walls are too heavy for the common joists at each side of the basement floor opening that supports them. *The two sagging joists should be sistered. Wooden props under these joists have been added in the basement, and can be removed once the joists have been sistered.*

    - The floor of the kitchen and Boarding Room slope toward the north foundation, which is likely due to the inadequate joist connections with the sill, *which should be repaired*.

    - The floor of the West Parlor dips abruptly along the west exterior wall, presumably to the rotting failure of the sill (please see "Exterior"), and along the

    - The floor of the East Parlor is relatively level but dips in the middle after sloping away from the chimney, which provides a rigid point of support.

- The floors of the East Parlor and Boarding Room abruptly dip adjacent to the southwest and northeast corner posts, respectively. This has been caused by the downward compression of the posts into the perimeter sills, shifting the post's loads

into the wall planking. *The sills must be replaced and the posts lifted (please see "Exterior", above)*.

- The exterior walls bow noticeably inward or outward at several locations due to loads shifting onto the wall planking, causing it to buckle. This has occurred at the following locations:

  - Gentle outward bow in the west wall of the Buttery.

  - Extreme outward bow at the west wall of the West Parlor.

  - Gentle outward bow in the middle of the East Parlor south wall, and the inward at the east end of the same wall.

  - Extreme outward bow in the East Parlor's east wall.

  Loads need to be shifted back to the building frame in order to relieve the wall planking from the forces that are buckling them through sill replacement, post base repairs and planking repairs (Please see "Exterior", above).

- The east-west running second floor girt within the center bay above the dutch oven in the kitchen has a half-lap splice with no support below it the low side, meaning that it of no structural value. There is a girt framing into the spliced member from the north. *The half-lap should be reinforced and/or secondarily supported to eliminate this potentially unstable condition.*

- We determined from our probes of the structure that the second floor chimney girts are not supported on any dedicated posts are piers, rather, just small cripples and wall blocking that runs from the center chimney structure to the undersides of the girts. While this is a less than ideal method of support, we have seen no outward sign of deflection on these members at the center of the house, so whatever there is seems to be working, at least under the present floor loading. *If the loads on the second floor are ever significantly increased, these supporting conditions will need to be improved*.

- There is a partially unsupported floor board in the West Parlor that was cut off at the edge of an added heat register that has since broken and become loose. *The cut end should be re-supported with blocking run between the joists below*.

Interior/ Second Floor

- The floor surfaces of the second floor slope in various directions:

  - The Closet and Office floors slope toward the north eave.

- The floor of the West Chamber has two high points within it which correspond to framing girts below, and then a net slope toward the south eave.

- The floor of the East Chamber also has two high points that correspond to framing girt locations, and then a net slope toward the south eave and east exterior wall.

- The second floor landing of the front stair slopes toward the east.

The localized undulation of the floor structure between supporting girts it typical of wood framed construction, where joists naturally deflect between supports. The net floor slopes toward the exterior walls eaves are both concerning and indicative of the movements that have been afforded by the compression of the perimeter sills.

- There is an abrupt sag in the ceiling of the East Chamber where the plaster has pulled away from its furring or lath *and must be reattached*.

Interior/ Attic

- The Attic floor slopes away from the chimney girts in the east and west bays, and away from the chimney in the center bay. The adjacent floor joists and attic chimney girts are supported in part by the center chimney, which acts as a rigid point of support, and rest of the floor by the timber frame, which shrinks and sags. The noted slopes are normal for the construction type.

- The joist end cogs are pulling out of the mortises in the east summer beam, which means the attic level roof knuckles have spread. *Although we don't know when this may have occurred, we recommend that ties be installed across the summer beam between the joist ends to prevent further movement*.

- The rafters appear to be relatively small for the spacing an spans and the roof surfaces noticeably sag. *While the rafters have functioned adequately for more than two centuries, consideration should be given to eventually sistering them*.

- The upper portion of the center chimney where it is exposed is laid with under-fired "salmon" brick with a very softened lime mortar, covered with thin cement mortar parging. Much of the surface is stained by water seepage and creosote and shakes when gently tapped with a hammer. *The upper chimney will eventually need to be taken down and reconstructed*.

Thank you for the opportunity to explore this interesting and significant structure. Please contact me if you have any questions or comments.

Respectfully Yours,

John M. Wathne, PE, President
Structures North Consulting Engineers, Inc.

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MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION ASSESSMENT

Prepared by Garcia Galuska DeSousa, Inc.

Electrical

- The house's existing electrical system is comprised of vintage equipment with more recent upgrades and is adequate for the proposed renovations.
- The power distribution system consists of a 200 Ampere main breaker panel in the basement with six spaces available for future use. It is in fair condition despite nearing the end of its recommended useful life.
- There is no emergency lighting or exit signage in the building. *Installation of exit signs is recommended.*
- The existing fire alarm/security system is old. *A new, wireless fire alarm system providing coverage throughout the building is recommended. Carbon monoxide detectors should be installed at the boiler room.*
- Interior and exterior lighting is outdated and *should be upgraded with new LED fixtures. All new fixtures at ell should be LED.*
- The general wiring system ranged from pipe-and-wire, to Romex, and (inactive) knob-and-tube. Receptacles are sparse and many are not GFI protected as required by law. *All non-GFI receptacles (in basement, restroom, kitchen, and at exterior) should be changed to GFI-type. New receptacles will be required at the ell's kitchenette and restroom and should be GFI-type.*
- *Internet/WiFi services should be installed and telephone service should be provided to areas where required.*
- *All electrical and telephone lines should be relocated underground, so as to minimize their visual impact on the building and mitigate the potential for outages.*

HVAC

- The building's first floor is heated by an oil-fired warm air furnace system located in the basement. The furnace is only about five years old, appears to be in good condition, and is exhausted to the exterior through 6" galvanized steel venting running through the chimney. *This condition should be further investigated to determine if the venting runs all the way through the chimney or if the breeching just connects to the chimney shaft. If the venting does not continue up through the chimney, it should be extended to avoid discharging flue gases into the house.* All other areas, except the second floor restroom, are not heated.
- The furnace is supplied by a 275-gallon oil tank, also only five years old. It appears to be in good condition and *no modifications are required.* Its airflow ductwork distribution consists of un-insulated galvanized sheet metal ducts channeled to floor grilles at the first floor and one at the second-floor restroom. The first-floor ductwork is in good condition. The second-floor duct, however, is not code-

compliant as it is routed through the stairwell. *If the second-floor restroom is to be relocated, its ductwork and air supplier should be removed and its branch duct capped at the basement. If the restroom remains, the duct should instead be routed through the basement and first floor outside the confines of the stairwell and a ceiling exhaust fan should be installed.*

- There is a wall-mounted electric heating units next to each of the building's existing entrances. Both appear to be ten to fifteen years old and are in working condition. *No modifications are required.* The parlors and kitchen, however, are equipped with electric baseboard radiation heating that appear to be over twenty years old and have not been used in many years but are nonetheless wired to the existing electric power panel in the basement. *These should be removed.*

- The building is naturally ventilated through operable windows, which are code compliant and provide adequate ventilation. *No modifications are required.*

- The automatic temperature control system is a standalone electronic system. There are three thermostats on the first floor: one serving the wall-mounted electric heaters near the entrances, one serving the electric baseboards, and the other serving the furnace system. The thermostat serving the electric baseboards is no longer used and *should be removed.*

- For the ell addition:
  - *A high efficiency air-source heat pump (outdoor, 2-ton) should be installed to provide heating and A/C. The existing furnace does not have capacity to serve the addition.*
  - *The outdoor unit should be connected with refrigeration piping to two air handling units with galvanized sheet metal ducts.*
  - *A supplemental electric heater and associated power should be provided for entryway.*
  - *An exhaust fan should be provided for the toilet room.*

Plumbing

- The building's existing plumbing systems include cold water, hot water, sanitary, waste, and vents. Most have been modified over the years and are still functional, but are nearing the end of their useful lives.

- Water service is located in the basement and enters from Mendon Street, with a 3/4" supply line and a 5/8" meter. Piping is not insulated and shutoff valves are antiquated. *All domestic water piping and valves should be replaced with insulated piping.*

- Hot water is generated through a 15-gallon electric water heater with a 1.5 kW heating element. There is no thermostatic mixing valve. *A new electric water heater with a mixing valve should be installed to prevent scalding.*

- Second floor plumbing fixtures (toilet and sink) are relatively new and are in good condition, but do not meet accessibility requirements. Accessible fixtures should be provided at the new restroom in the addition.

- Cast iron and PVC are used for sanitary drainage. Both appear to be in good condition, but cast iron is more durable. *PVC piping should be replaced with new cast iron.*

- There is no mop sink in the house and *one should be provided.*

ELECTRICAL

In general, the electrical systems are of a combination original vintage and recent upgrades. The electrical service is adequate in capacity for the intention of the building use.

Power Distribution System:

The electrical service into the building originates on pole #206/11 on Mendon Street (Route 16). overhead, providing a 200 Ampere, 120/240 Volt, 1Ø, 3.

Service consists of a 200 Ampere main breaker panel. The main panel consists of a 200 Amp, main breaker load center in the Basement. The panel is manufactured by ITE and there are (6) six spaces available in the panel. This panel is in fair condition and is nearing the end of its useful life.

Main Service Pole

Main Service Panel

Main Panel Circuit Breaker

Meter Socket

Emergency Standby System:

There is no emergency lighting in the building.

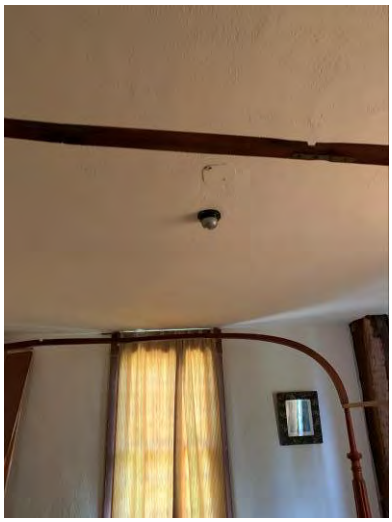
Exit signs are not located at egress doors do not have lighted exit signs.

Fire Alarm/Security System:

A security and fire alarm system was found in the facility, it is a CADDX Ranger #9000E. There are smoke detectors, heat detectors, door contacts and motion sensors. The system handles both the fire alarm and security systems.

There are no signaling devices.

The system is old and should be replaced with a newer addressable fire alarm system with proper coverage throughout the building that is separate from the security system. A predominantly wireless fire alarm system is recommended for this project.



Heat Detector

Smoke Detector

Security/FACP Control Panel

Pull Station

Keypad

Door Contacts

Interior Lighting:

Lighting is minimal throughout the Building with a mix of incandescent and screw in LED bulbs.

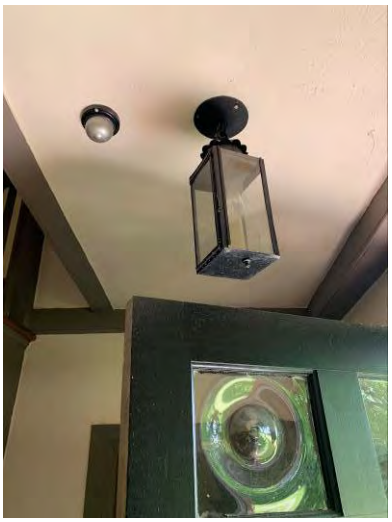
The interior lighting, is generally in poor condition.

Lighting in most rooms is controlled by a wall mounted switch.

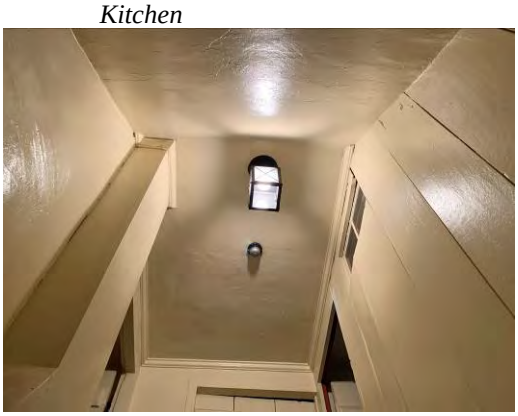
Keyless Socket

Kitchen Fixture

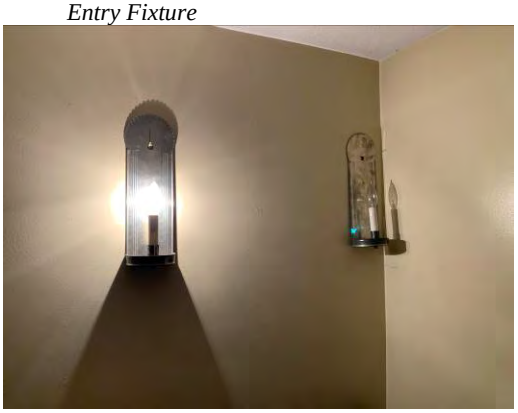
Kitchen



Entry Fixture



Stair Lighting



Wall Lights

Room Lighting (Multiple Areas)

Exterior Lighting:

The building mounted perimeter lights consist of incandescent sockets, with screw-in flood lamps and motion sensors.

Egress doors have lights above the door. There is no emergency egress lighting.

Building & Sign Lighting

Pole Mounted Site Lighting

Exterior Lighting on Building

Site Lighting

Egress Lighting

Miscellaneous:

The incoming telephone runs overhead from pole #206/11 on Mendon Street into the building.

The general wiring method for the building ranges from pipe and wire (on exterior), Romex and knob and tube (not active). Wiring is run randomly throughout the building and in the basement.

The receptacles are not all GFI protected in areas where they are required.

Receptacles are sparsely located throughout the facility, given the nature of the building.

Telephone Demarcation on Building

Wiring in Basement

Abandoned Knob & Tube

Receptacles


Receptacles

Recommendations

- Provide alternative exit signs where required and approved by the Authority Having Jurisdiction.
- Provide a predominantly wireless fire alarm system with a code compliant addressable system and full coverage. Provide system type CO detectors at Boiler Room.
- Provide the existing interior lighting fixtures with new LED type light bulb sources.
- Provide updated site lighting.
- Change all non-GFI receptacles to GFI type in the Basement, Bathroom, Kitchens (break room), and at exterior receptacles as required by code.
- Provide internet/WiFi services.
- Provide telephone service to areas where required.

HVAC

Executive Summary:

The first floor of the building is heated by an oil-fired warm air furnace system. The basement, second floor and attic areas of the building, with the exception of the second floor toilet room are not heated. The oil fired furnace is located in the basement, is approximately five years old and appears to be in very good condition. The associated warm air furnace ductwork and oil tank were also installed approximately five years ago and appear to be in very good condition. The building is naturally ventilated through the use of operable windows. The building does not have any air conditioning systems.

Heating System:

The First Floor areas of the building are heated primarily by a natural gas fired warm air furnace system. The furnace is a AirTemp Model RNF-ABP (Serial No. DN255038) unit with a nameplate capacity of 85,000 MBH input and 72,0000 MBH output. The furnace is equipped with a Beckett Model AFG Series oil burner (Serial No. 160128-04038). The furnace is located in the basement area. The furnace was installed circa 2016, is approximately 5 years old and appears to be in very good condition.

Combustion gases generated from the furnaces are exhausted to the exterior through 6" size galvanized steel venting up through the building's masonry brick chimney. We were not able to observe if the vent material continued up through the chimney and terminated at the top of the chimney, or if the breeching just extended into the chimney. We recommend that this is reviewed further, and if it is determined that the venting does not continue up through the chimney, then venting should be extended to avoid discharging the furnaces flue gases into the unlined masonry chimney.


Basement - Existing Oil-Fired Warm Air Furnace

There is a 275-gallon capacity fuel oil tank installed in the basement. The fuel oil tank was manufactured by Roth (model Eco DWT Plus 3 – Serial no. 08517053 9527c) and installed circa 2017. The fuel oil tank and associated fuel oil lines appear to be in very good condition. Fuel oil fill and vent lines are routed above grade to the building exterior adjacent to the main entry door. There is a fuel oil filter installed on the oil furnace's oil supply line. An oil burner safety shut off switch is installed as required by code on the first floor adjacent to the basement stairs.


Basement – Oil Tank

First Floor – Furnace Oil Burner Shut Off Switch

The furnace's airflow ductwork distribution consists of un-insulated galvanized sheet metal duct distribution system for both the supply and return air. The supply air is ducted to floor grilles located on the first floor. There is one vertical flex duct riser installed that serves the second floor toilet room sidewall diffuser. Return air is distributed back to the furnace by a floor grille located in the southeast exhibit room adjacent to the fireplace. The return floor register is connected to the furnace's main return ductwork by a large (approx. 18") flex duct. There is also a return air grille located on the furnace's main return air duct in the basement. The ductwork distribution system was installed circa 2016 when the oil furnace was installed. Overall, the ductwork distribution appears to be in very good condition.


Basement – Furnace Supply Air Ductwork

Basement – Furnace Return Air Flex Ductwork

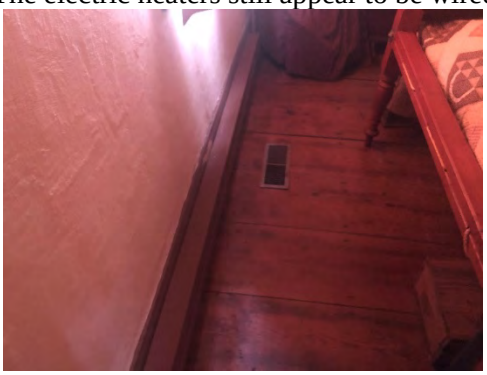
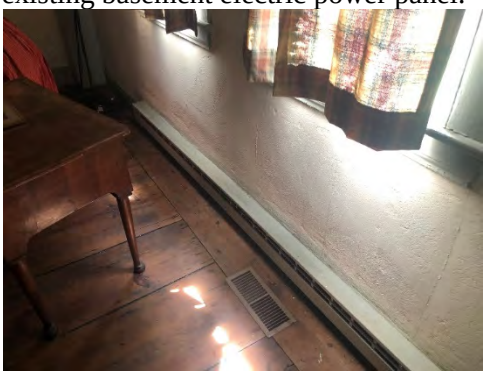
The second floor toilet room is provided with a minimal amount of heat from the basement warm air furnace via a wall mounted supply diffuser that is duct up through the stairwell. This condition is non-code compliant as ductwork that does not serve the stairwell should not be routed within the stairwell. If the second floor toilet room is to be removed, this ductwork and sidewall supply air diffuser should also be removed. If the second floor toilet room remains this ductwork should be routed up through the basement and first floor outside the confines of the stairwell.

Second Floor Stairwell –
Second Floor Toiler Room Supply Duct

The two First floor entry-ways of the building have wall mounted electric unit heaters installed. The units were manufactured by Stinger and appear to be in good condition. The units appear to be in working condition and approximately ten to fifteen years old based on appearance.


First Floor Entryway - Electric Unit Heaters

The first floor exhibit rooms and kitchen have perimeter wall mounted electric baseboard radiation heating installed. These electric baseboard units appear to be over twenty years old and beyond there expected useful service life. It is our understanding that these units have not been used to heat the building in many years. The electric heaters still appear to be wired to the existing basement electric power panel.

First Floor – Electric Baseboard Radiation Heating and Floor Supply Diffuser

Air Conditioning:

The building does not have a central or split system air condition system(s) installed.

Ventilation:

Ventilation air is provided for each space by natural ventilation through the use of operable windows. For natural ventilation, the International Mechanical Code (IMC 2015) requires that the operable portion of the window is a minimum of 4% of the floor area of which it serves. There appears to be adequate operable windows to maintain a natural ventilation system.

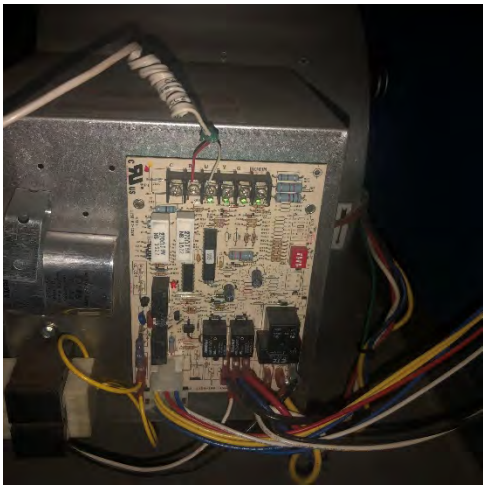
The second floor Toilet room is not exhausted by a mechanical exhaust system. It is our understanding that the Toilet will be removed as part of the renovation project. If a toilet room on the second floor where to remain a new ceiling exhaust fan and exhaust duct system should be installed.

Second Floor Stairwell –
Toilet Room Heating Supply Flex Ductwork

Temperature Controls

The automatic temperature control system is a standalone electric/electronic control system. There are three thermostats located on the first floor. On thermostat serves the furnace heating control, one serves the entry-wat electric unit heaters, and one serves the old perimeter electric radiation heating units. The warm air furnace is controlled by the first floor thermostat and its on-board electronic controller. The perimeter electric radiation heating thermostat has been abandoned and place and taped over to identify the thermostat should no longer be used.

First Floor Thermostats – Furnace Control (left),
Entryway Heater Control (Center),
Perimeter Electric Radiation Heating (Right)



Furnace Controller

Recommendations:

Based on our review of the building HVAC system and understanding of the proposed renovation and possible addition project we offer the following recommendations. It is our understanding and the basis of these recommendations that the exiting Building's basement, second floor and attic areas will remain unheated areas and only the first floor will be heated, and air conditioning is not required for the existing building. We also understand that an Addition of approximately 700 sf may be added to the building, and the Addition will require heating, ventilation and air conditioning.

1. The existing heating system appears to be relatively new (approximately five years old) and in very good condition. The heating system furnace should continue to be properly serviced and maintained.
2. The existing furnace vent should be verified further to confirm if the vent extends up to the top of the masonry chimney. If it does not, the vent should be extended to the top of the chimney to avoid lining the existing masonry chimney.
3. The existing perimeter baseboard electric heating should be removed, including associated electric wiring and thermostat control.
4. The second floor toilet room heating duct should be removed, and the existing branch duct opening should be capped in the basement.
5. For the New Addition (approximate 700 sf area) we would recommend the following HVAC scope of work:
    a. A new high efficiency air source heat pump heating and air conditioning system be installed to serve the new addition as the existing furnace system does not have sufficient heating capacity to serve the new Addition. Refer to Existing Heating System Capacity Review Note* below for additional information.
    b. The system should consist of one (1) outdoor 2-ton (24 MBH) high efficiency air source heat pump and support stand and concrete pad.
    c. The outdoor unit shall be connected with refrigeration piping to two (2) 1-ton (12 mbh) ducted fan coil type indoor air handling units. The air handling units shall be equipped with supply fans with EC motors, filters, refrigerant heating/cooling coils and associated controls. The air handling units shall be provided with insulated galvanized sheet metal ductwork and associated air distribution devices.
    d. The air source heat pump systems shall be as manufactured by Daikin, LG, Lennox, Mitsubishi, or Equal.
    e. A supplemental electric unit heater and associated electric power wiring and control thermostat should be provided for the entryway.
    f. A mechanical exhaust fan (approx. 100 cfm) should be provided for the toilet room.
    g. An energy recovery ventilation unit (approximately 210 cfm) should be provided if natural ventilation through the use of operable windows cannot be provided.

Note * Existing Heating System Capacity Review:
Based upon our review of the existing building heating load, it is not recommended to use the existing oil-fired furnace to heat a new addition. The existing building heating load based on heating only the first floor to a temperature of 70 deg F on a design heating day (7 deg F) is approximately 63,000 MBH, and the un-heated basement, second floor and attic areas of the building impart additional heating load to the heated first floor areas. The existing furnace has a capacity of approximately 72,000 MBH, and the new addition would be expected to have a heating load of approximately 24,000 MBH based on a 700 SF area. Therefore, the existing furnace does not have sufficient heating capacity to heat both the existing Building First floor area and the new Addition.

PLUMBING

Executive Summary:

Presently, the Plumbing Systems serving the building are cold water, hot water, sanitary, waste and vent system. Municipal sewer and municipal water serve the building.

The majority of the plumbing systems have been modified over the years as part of building renovation and upgrade projects. In general, the plumbing systems, while continuing to function, have served their useful life. The second floor plumbing fixtures are in good condition. The plumbing fixtures do not meet current accessibility codes. Cast iron and PVC are used for sanitary drainage. Rainwater from sloped roof is allowed to drain to grade. There are no gutters or downspouts on the building.

Fixtures:

The water closet is floor mounted vitreous china with flush tank.

Lavatory is counter mounted vitreous china with individual hot and cold water outlets.

Kitchen sink is wooden trough with individual hot and cold water outlets.

There is no mop sink in the building.

Water closet

Lavatory

Kitchen Sink

Water Systems:

The domestic water service is located in the basement. The service enters from Mendon Street. There service appears to be 3/4" in size and includes a 5/8" water meter. The main domestic cold-water distribution is 1/2" in size. Water piping is exposed in Basement and is copper with sweat joints. The piping is not insulated. Shutoff valves are antiquated.

Domestic hot water is generated through a tank type electric water heater. Water heater has a single 1.5 kw heating element and 15 gallons of storage. There is no thermostatic mixing valve on the system to prevent scalding. Hot water is not recirculated.

Water service and meter

Typical antiquated shutoff valves

Domestic water heater

Drainage Systems:

Both cast iron and schedule 40 PVC pipe is used for sanitary drainage. Where visible, the cast iron drainage piping appears to be in fair condition. PVC piping is in good condition. Lavatory and kitchen sink to not appear to be vented properly.

PVC piping (Basement)

Cast iron – PVC interface

Cast iron vent (Attic)

Recommendations:

- Provide new plumbing fixtures.
- Provide accessible fixtures where required.
- Provide mop sink.
- Replace PVC piping with new cast iron piping.
- Provide new electric water heater with mixing valve.
- Replace existing domestic water piping and valve with new. Insulate all piping.

REGULATORY ANALYSIS

Prepared by Spencer, Sullivan & Vogt

This section of the report briefly describes the applicability of the 9th edition of the Massachusetts State Building Code (*2015 International Existing Building Code – with Massachusetts Amendments*) and architectural access regulations (521 CMR Regulations of the Massachusetts Architectural Access Board, or MAAB).

The Commonwealth adopted the 9th Edition of the Massachusetts State Building Code (*2015 International Existing Building Code – with Massachusetts Amendments* in this case for an existing building), on October 20th, 2017. The new code went into effect on January 1st, 2018.

The purpose of the building code is to:

- Establish minimum requirements to safeguard public health, safety and welfare
- Provide life safety from fire and other hazards to building occupants
- Protect the building from loss or damage due to fire or other environmental events
- Provide safety to fire fighters and emergency responders during emergency operations

In general, existing buildings are not required to retroactively conform to the current building code, except where existing health and safety conditions are considered hazardous by the local building official.

The International Building Code for new construction (IBC) would be referenced for any substantial renovation of the existing building, or if a new addition was contemplated. In the case with the Farnum House, a proposed addition will require that much of the new work will reference the IBC. Existing buildings are governed by the International Building Code for Existing Construction (IBCEC).

The IBCEC divides work on existing buildings into "Repairs" and "Alterations." "Repairs" are considered in-kind replacements of existing materials and systems, and would be considered as guidelines for building maintenance. "Alterations" are categorized into three (3) levels depending upon the amount and scale of work involved.

Most recommendations for work to be undertaken at the Farnum House would be considered a blend of **Repairs and Alterations**. Generally speaking, the Code requires any **Repair** work to maintain or improve the life safety of the building. Basically, no condition should be made less code compliant than before work started. An example of a Repair item would be the patching or partial replacement of a damaged wood cornice and gutter assembly.

The proposed interior work scope would largely fall under the category **Alterations – Level 1.**

Level 1 Alterations cover the replacement of existing materials and systems with new ones. An example would be the replacement of an existing roof with a new roof. Work on historic buildings generally conform to the requirements for Level 1 Alterations.

A very important aspect of any proposed **Level 1 Alteration** work occurs if the building is located in a flood hazard area. If the scope of the proposed work constitutes ***substantial improvements*** (construction costs exceeding 50% or more of the market value of the building), then the building must be brought into compliance with the flood-resistant provisions of the IBC Code for new construction (IEBC Section 701.3). Fortunately, the Farnum House is not located within a flood hazard zone so there is no requirement to bring

the building to full compliance.

It is important to note that the Farnum House is listed on the National Register of Historic Places. As such, exceptions to the building code, described in the *IEBC, 2015 Edition, Chapter 12, "Historic Buildings,"* apply to the present and proposed uses and characteristics of the building.

For Historic Buildings, the IEBC provides the opportunity for the Architect to prepare a report for review by the code official, wherein alternative compliance options that provide an equivalent level of safety can be presented when compliance with provisions of the code would be damaging to contributing historic features of the building. Some of the features that typically come under review in these reports are the effect of door sizes and swings, placement of exit signs, fire enclosures, and stairs. Section 1206 provides the option for conforming to structural floor loading by limiting occupancy rather than requiring reinforcement of existing framing.

Applicable Codes & Standards (Model Code Basis)

- International Existing Building Code (IEBC)
- Base Volume (2015 International Building Code with Massachusetts Amendments)
- Massachusetts State Building code (780 CMR), Ninth Edition, Base Volume (2015 International Building Code with Massachusetts Amendments)
- Energy Conservation (780 CMR 13.00)
- Massachusetts Board of State Examiners of Plumbers and Gas Fitters Regulations (248 CMR)
- Massachusetts Comprehensive Fire Safety Code (527 CMR 1.00 – 2012 NFPA 1: Fire Code with amendments)
- Massachusetts Electrical Code (527 CMR 12.00 – 2014 NFPA 70: National Electrical Code with amendments)
- Massachusetts Architectural Access Board Regulations – MAAB - (521 CMR)
- Americans with Disabilities Act (ADA)

Rules and Regulations of the Massachusetts Architectural Access Board (MAAB)

Architectural access regulation in Massachusetts (521 CMR) are written to encourage making buildings and spaces barrier free to persons with physical or mental disabilities.

Note that the Farnum House is not required to retroactively outfit its facility for Universal Access. However, there are several "triggers" where work done will need to in-corporate accessibility. Note that the guidelines below describe a minimum standard. Exceeding these requirements is at the discretion of the Town.

Generally speaking, all new work including construction, reconstruction, alterations, re-modeling, additions, and changes in use should conform to the access regulations. This means all additions, reconstruction, remodeling, and alterations or repairs to existing public buildings or facilities which require a building permit.

If the building permit value of the work being performed amounts to less than 30% of the assessed building

value and less than $100,000, only new work or renovated spaces would be required to comply. The Town of Uxbridge tax assessment for fiscal year 2021 is $212,500 (building only), so the 30% threshold is very low at $63,750

If the work value is under 30% of the assessed building value, but over $100,000, the work must be made accessible and both an accessible entrance and rest room are required.

If the value of the work to be done is determined to be greater than 30% of the "full and fair cash value" of the building, which is $212,500, then the entire facility would have to be made fully accessible. If spaces cannot be made accessible, a variance may be sought to allow their continued use by the public, or for exemption for certain uses.

Whether performed alone or in combination with each other, the following types of alterations are not subject to 521 CMR 3.3.1 and do not count towards the 30% trigger. When performing exempted work, a memo stating the exempted work and its costs must be filed with the permit application or a separate building permit must be obtained. Exceptions not counting towards the 30% trigger are:

- Alteration work which is limited solely to electrical, mechanical, or plumbing systems, to abatement of hazardous materials, or to retrofit of automatic sprinklers, and does not involve the alteration of any elements or spaces required to be accessible under 521 CMR.
- Roof replacement or repair, window repair or replacement, repointing and masonry repair work.
- Work relating to septic system repairs, site utilities and landscaping.

However, if the above work alone or in concert with additional work exceeds the 30% trigger, then it is as if the work is not exempted. Note that the cost of work is tracked over a three year span, so phased projects may be cumulative.

The scope of the proposed work would trigger full compliance with the applicable MAAB regulations. The 2nd floor is not currently accessible. This area would have to be designated as unavailable for use by the public.

The summary below identifies some basic information about the Farnum House and how it relates to current building code requirements. The review should be used as a guide when contemplating building renovations.

Code Summary

A. Work Area and Classification of Work

1. Existing building to be repaired or altered: 2 stories

   a. 1st Floor = 1,004 NSF

   b. 2nd Floor = 1,025 NSF

B. Occupancy Classification

1. **Present Occupancy** – B, Business (see 12001.3 for house museum classification exemption)
2. **Proposed Occupancy** – B, Business (see 12001.3 for house museum classification exemption)
3. No change in use proposed.

C. Minimum Construction Type- Classification VB

1. The Farnum House most closely resembles Construction Classification VB, with exterior and interior wood stud bearing walls, and dimension lumber floor framing.

D. Fire Resistance Ratings:

1. The building is not currently protected throughout with an automatic fire suppression (sprinkler) system.

E. Means of Egress:

1. The first floor level where alterations are proposed can be provided with two remote exits, and the capacity of these exits will be adequate for the proposed use group and occupant loads.

There are many good reasons to accommodate future use of the building by means of a proposed new ell that would be based on the historic ell. Through this addition an accessible entry could be provided to the house, and a unisex accessible toilet room could be provided (via a variance to the state Plumbing Code)

PART 4: SCOPE & COST ESTIMATES

A budget of costs for the recommended scope of needs and repairs has been established. The **total projected budget of $1.05 million** has been divided into three phases, the scope of each determined by the priority of the necessary work.

The first priority is to structurally stabilize the building. As discussed in *Part Three*, the building's structural timbers have suffered extensive degradation as a result of water absorption, pests, and natural aging. Of particular concern is the perimeter sill, which is severely rotted and in some places almost entirely gone. **Phase I** will involve replacing all parts of the sill with new wood members. It is good practice to install a continuous metal termite shield between the wood sill and masonry foundation.

Related to the deterioration of the sill are the damaged condition of the structural posts, which have absorbed water from the foundation wall below. Fortunately, most of the sills are salvageable; damaged portions can be removed and replaced with wood dutchmen. Deteriorated plank bottoms are to receive similar treatment, wherein rotted portions should be removed and new wood spliced in their place.

Some sistering, that is, reinforcement of structural timbers with additional wood, will also be required to stabilize the first-floor framing and should be executed as part of this phase. All first-floor framing should be treated with boric acid to prevent pests from boring into the new and existing wood.

Lower clapboard courses were removed during the assessment to allow for close investigation of the sill and posts and have not yet been replaced. The openings should therefore remain until structural work is completed, at which time all cladding will be removed and replaced. In the interest of protecting the structure from further damage, plywood sheathing is to be installed over the openings in advance of Phase I.

Re-cladding is the next priority, and should also be executed as part of Phase I. There are two distinct options for new cladding, which are discussed in extensive detail in the 'Historic Fabric and Architectural Conditions' narrative on p. 67. For the purposes of the included budget, we have provided an estimate for historically appropriate, lapped-and-skived clapboards in white oak. The other, more affordable option would be to install manufactured cedar clapboards like those currently in place at the building exterior. Deteriorated wood cornices should also be replaced with wood replicas and the exterior should be comprehensively painted in a historically appropriate color determined through paint analysis.

The foundation and chimney base are in need of some repointing, which should be executed as part of this phase to ensure the building envelope is watertight. A mortar mix closely matching the color and texture of the existing should be selected.

As explained in the HVAC assessment on p. 123, there is some uncertainty as to the state of the flue for the furnace, which runs up through the chimney. The absence of a liner could allow the furnace to discharge fumes into the house. The chimney should be inspected during Phase I to determine if a liner is needed. If so, one should be installed upon reconstruction of the chimney during Phase III. **The estimated cost for Phase I is $406,605.**

Phase II will involve aesthetic measures largely intended to revitalize the structure and restore its historic character. Window replacement comprises a large portion of the budget. The earliest historic photos of the house were taken in the late 19th century and show nine-over-six sash at the first floor and six-over-six sash at the second. Given that the current windows are inoperable and show some glazing failure, their replacement with new wood windows is not only practical, but will also play a large role in restoring the building's authentic historical appearance.

Much like the windows, the existing south entrance is a product of the last 100 years. The frontispiece and door show minimal deterioration, but nonetheless represent an imagined history forged by Colonial Revival builders. It has no historic precedent and differs significantly from the entrance seen in the 19th-century photographs. A new door and frontispiece replicating that seen in the historic photos should be fabricated and installed during Phase II. This will be a highly visible intervention, an integral step in restoring the house's historicity.

While exterior exploratory openings will have been patched during Phase I, there will still be interior openings by the time Phase II is underway. Most of these should be patched to match the surrounding finishes, but some – about three to five – should be retained. Leaving these openings will allow visitors to observe portions of the house that would otherwise be concealed, creating opportunities for future education and interpretation. The selected openings will be covered with plexiglass during Phase II to protect them from wear. **The estimated cost for Phase II is $110,630.**

Long-term goals will be addressed during **Phase III.** The most notable improvement executed at this time will be comprehensive replacement of the roof, which was replaced relatively recently and still has ten to fifteen years within its usable life. The roof replacement campaign will create opportunities for other non-urgent interventions that should be carried out as part of the comprehensive restoration of the building. These include dismantling and reconstructing the upper portions of the chimney (in the attic and above the roofline) and sistering some wood rafters in the roof framing.

The proposed ell addition or outbuilding (discussed in *Part Two*, pp. 53-56) comprise another sizeable portion of the Phase III budget. A budget estimate has been given for the ell, as it was the option favored by the Building Committee. If constructed, the addition will provide handicapped access to the Farnum House via a sloped walk and an accessible restroom as well as designated spaces for visitor services and archival storage. As discussed in the MEP/FP assessments on pp. 125-142, construction of a new ell will require upgrades to the building's electrical, plumbing, and HVAC systems. The estimates costs for these items has been factored into the provided cost estimate.

Another long-term goal to be addressed during Phase III is refurbishment of the house's interiors, which were inappropriately finished during the 1970s restoration campaign. Doing so will require some further investigation, and the level of historical accuracy can be decided following further discussion with a preservation professional. Fortunately, Bill Finch's paint analysis (pp. 85-89) has provided a basis for the selection of paint finishes in any future restoration scheme. **The estimated cost for Phase III is $535,210.**

There are several opportunities for grant funding to support the work outlined in this report. Having already been awarded a pre-development grant from the *Massachusetts Preservation Projects Fund* (MPPF) in support of this report, the Town is likely to receive a development grant in the next cycle (Round 28). Other public granting programs like the Massachusetts Cultural Council's *Massachusetts Cultural Facilities Fund* (MCFF) and MassHumanities' *Expand Massachusetts Stories* fund could provide some additional support on top of the anticipated appropriation from Town Meeting in Fall 2021.

The plans and elevations included on the following pages identify scope items by phase and have provided the basis for the cost estimate included at the end of this section.

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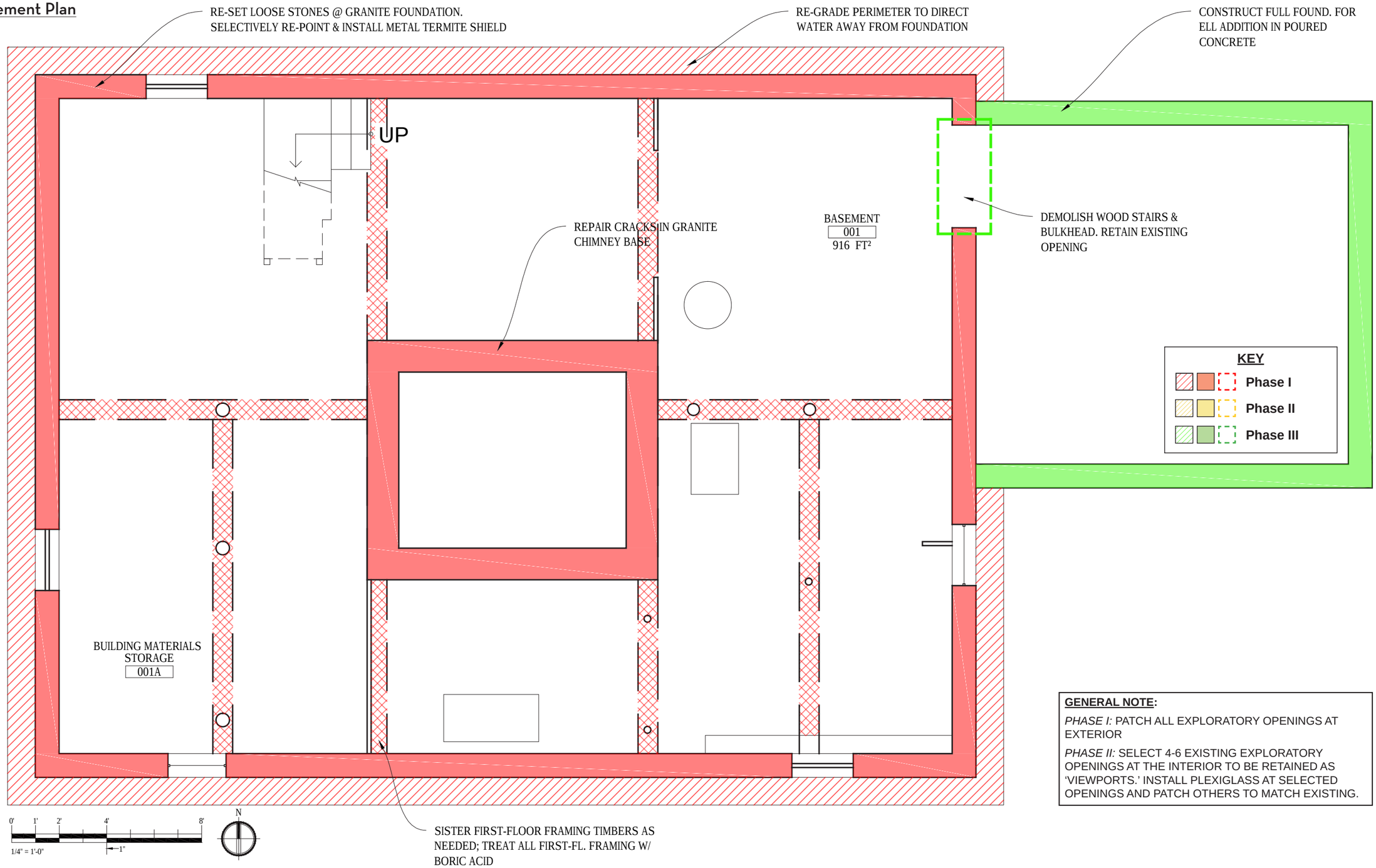
Basement Plan



GENERAL NOTE:

PHASE I: PATCH ALL EXPLORATORY OPENINGS AT EXTERIOR

PHASE II: SELECT 4-6 EXISTING EXPLORATORY OPENINGS AT THE INTERIOR TO BE RETAINED AS 'VIEWPORTS.' INSTALL PLEXIGLASS AT SELECTED OPENINGS AND PATCH OTHERS TO MATCH EXISTING.

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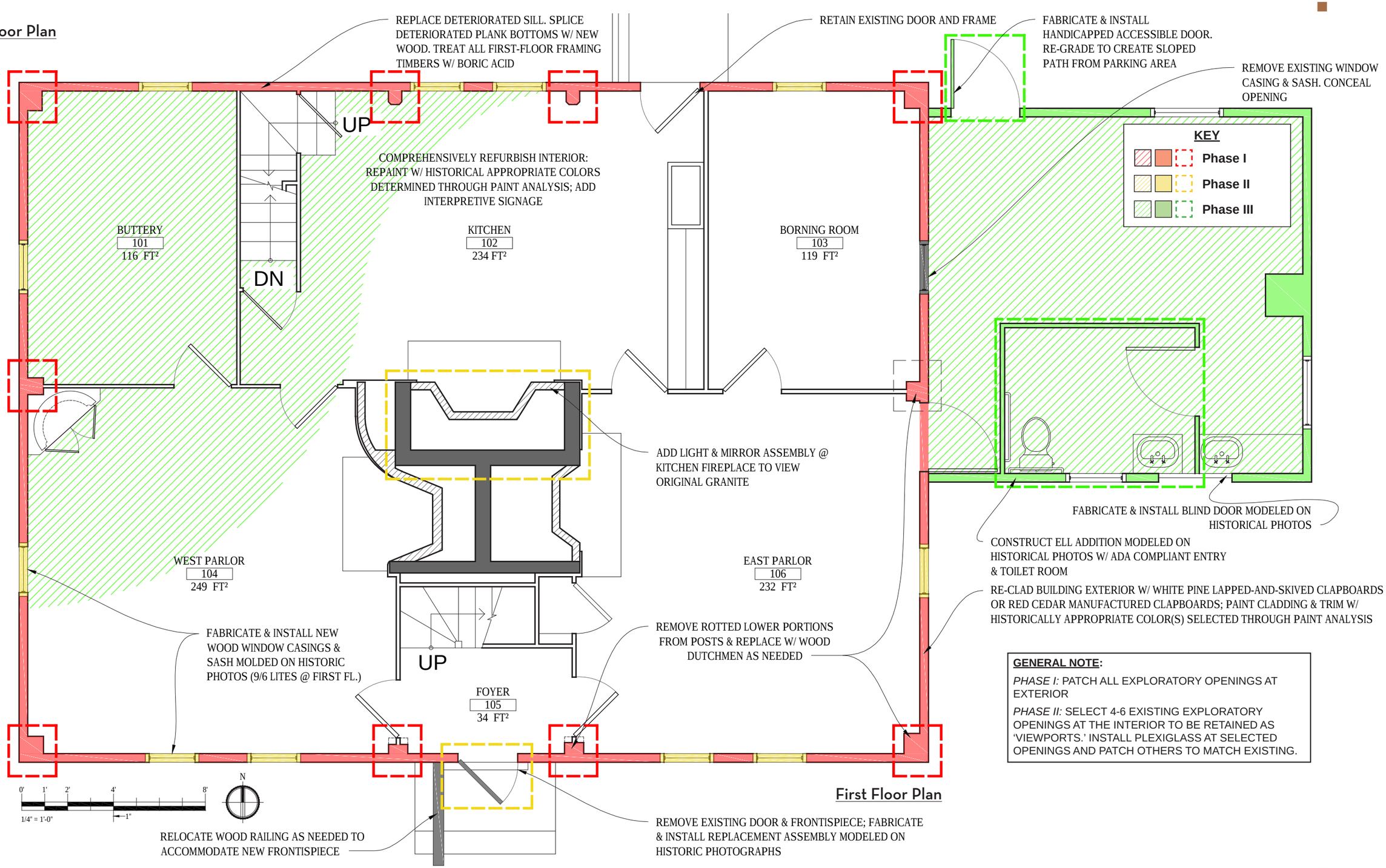
First Floor Plan



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First Floor Plan

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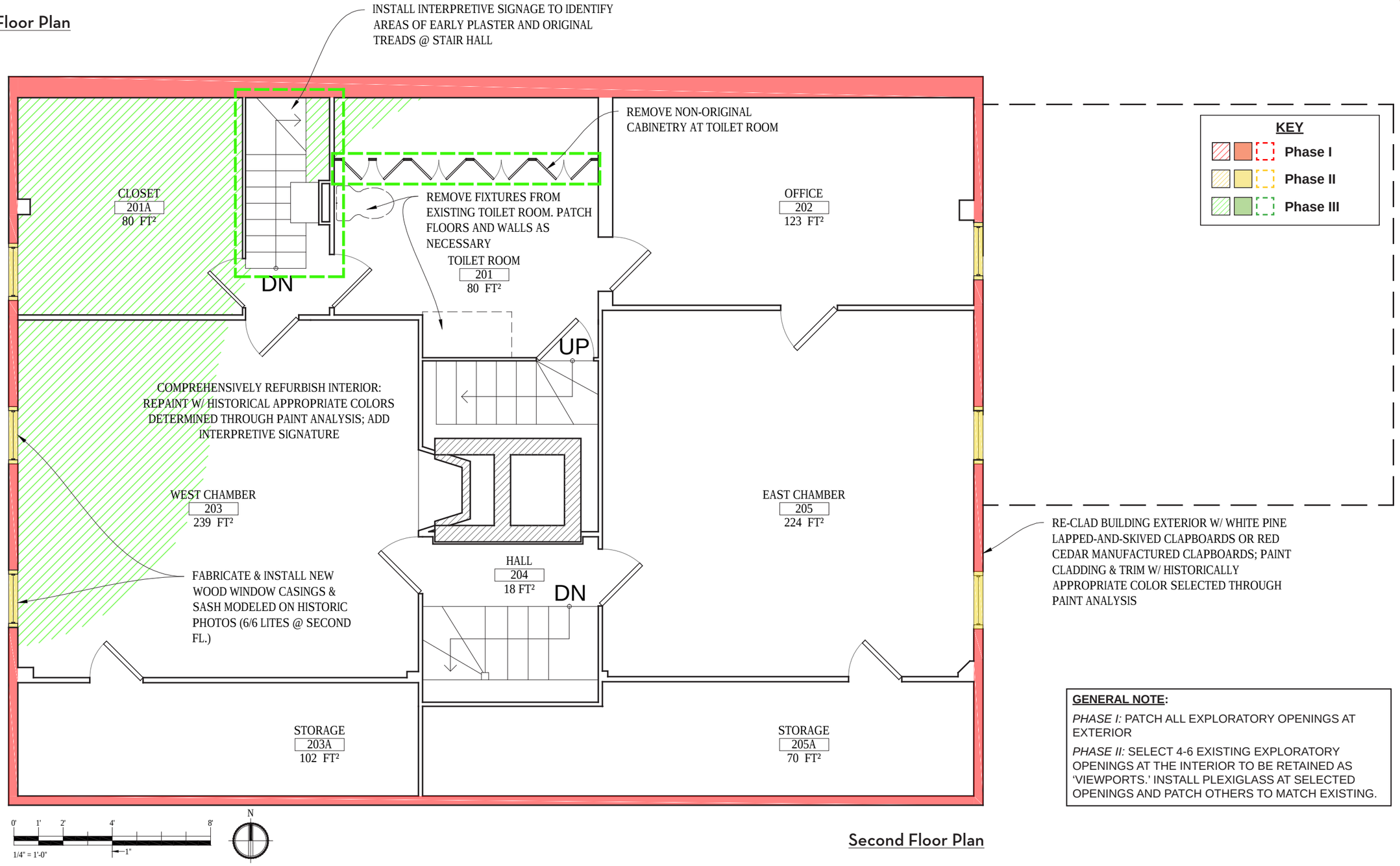
Second Floor Plan



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Second Floor Plan

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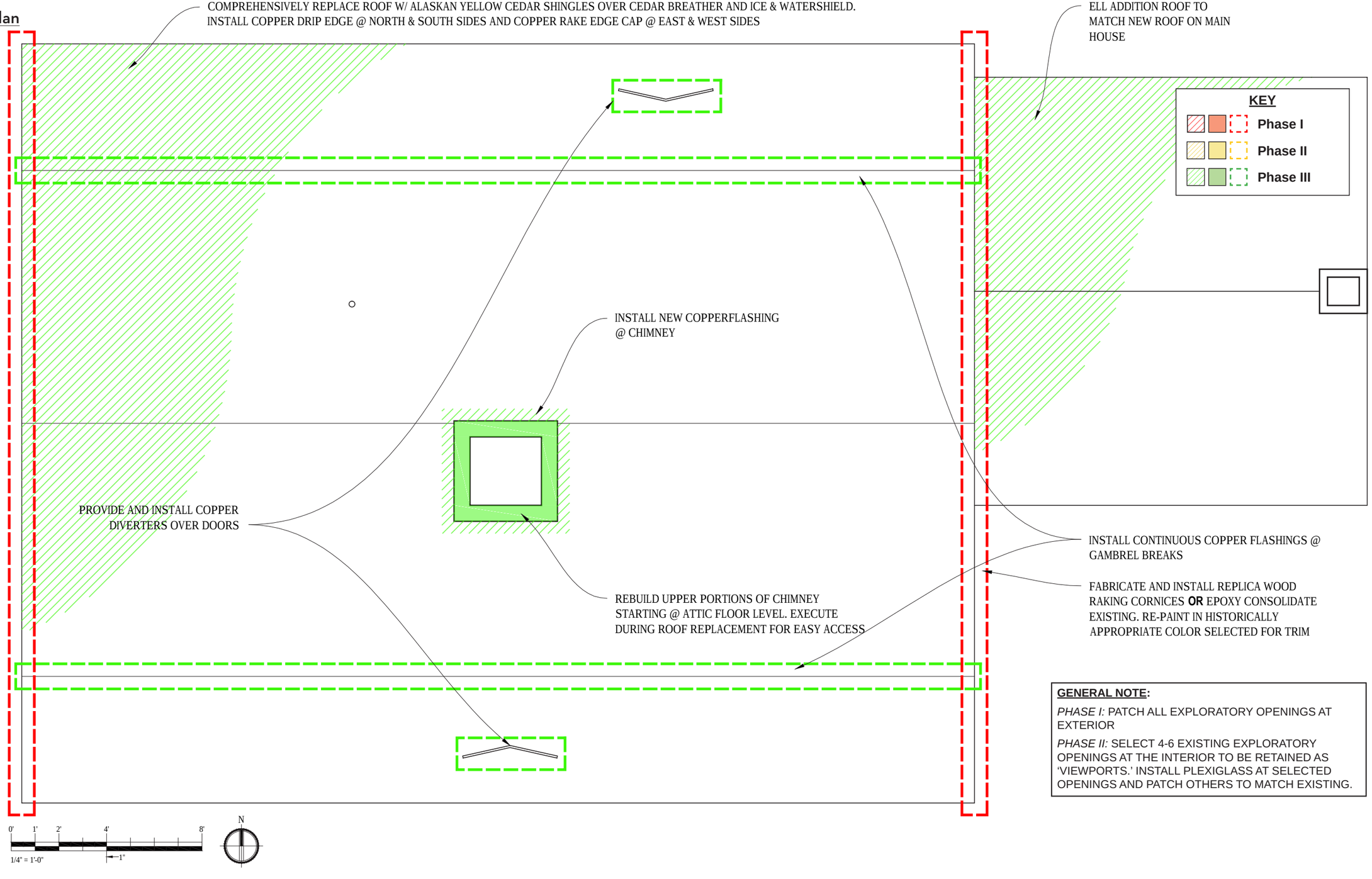
Roof Plan



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North Elevation

0' 1' 2' 4' 8'
1/4" = 1'-0"
1"

GENERAL NOTE:

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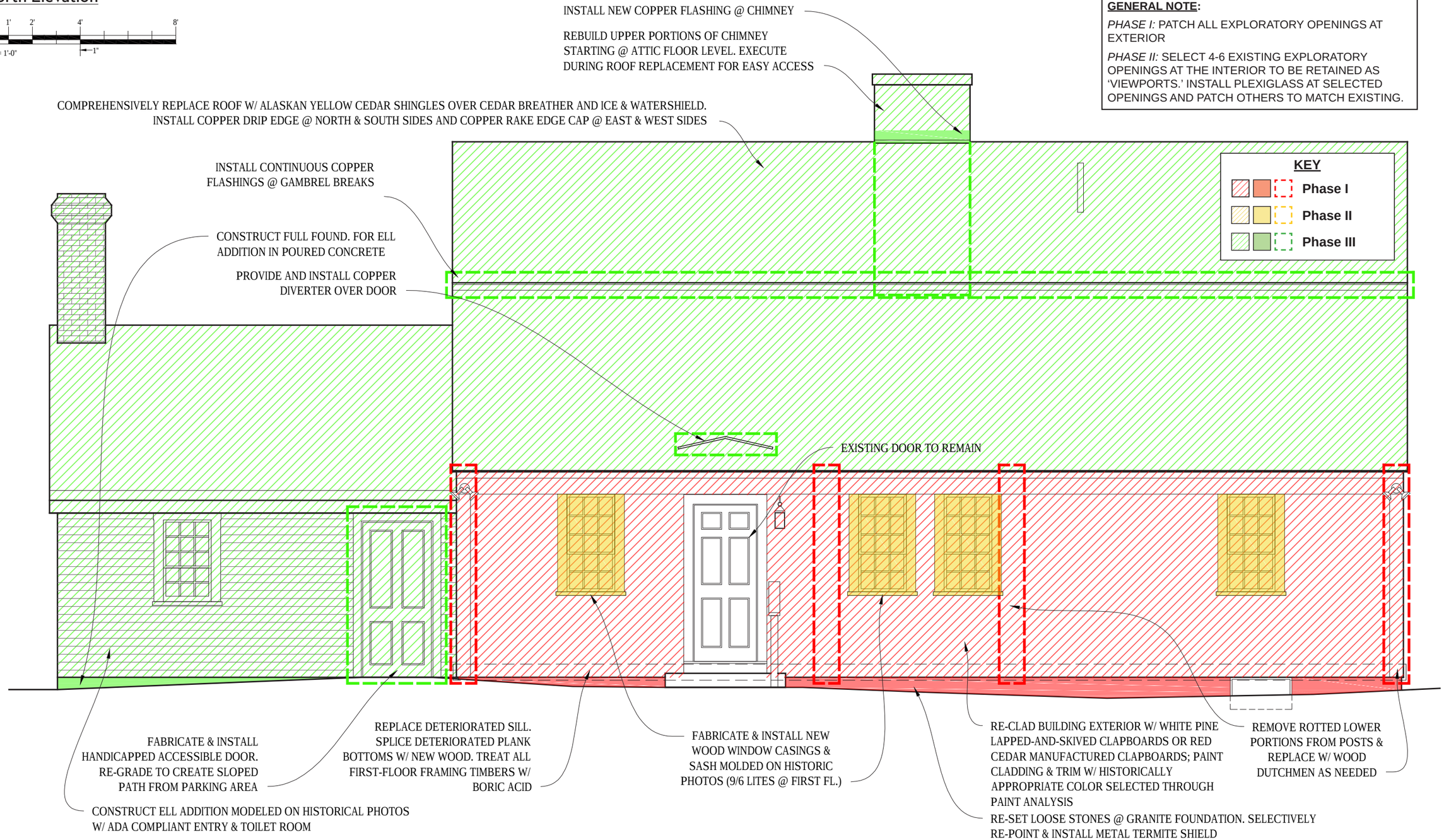

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East Elevation

0' 1' 2' 4' 8'
1/4" = 1'-0" — 1"

KEY
- Phase I
- Phase II
- Phase III

GENERAL NOTE:

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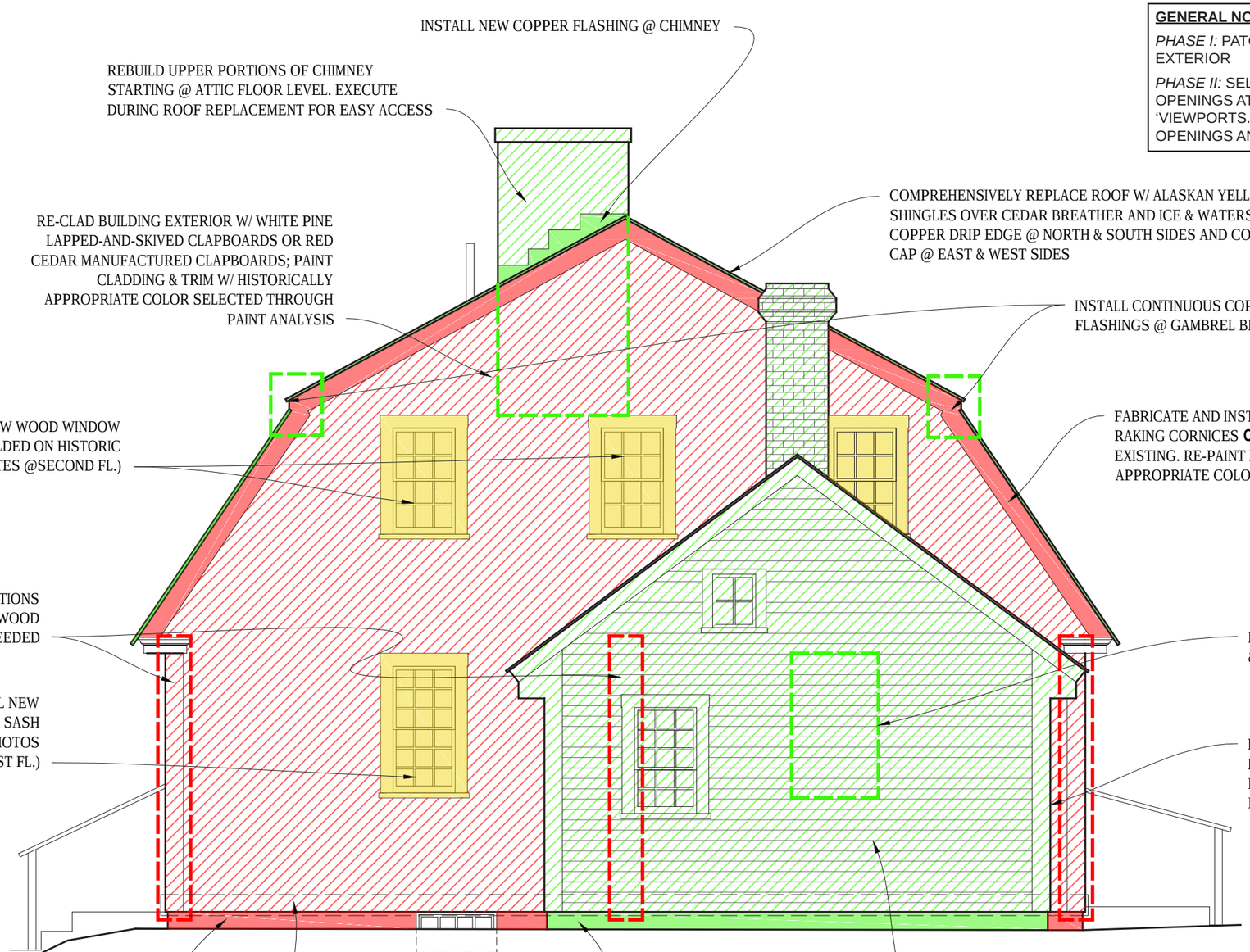

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South Elevation

0' 1' 2' 4' 8'
1/4" = 1'-0"
1"

GENERAL NOTE:

PHASE I: PATCH ALL EXPLORATORY OPENINGS AT EXTERIOR

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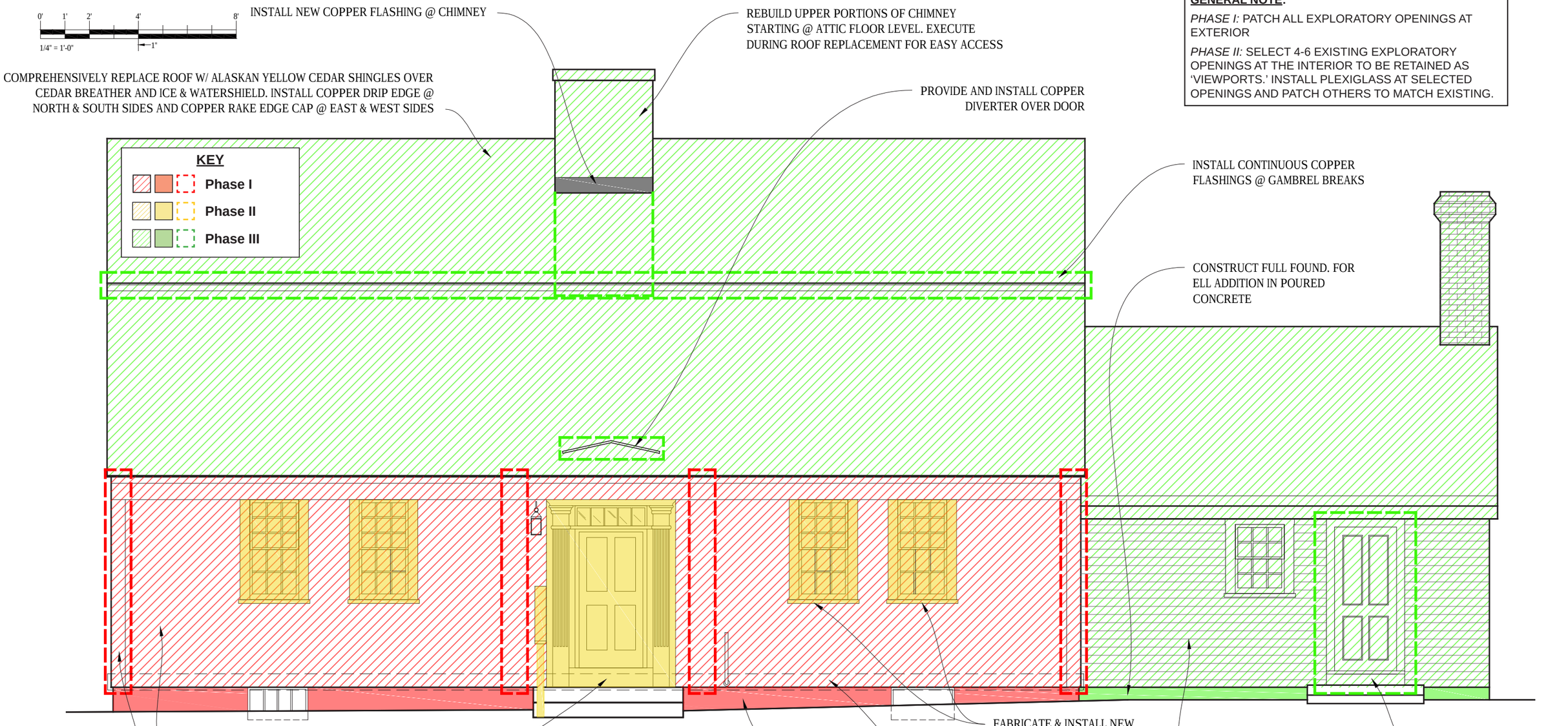

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West Elevation

0' 1' 2' 4' 8'
1/4" = 1'-0" — 1"

KEY
- Phase I
- Phase II
- Phase III

GENERAL NOTE:

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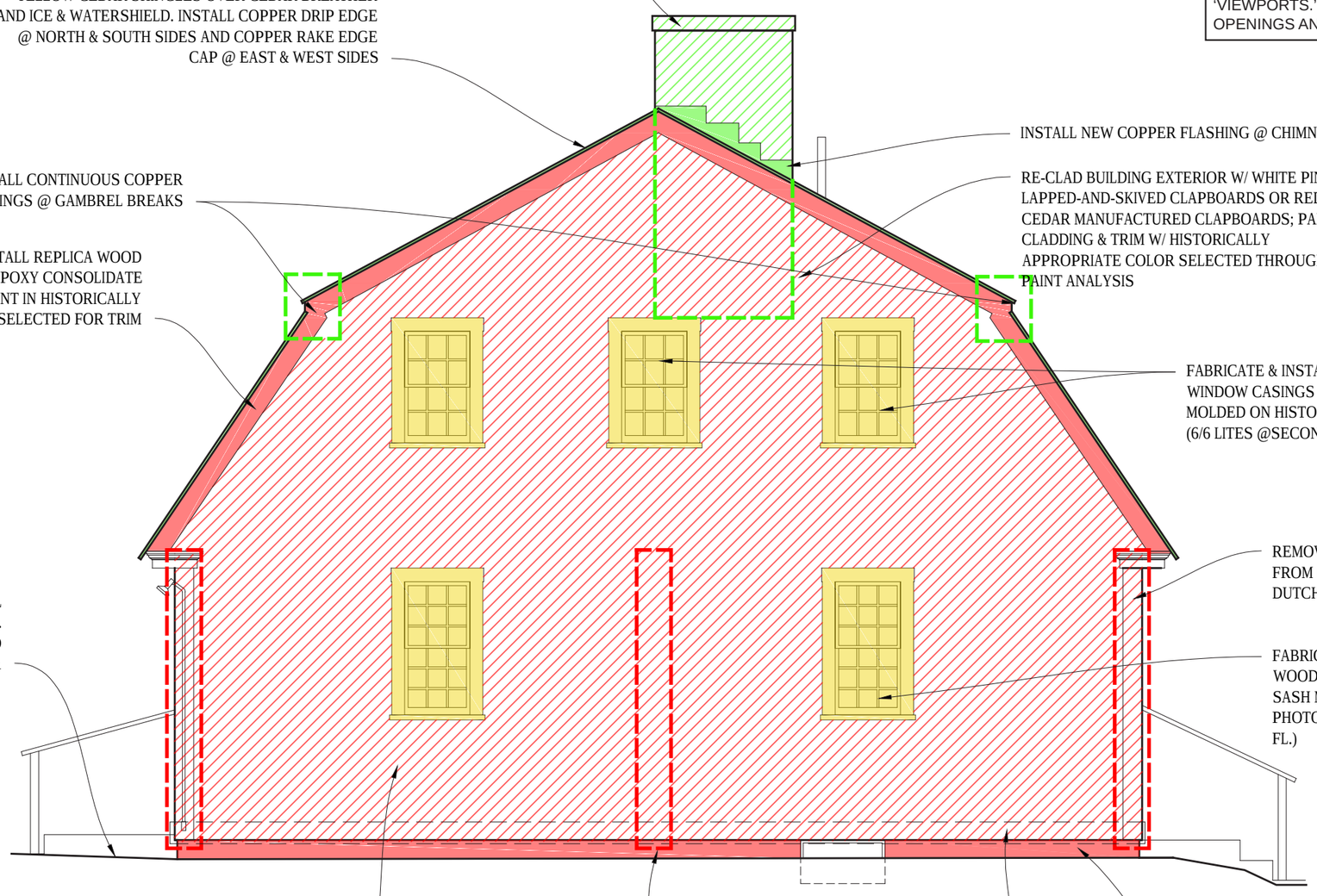

REBUILD UPPER PORTIONS OF CHIMNEY STARTING @ ATTIC FLOOR LEVEL. EXECUTE DURING ROOF REPLACEMENT FOR EASY ACCESS

COMPREHENSIVELY REPLACE ROOF W/ ALASKAN YELLOW CEDAR SHINGLES OVER CEDAR BREATHER AND ICE & WATERSHIELD. INSTALL COPPER DRIP EDGE @ NORTH & SOUTH SIDES AND COPPER RAKE EDGE CAP @ EAST & WEST SIDES

INSTALL CONTINUOUS COPPER FLASHINGS @ GAMBREL BREAKS

FABRICATE AND INSTALL REPLICA WOOD RAKING CORNICES **OR** EPOXY CONSOLIDATE EXISTING. RE-PAINT IN HISTORICALLY APPROPRIATE COLOR SELECTED FOR TRIM

INSTALL NEW COPPER FLASHING @ CHIMNEY

RE-CLAD BUILDING EXTERIOR W/ WHITE PINE LAPPED-AND-SKIVED CLAPBOARDS OR RED CEDAR MANUFACTURED CLAPBOARDS; PAINT CLADDING & TRIM W/ HISTORICALLY APPROPRIATE COLOR SELECTED THROUGH PAINT ANALYSIS

FABRICATE & INSTALL NEW WOOD WINDOW CASINGS & SASH MOLDED ON HISTORIC PHOTOS (6/6 LITES @SECOND FL.)

REMOVE ROTTED LOWER PORTIONS FROM POSTS & REPLACE W/ WOOD DUTCHMEN AS NEEDED

FABRICATE & INSTALL NEW WOOD WINDOW CASINGS & SASH MOLDED ON HISTORIC PHOTOS (9/6 LITES @ FIRST FL.)

FABRICATE & INSTALL HANDICAPPED ACCESSIBLE DOOR. RE-GRADE TO CREATE SLOPED PATH FROM PARKING AREA

CONSTRUCT ELL ADDITION MODELED ON HISTORICAL PHOTOS W/ ADA COMPLIANT ENTRY & TOILET ROOM

CONSTRUCT FULL FOUND. FOR ELL ADDITION IN POURED CONCRETE OR CMU

REPLACE DETERIORATED SILL. SPLICE DETERIORATED PLANK BOTTOMS W/ NEW WOOD. TREAT ALL FIRST-FLOOR FRAMING TIMBERS W/ BORIC ACID

RE-SET LOOSE STONES @ GRANITE FOUNDATION. SI RE-POINT & INSTALL METAL TERMITE SHIELD

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OUTLINE SPECIFICATIONS

These outline specifications are meant to capture the scope and type of work on the project. They are not construction specifications. Those will be more detailed descriptors of work elements and will guide contractors in the construction of the work.

PROPOSED RESTORATION

Div. 02 – Site Construction:

- Install perimeter crushed stone drip edge; adjust grade to provide positive drainage away from foundation

Div. 04 – Masonry:

- Rebuild the upper portion of chimney
- Crack injection repair at chimney base in cellar
- Selectively repoint foundation stones
- Provide flue insert at chimney

Div. 06 – Wood, Plastics, Composites:

- Provide carpentry repairs to framing
- Replace rotted sills with new white oak members
- Provide scarf jointed dutchman repairs at bottom sections of deteriorated posts.
- Provide selective sisters to first floor framing
- Treat all first floor framing with boric acid
- Provide new replica frontispiece at south entry
- Replace exterior siding and trim

Div. 07 – Thermal & Moisture Protection:

- Replace wood shingle roof with new on breathable underlayment.

Div. 08 – Openings:

- Replace window casings and sash with new wood casings and sash, configured per historic photos

Div. 09 – Finishes:

- Paint all exterior woodwork.
- Interior restoration and viewports. Restore colors based on paint analysis

Div. 22 – Plumbing:

- If the existing toilet facilities are to remain in the building, it is recommended that the fixtures be replaced, PVC piping be replaced with cast iron, new water heater be provided, piping be insulated.

Div. 23 – Heating and Ventilating:

- Confirm that the existing furnace has a lined vent to the top of the chimney. Provide new if not existing.
- Remove redundant, inactive electrical resistance baseboard units.

Div. 26 – Electrical:

- Provide alternative exit signs where required and approved by the Authority Having Jurisdiction.
- Provide a predominantly wireless fire alarm system with a code compliant addressable system and full coverage. Provide system type CO detectors at Boiler Room.
- Change all non-GFI receptacles to GFI type in the Basement, Bathroom, Kitchens, and at exterior receptacles as required by code.
- Provide internet/WiFi services.

PROPOSED ELL ADDITION AS RECEPTION CENTER

Div. 02 – Site Construction:

- Foundation excavation and backfill.
- Install perimeter crushed stone drip edge; adjust grade to provide positive drainage away from foundation
- Accessible walk to an accessible entry door.

Div. 03 – Concrete:

- Concrete foundation

Div. 04 – Masonry:

- Replica brick chimney
- Stone veneer at concrete foundation

Div. 06 – Wood, Plastics, Composites:

- Wood structural frame, sheathing, siding, trim
- Interior finish carpentry, standing and running trim, kitchenette cabinetry.

Div. 07 – Thermal & Moisture Protection:

- Insulate foundation, walls and roof to Code requirements
- Wood shingle roof on breathable underlayment
- Flashings
- Air infiltration barrier under siding

Div. 08 – Openings:

- Wood windows with insulated glass.
- New wood exterior and interior doors.
- Accessible door hardware.

Div. 09 – Finishes:

- Interior lathing and plaster systems for walls and ceilings
- Floor finishes
- Interior and exterior painting

Div. 22 – Plumbing:

- Accessible toilet room
- Kitchenette sink
- Assumed that new accessible toilet at Ell replaces the existing toilet room in the main structure.

Div. 23 – Heating and Ventilating:

- New high efficiency air source heat pump
- Confirm that the existing furnace has a lined vent to the top of the chimney. Provide new if not existing.
- Energy Recovery Ventilation unit
- Exhaust system for toilet room.

Div. 26 – Electrical:

- New electrical service, panels, distribution
- Fire alarm
- Receptacle and lighting
- Egress and emergency lighting
- Provide internet/WiFi services.
- Building security system

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COST ESTIMATE

						COMBINED		Phase 1 - Urgent Structural Repairs	Phase 2 - Comprehensive Restoration	Phase 3 - Visitor Services, Infrastructure
DIVISION		**QTY**	**UNITS**	**UNIT RATE**						
01 - General Requirements										
1	Access, disposal, general equipment	1	LS	45,000	$	45,000		20,000	5,000	20,000
	Subtotal				**$**	**45,000**		**20,000**	**5,000**	**20,000**
02 - Site Construction		**QTY**	**UNITS**	**UNIT RATE**						
1	Perimeter drip edge and grading	1	LS	5,000	$	5,000		5,000		
	Subtotal				**$**	**5,000**		**5,000**	**0**	**0**
04 - Masonry		**QTY**	**UNITS**	**UNIT RATE**						
1	Rebuild upper chimney	1	LS	20,000	$	20,000				20,000
2	crack repair at chimney base	1	LS			5,000		5,000		
3	Selectively re-set foundation stones, repoint foundation	1	LS			20,000		20,000		
4	Flue Installation	1	LS			20,000				20,000
	Subtotal				**$**	**65,000**		**25,000**	**0**	**40,000**
06 - Wood, Plastics, & Composites		**QTY**	**UNITS**	**UNIT RATE**						
1	Rough carpentry repairs to framing	1	LS	120,000	$	120,000		120,000		
	Replace rotted sills									
	Add scarf jointed post dutchmen									
	Selectively sister first floor framing									
	Treat first floor framing with boric acid									
2	Finish carpentry: Frontispiece replacement	1	LS	30,000	$	30,000			30,000	
3	Finish carpentry: Siding and trim replacement	1	LS	100,000	$	100,000		100,000		
	Subtotal				**$**	**250,000**		**220,000**	**30,000**	**0**
07 - Thermal & Moisture Protection		**QTY**	**UNITS**	**UNIT RATE**						
1	Roof replacment	1	LS	90,000	$	90,000				90,000
	Subtotal				**$**	**90,000**		**0**	**0**	**90,000**
08 - Openings		**QTY**	**UNITS**	**UNIT RATE**						
1	Replacement window casings and sash	18	LS	2,000	$	36,000			36,000	
	Subtotal				**$**	**36,000**		**0**	**36,000**	**0**
09 - Finishes		**QTY**	**UNITS**	**UNIT RATE**						
1	Interior restoration	**1**	**LS**		$	30,000				30,000
2	Viewports	1	LS	3,000	$	3,000			3,000	
	Subtotal				**$**	**33,000**		**0**	**3,000**	**30,000**
24 - Electrical		**QTY**	**UNITS**	**UNIT RATE**						
1	Electrical Recommendations	1	LS	50,000	$	50,000				50,000
	Subtotal				**$**	**50,000**		**0**	**0**	**50,000**
New Addition		**QTY**	**UNITS**	**UNIT RATE**						
1	New accessible addition including restroom, reception space, kitchenette	320	SF	400	$	128,000				128,000
	Subtotal				**$**	**128,000**		**0**	**0**	**128,000**
CONSTRUCTION SUBTOTAL						**702,000**		**270,000**	**74,000**	**358,000**
General Conditions, O&P: 15%					$	105,300		40,500	11,100	53,700
CONSTRUCTION TOTAL					**$**	**807,300**		**310,500**	**85,100**	**411,700**
Contingency 15%						**121,095**		**46,575**	**12,765**	**61,755**
Architectural Fees 15%						**121,095**		**46,575**	**12,765**	**61,755**
PROJECT COST TOTAL						**1,049,490**		**403,650**	**110,630**	**535,210**

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APPENDICES

A. John Farnum, Last Will and Testament (1749)
B. E.H. Bigelow & Company, 'Uxbridge, Mass.' (1880)
C. Mae Wrona, Farnum Family Genealogy (hand-written excerpts) (ca. 1900)
D. "Cornet John Farnum House, the Oldest House in Uxbridge." *Worcester Daily Telegram* (April 8, 1925)
E. Assorted Articles from *The Woonsocket Call* (1927)
F. Orra Stone, *The History of Massachusetts Industry* (excerpts) (1930)
G. Philip E. Thomas, "Site of First Town Meeting: Uxbridge's Oldest House Bared By Razing Tenement Buildings." Unknown publication (March 20, 1954)
H. J. Howard Buffum, "Built in 1710: Uxbridge Residents Seek to Maintain Oldest House." Worcester Sunday Telegram (March 12, 1961)
I. Peter J. Cunningham, "Uxbridge Landmark Saved: History Forged in Farnum House." *Worcester Evening Gazette* (March 27, 1968)
J. "D-Day For Cornet John Farnum House." Unknown publication (March 16, 1968)
K. "Uxbridge Unit Seeks to Save Farnum House as Landmark." *Worcester Evening Gazette* (September 1969)
L. Helen Sharkey, "$2,500 Given for Repairs To John Farnum House." *Worcester Evening Gazette* (Nov. 4, 1969)
M. "Farnum House Roofing Near Completion." Unknown publication (1970)
N. "Uxbridge House Built in 1710 Restored." *Worcester Evening Gazette* (ca. 1972)
O. "Energy Conservation." *Worcester Evening Gazette* (ca. 1972)
P. "Repairing Oldest House." Unknown publication (April 26, 1972)
Q. "Uxbridge Landmark Shows Age." Unkown publication (ca. 1973)
R. Newspaper photo (ca. 1973)
S. "History Repainted." Worcester Daily Telegram (1974)
T. "Farnum, Coronet John House." National Register of Historic Places Inventory – Nomination Form (May 7, 1980)
U. "Farnum, Coronet John House (UXB.3). Massachusetts Cultural Resource Information System (May 1981)
V. Samuel S. Reynolds, "A rich piece of Uxbridge history still glitters." Unknown publication (March 16, 1986)
W. Russell C. Farnum, The New England Descendants of Ralph Farnum of Rochester, Kent Couty, England and Ipswich, Massachusetts (excerpts) (1999)
X. Uxbridge Histoircal Society Meeting Ledger, excerpts, 1964-1992 (compiled by Jim Beauchamp in 2021)
Y. Mike Potaski, Unofficial Chronology of the Cornet John Farnum House (2021)

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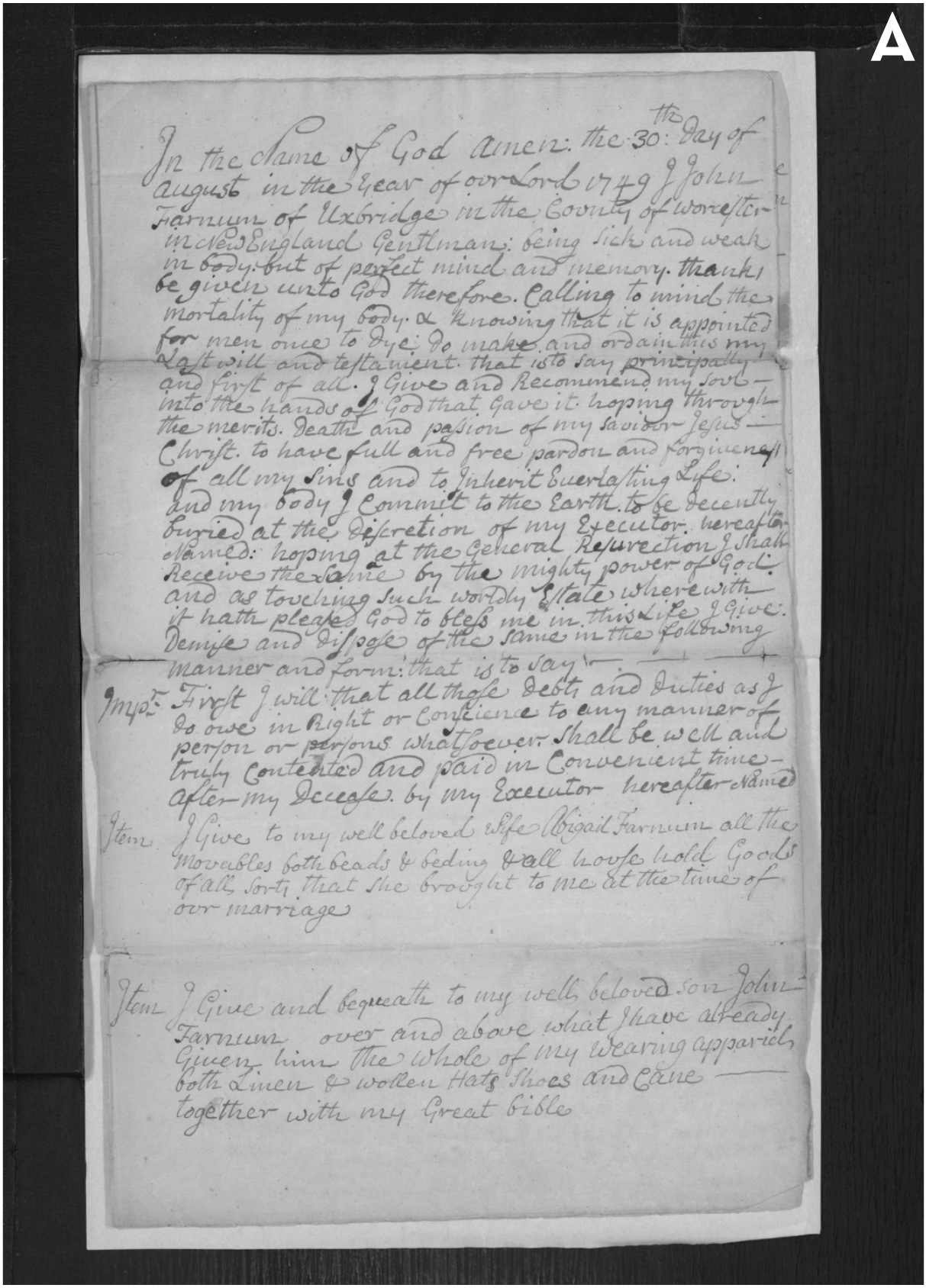
A

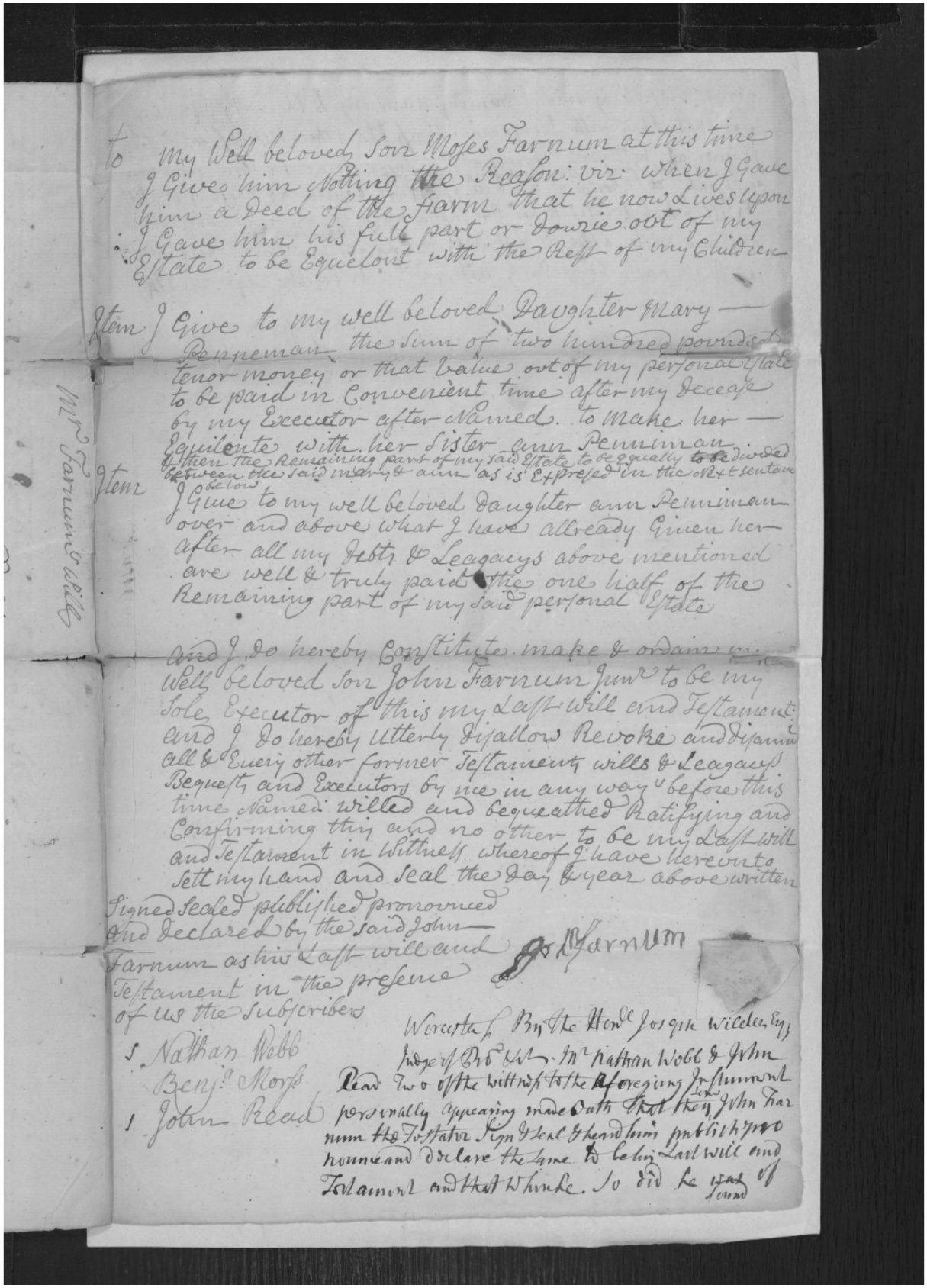


In the Name of God Amen: the 30th Day of
August in the Year of our Lord 1749 I John
Farnum of Uxbridge in the County of Worcester
in New England Gentleman: being Sick and weak
in body. but of perfect mind and memory. thanks
be given unto God therefore. Calling to mind the
Mortality of my body. & knowing that it is appointed
for men once to Dye: Do make and ordain this my
Last will and testament. that is to say principally
and first of all. I Give and Recommend my Soul
into the hands of God that Gave it. hoping through
the merits. Death and passion of my Savior Jesus
Christ. to have full and free pardon and forgiveness
of all my Sins and to Inherit Everlasting Life:
and my body I Commit to the Earth. to be decently
buried at the discretion of my Executor. hereafter
named: hoping at the General Resurrection I shall
Receive the same by the mighty power of God:
and as touching such worldly Estate wherewith
it hath pleased God to bless me in. this Life I Give.
Demise and Dispose of the same in the following
manner and form: that is to say —

Impr. First I will that all those Debts and Duties as I
do owe in Right or Conscience to any manner of
person or persons whatsoever. Shall be well and
truly Contented and paid in Convenient time
after my Decease. by my Executor hereafter Named

Item. I Give to my well beloved wife Abigail Farnum all the
Moveables both Beads & Beding & all house hold Goods
of all Sorts that she brought to me at the time of
our marriage

Item I Give and bequeath to my well beloved Son John
Farnum over and above what I have already
Given him the Whole of my Wearing apparel
both Linen & woolen Hats Shoes and Cane
together with my Great bible



Mr Farnum's Will

to My Well beloved Son Moses Farnum at this time
I Give him Nothing the Reason: viz: when I Gave
him a Deed of the Farm that he now Lives upon
I Gave him his full part or Dowrie out of my
Estate to be Equelout with the Rest of my Children

Item I Give to my well beloved Daughter Mary —
Penneman the Sum of two hundred pounds
lenor money or that value out of my personal Estate
to be paid in Convenient time after my Decease
by my Executor after Named. to make her —
Equilente with her Sister ann Penniman
& then the Remaining part of my said Estate to be equally to be divided
between the said mary & ann as is Expresd in the Rst tentare

Item I Give to my well beloved daughter ann Penniman
over and above what I have allready Given her
after all my Debts & Leagacys above mentioned
are well & truly paid the one half of the
Remaining part of my said personal Estate

and I do hereby Constitute make & ordain my
Well beloved Son John Farnum Junr to be my
Sole Executor of this my Last Will and Testament
and I do hereby utterly disallow Revoke and disanu
all & Every other former Testament wills & Leagacys
Request and Executors by me in any way before this
time Named willed and bequeathed Ratifying and
Confirming this and no other to be my Last Will
and Testament in Witness whereof I have hereunto
Sett my hand and Seal the Day & year above written

Signed Sealed published pronounced
and Declared by the said John
Farnum as his Last will and
Testament in the presence
of us the Subscribers
S. Nathan Webb
Benj.a Morse
J. John Read

John Farnum

Worcester ss. By the Honble Joseph Wilder Esqr
Judge of Prob. &c. Mr Nathan Webb & John
Read Two of the Witnesses to the aforegoing Instrument
personally appearing made Oath that they saw John Far-
num the Testator Sign Seal & heard him publish pro-
nounce and declare the same to be his Last Will and
Testament and that when he So did he was of sound

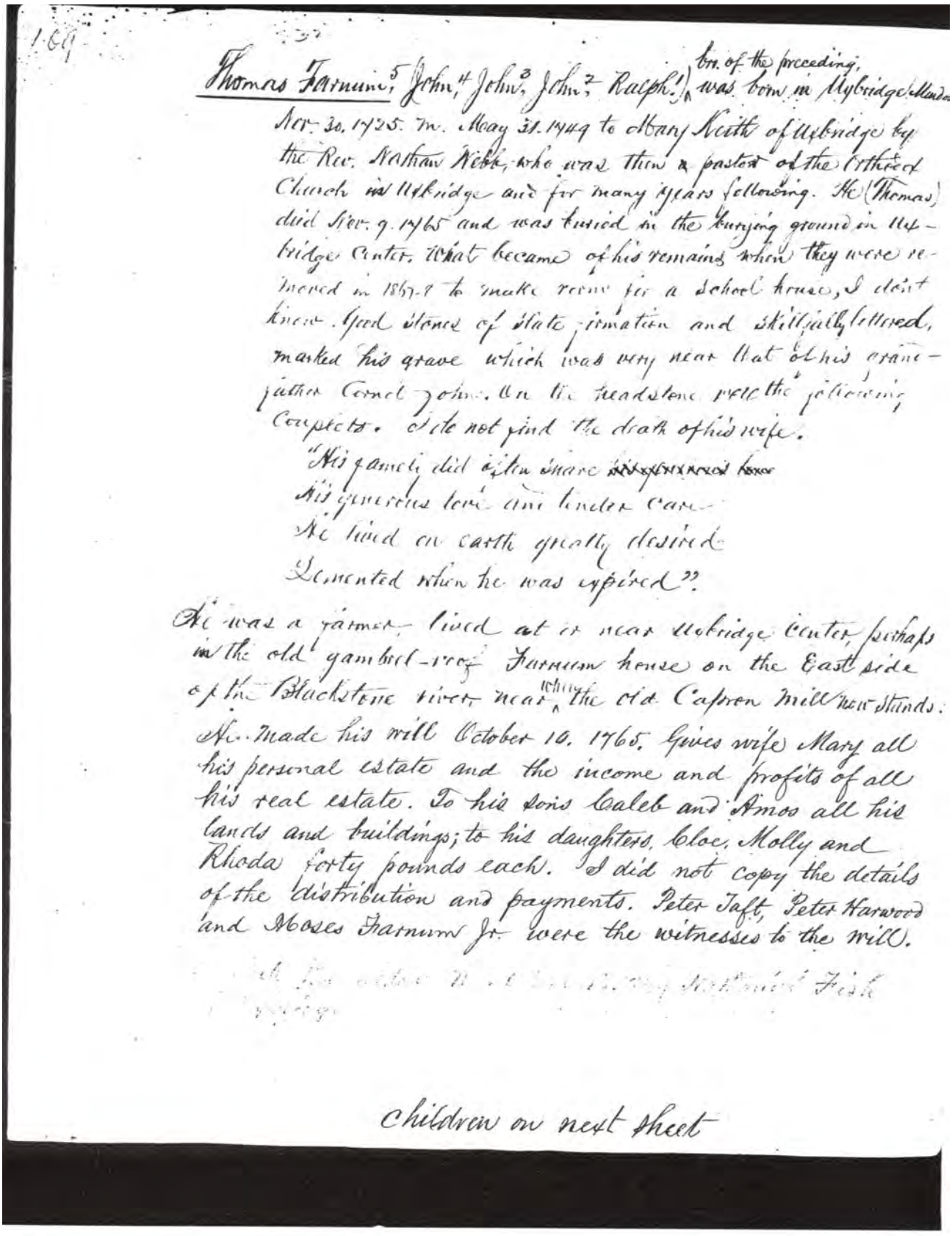
B

C.

John 4th

The old gambrel roof house in Uxbridge Center, on the East side of the Blackstone river, near the old Capron mill; is the old Farnum home-stead, ~~but whether~~ the house was built by the first settler (Cornet John 3) ~~about the year 1715 as he sold this farm in Mendon at that time and moved to dobat is now Uxbridge. The first town meeting held in Uxbridge, 1727 was held in this house~~, probably Cornet John 3 and his family were followed therein by his son John 4th and he in turn by his son Thomas 5 who died in 1765 and was buried at Uxbridge center, where the stones were standing at his grave, till removed in 1868. I dont know what became of them or his remains at this time, the town removed such as descendants or friends did not. Bezaleel White Farnum 7 of New York writes me that his grandfather David Farnum 5 a brother of the above Thomas 5, owned the place and that it descended to his eldest son Jonathan 6, by the English law of descent.

The house was originally painted red; it is still (1903) standing, ~~but at least whether or not~~ the color has been changed; it passed out of the hands of the family years ago, together with the farm.



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Thomas Farnum[5] John,[4] John,[3] John,[2] Ralph,[1] bro. of the preceding, was born in Mendon Mass. Nov. 30. 1725. m. May 31. 1749 to Mary Keith of Uxbridge by the Rev. Nathan Webb, who was then a pastor of the Orthodox Church in Uxbridge and for many years following. He (Thomas) died Nov. 9. 1765 and was buried in the burying ground in Uxbridge Center. What became of his remains when they were removed in 1867-8 to make room for a school house, I don't know. Good stones of slate formation and skillfully lettered, marked his grave which was very near that of his grandfather Cornet John. On the headstone near the following Couplets. I do not find the death of his wife.

"His family did often share
His generous love and tender care
He lived on earth greatly desired
Lamented when he was expired"

He was a farmer lived at or near Uxbridge Center, perhaps in the old gambrel-roof Farnum house on the East side of the Blackstone river near the old Capron Mill now stands. He made his will October 10. 1765. Gives wife Mary all his personal estate and the income and profits of all his real estate. To his sons Caleb and Amos all his lands and buildings; to his daughters, Eloe, Molly and Rhoda forty pounds each. I did not copy the details of the distribution and payments. Peter Taft, Peter Harwood and Moses Farnum Jr. were the witnesses to the will.

Children on next sheet

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Caleb Farnum[6] (Thomas[5] John[4] John[3] John[2] Ralph[1]) bro. of the preceding was born in Uxbridge, Nov. 9. 1753 and d. in Uxbridge Jany 3. 1829. m. 1st Lois Taft of Ux. dau. of was she the dau. (b. July 1756) of Gideon and Elizabeth Taft? or was she the dau. (b. apl. 28. 1757) of Jacob and Esther (Marsh) Taft.? (L.E. Opdycke) She d. and he m. 2d 1793 his first cousin Azubah, dau. of David and Leah (Allen) Farnum of Ux. She was b. Aug. 27. 1765 d. Lived in Ux. Farmer. "He appears with the rank of Corporal on Lexington Alarm Roll of Capt. Joseph Chapin's Co. which marched on the alarm of April 19. 1775 from Uxbridge. Residence Uxbridge. Served 10 days. Vol. 11. P. Appears with rank of Sergeant on Muster and Pay Roll of Capt. Samuel Read's pr. Co. Col. Josiah Whitney's Regt. in service at the Jerseys. Marched Dec. 1776. Returned in March 1777. Time of service 3 months 13 days. Roll dated Uxbridge," Vol: 22: P: 145. *
On Uxbridge records I find him styled Lieutenant.

Children by 1st wife

1 Royal[7] b. Nov. 28. 1775. m. Elizabeth Whitney.
2 Eastman[7] b. Dec. 22. 1777. m. Rebecca Chamberlain of Dudley, Mass.
3 Caleb[7] b. July 15. 1781. m. 1st Sylvania Allen.
4 Clarissa[7] b. Aug. 22. 1784.

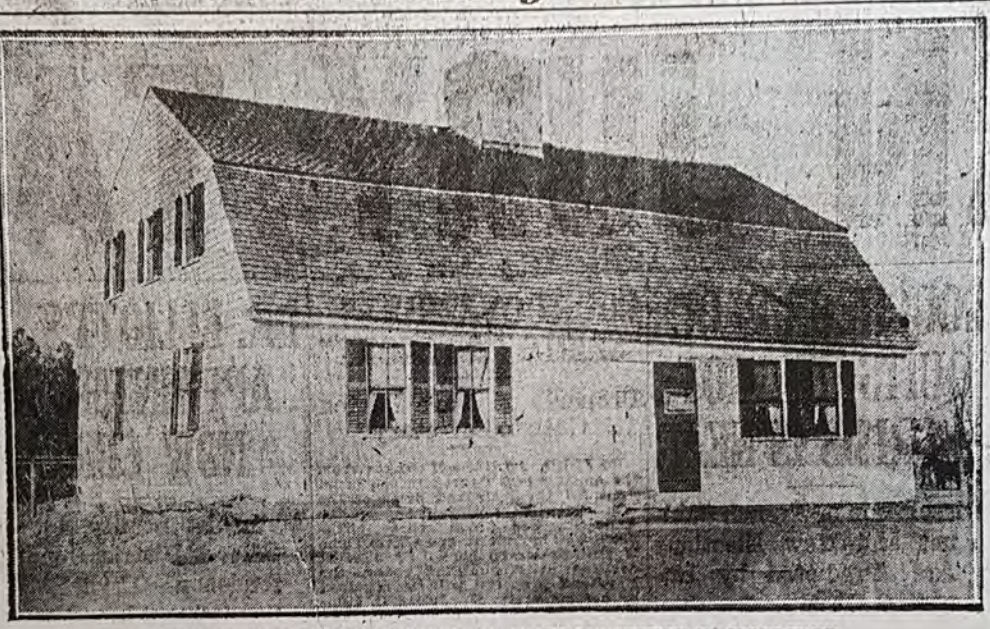
Children by 2d Wife.

5 Thomas[7] b. Aug. 31. 1794. m. 1st Matilda Newell
6 Marcus[7] b. Nov. 7. 1796. d. April 28. 1872 in Ux. unmarried.
7 Lois[7] b. July 31. 1799. d. at 23 years. unmarried.

* Appears with rank of Sergeant on Muster and Pay roll of Capt. Thaddeus Read Co. Col. Nathan Tyler's Regt. for service in Rhode Island. Marched to Tiverton. Enlisted July 28. 1780. Time of Service 14 days. Vol. 3. P. 87." Mass. Revolutionary War Service Attested by Wm. M. Olin Secretary with official seal.

The above war record of Caleb Farnum was sent me July 29. 1897 by Mrs Alfred W. Brown of Wellsville. N.Y. a descendant of Caleb. D.D.F.

Tablet Will Mark Oldest House, Where First Town Meeting Was Held in 1727



CORNET JOHN FARNUM HOUSE, THE OLDEST HOUSE IN UXBRIDGE

UXBRIDGE, April 3.—The oldest house in Uxbridge is soon to be marked with a suitable bronze tablet which will be given and placed on the structure through the generosity of Mr. and Mrs. Charles A. Root of Wheelocksville. The house is now the property of the Uxbridge Worsted Co., Inc. Known throughout this section as the Cornet John Farnum house, it was erected between 1709 and 1711.

Records of the mother town of Mendon, from which Uxbridge was set off in 1727, show that the land upon which the house stands was apportioned to John Farnum in 1709 and the historical records of the town speak of a meeting held at the home of John Farnham on the Mumford plain in 1711, but the exact date of its erection is unknown.

The late Marcus M. Aldrich of the Mendon Historical society searched long and faithfully to fix the date of the building of the ancient gambrel-roofed house, but was unable to do so. Through his efforts the historical society marked the house as the oldest in town about 15 years ago but recently this wooden painted marker was removed when the house was painted.

Mr. and Mrs. Root felt at that time that such a historic place should be more suitably marked and have made plans for a handsome bronze tablet to replace the one taken down. The house is of particular interest to Uxbridge citizens, not only from the point of its age but also in the fact that the first town meeting after the separation from Mendon was held in the Farnum home on July 27, 1727. Several other town meetings during that and subsequent years were also held there previous to the erection of the first meeting house where the meetings were conducted for a number of years.

The house is practically in its original form and contains the old hand-hewed timbers and the big square chimney. For over 200 years this house has stood as a sentinel near Mumford river while the town was incorporated and grown to be one of the most thriving in the Blackstone

Worcester Daily Telegram
April 3-1925

D

4 THE WOONSOCKET CALL, MONDAY, JUNE 27, 1927

THOUSANDS VISIT UXBRIDGE ON FINAL

Fair Grounds Scene of Big Barbecue, Concert and Speech-Making

Visitors from Overseas and Fall River Attorney, Native of Town, Deliver Addresses—Old Town Meeting Also Attracts Many—Band Concert and Movies Also on Program

(Special to The Woonsocket Call)

Uxbridge, Mass., June 27.—Two hundred years ago today the farming section of Mendon, somewhat sparsely settled to be sure, but with inhabitants anxious to operate their own governing body and not depend upon what the voters of Mother Mendon were willing to give them, were incorporated into a separate town taking its name from Uxbridge, England, where doubtless some of the early settlers made their home before coming to this country. Very fitting it is that today the town has as its honored guests two eminent citizens of Uxbridge, Middlesex, England, Charles E. King, J.P., and George P. Ashby, who have made the long journey from their English home to bring to the Massachusetts town their greetings, congratulations and hopes for the future.

On this final day of the three-day celebration of the 200th birthday of the town, the formal exercises were carried out at the fair grounds before one of the largest audiences ever attending an open-air event in this town. All day long visitors came into town to visit the historic spots, attend the special meetings and attend the barbecue. While the jam was not as bad as on Saturday during the big historical parade, yet the streets were comfortably crowded throughout the day.

Capt. Ralph H. Higgins started the observance of the day, as he did on Saturday at sunrise, by firing 26 aerial bombs that woke up the town and startled many of the inhabitants who were unaware of this part of the program. The streets of the town were made a very pretty sight as a large number of the citizens at their residences and places of business displayed the new standard with its flag, the staff being sunk in the curbing of the sidewalks. In many places the English flag was also displayed in honor of the visitors from across the ocean, and the whole town had a gala aspect. All the mills and stores were closed for the day, and the townspeople took a general holiday for the first time since the old home week

Concert by Band

After the sunrise salute there was no official event until 10 o'clock when the Worcester Brass Band gave a concert at the war memorial on the Common, and the picture show at the Town Hall opened at the same hour. This feature picture was obtained by Edward J. Brady of Cross street from the Cudahy Packing Company and showed the processes from start to finish at the huge Cudahy plant, the livestock in the stockyards, methods of handling, killing, dressing and packing, as well as a number of the manufactures of valuable by-products of the concern. It was one of the most interesting industrial films ever seen here, and many people who saw the picture, spoke highly of it. Mr. Brady is the local representative of the Cudahy Company, and he was able to procure the film for the free showing.

While not on the official program, a very interesting memorial service was carried out by the Daughters of the American Revolution at 10:30 at Prospect Hill cemetery, the members meet at the North Main street chapter house and marching to the cemetery. The regent, Miss Catherine D. Session, opened with a short ritual service as the members marched into the cemetery, Mrs. Minnie A. Story, chairman of the Revolutionary graves committee, reading the roster of the names of soldiers as the graves were passed, the flags having already been placed in the markers.

When the women reached the grave of Deborah Wheelock, for whom the chapter was named, Miss Helen W. Taft, great-granddaughter of Deborah Wheelock, placed a wreath of flowers upon her grave. Miss Taft's grandfather was Jerry Wheelock, who was born in the chapter house, and he was only two years of age when his father, Simeon, husband of Deborah, was killed in Shay's rebellion. After the reading of the roster, the line proceeded to the recess near the town where addresses were made by Mrs. Charles Peabody of Boston, State regent of Massachusetts, and Mrs. Susan Lovell Shaw, State regent of Maine. Mrs. Shaw is a native of [illegible] sister of Walter M. and [illegible] a short [illegible] town, and [illegible]

Town Meeting

The old town meeting at the Cornet John Farnum house, where the first meeting of the town was held, opened at 11 o'clock under the direction of Town Moderator William L. Johnson, the band playing two old hymns on the lawn of the house previous to the rap of the moderator's gavel. Few if any towns in New England can show after a period of 200 years the place where its first town meeting was held, and Uxbridge is particularly fortunate in being able to do so. How this old house, used for so many years as a mill tenement, has escaped the elements, fire and other destructive forces, is remarkable. And through the generosity of the Uxbridge Worsted Company, the present owners, it has been restored as far as possible to its pristine condition in its interior. The restoration is a work of art, and some clever hands have fashioned the old hinges and ironwork that had to be supplied where the parts were missing. The old chimney, with its numerous fireplaces, still occupies a 10-foot square in the center of the house, and today its rooms are furnished with historic pieces of furniture that have been kindly loaned by the citizens of the town to Mrs. Charles A. Root, who had the furnishing of the house. It is a veritable museum and contains a greater number of articles intimately connected with a part of the history of the town than has ever before been assembled under the roof.

There were five articles in the warrant, Waldo E. Rawson acting as clerk of the meeting and reading the warrant. A number of citizens of the town took an active part in the meeting all being in old time costumes and furnishing considerable amusement for those who attended. Under article one, to see if the town would accept the offer from Ebenezer Read of a part of his pasture for the town common, north of Drabble Tail brook, Rev. Roy B. Winterstein spoke strongly in its favor, and it was so voted. The next article was to see if the town would free "ye Quakers" from taxation, Leander S. Aldrich upholding the article and Dr. M. R. Sharpe speaking against it, with the negative winning.

Under article three the town accepted the offer of Cornet John Farnum for the gift of part of his orchard to form a pond and build a dam to control the waters of the river, William J. Brady and Stanley H. Wheelock being the speakers. There was a spirited discussion under the fourth article, which was for the purpose of procuring 15 gallons of rum to raise "ye meeting house" and same. Attorney John S. Derham was the chief speaker on this article, and after it was voted [illegible] to procure the rum. The final article was to see if the town would vote to pay its share of "ye requisition of the Province of Massachusetts Bay for expenses for military purposes." Under this article it was decided to allow the widow of Josiah Taft to vote on the question, as her husband's estate was one of the largest taxpayers of the town. Mrs. William A. L. Bazeley took the part of the Widow Taft and cast her vote in favor. The meeting then adjourned.

Luncheon and Reception

Another unofficial part of the day's program was the reception and luncheon given at 12:30 o'clock by Mr. and Mrs. Charles A. Root to Messrs. King and Ashby, at their estate in Wheelockville, in the form of a garden party, where about 250 prominent people in this section were presented to the visitors and the speakers of the afternoon. Following the luncheon, the people went directly to the fair grounds for the program of the afternoon.

The barbecue opened at noon, the 900-pound corned steer making the most excellent sandwiches, which were served under the direction of Jean Martin of Canton and his corp of helpers. The big steer was roasted over the pit for 10 hours, and hundreds of people were attracted to the fair grounds to see this novel exhibition, as such an event was new in this section. The large dinner tent of the Blackstone Valley Agricultural society was used in connection with the feast, it being set with tables and chairs for the accommodation of the patrons.

The formal program opened at 2 o'clock, with Charles A. Root, chairman of the committee acting as the presiding officer. The first number was the "Uxbridge Bi-Centenary March," written especially for this occasion and played by the Worcester Brass Band." The number following was "The Star Spangled Banner." Governor Alvan T. Fuller was unable to attend the ceremonies, and John C. Hull, Speaker of the House of Representatives, gave the greetings from the Commonwealth. Greetings from the United States Congress were presented by United States Senator David I. Walsh and George R. Stobbs of Worcester, representative from this district. Following "Auld Lang Syne," the anniversary address was given by Arthur E. Seagrave of Fall River, a native of this town and resident here for many years

Makes Presentations

After the band selection, "Rule Britannia" Charles E. King, J.P., of Uxbridge, Middlesex, the particular guest of honor, was presented by Mr. Root, and in his preliminary remarks he made several presentations, the first of which was an illuminated address on parchment from the Town Council of Uxbridge, Middlesex, signed by James Cochrane, chairman, and other members of the council. The next gift was a piece of British oak, from a tree centuries old, that stood in a park and was felled some 30 years ago, upon which was carved the coat of arms of Uxbridge, also from the Town Council. The next presentation was a wonderful book, the history of Uxbridge bound in oak and printed in 1812, the gift be-

DAY OF CELEBRATION

CHARLES KING, J.P.
Of Uxbridge, England

ing from William L. Eves, town surveyor. An illuminated title page explains the gift and is autographed by the donor. The fourth presentation was an illuminated freehand pen work address from members of the Uxbridge, Eng., Chamber of Trade done without a glass or glasses in an exquite manner and style. It was framed in oak, centuries old, cut out of an old oak beam forming part of a cottage on one of the side streets of the main thoroughfare of Mr. King's town. Another gift was a long frame in which were three photographs, the first being that of the exterior of St. Margaret's Church, an interior view showing the war memorial freize, and the third being the market house.

Mr. King's Address

"In bringing greetings to you from that other and older Uxbridge across the sea, I have to thank you first of all for the warm-hearted and generous welcome which my fellow-countrymen have accorded since first we stepped upon your hospitable shores" said Mr. King.

"We bring with us cordial wishes for the success of your bi-centenary celebrations and for the future prosperity of your town. We do sincerely share with you in these jubilations, and my presence here is not only the culmination of a life-long desire to visit your great country, but also a token from the people of my home town, the purpose of which is to convey to you as sincerely as I can how much we thank you for extending to the town of Uxbridge, Middlesex, an invitation to be present at this historic occasion.

"We, from the other Uxbridge, count ourselves fortunate in having been given the opportunity to fraternize with you on the occasion of this unique event in your history. Two hundred years is a long time in the life of a town, yet we look on you rather as a well-grown and lusty youth in the full flush of your young manhood; whereas we, though claiming to be fairly well preserved, feel, when we turn to our storied past, the first totterings, surely of old age. Our history as a town, it is alleged begins with the record of Uxbridge being made a Saxon borough, in the reign of Alfred the Great, but by the year 1245, we had begun to grow up and take notice. From an original record it appears that a service was was held in our parish church in that year.

"When I was rilling up my declaration form for entry into the States, I found, somewhat to my chagrin, that I had to classify myself as an alien and it struck me that such a designation was rather arbitary towards one traveling from Uxbridge to Uxbridge. To all such the privileges of being at least first cousins might be extended if on no better grounds than that we figured at your christening and that you were named after us. We are, however, establishing a community of interest not common to bodies of citizens so far apart, as this was evidenced in the presence of your bi-centennial president, Mr. Root, at our Uxbridge last November, and is again proved by our presence here to join hands with you in these festivities. I sincerely hope that this community of interest will grow even stronger from this time onwards.

Have Much in Common

"We have very much in common, inasmuch as both towns owe much of their early growth to that great body of God-fearing, trading citizens—the Quakers. We have further community of ideas and interest, inasmuch as no other town in England can show so many points of direct contact to American visitors as can our Uxbridge and its immediate surroundings. Within seven miles lie the two towns where John Milton lived, the cottage still standing where he wrote 'Paradise Lost," and but a short walk along the country, lane from the cottage, in a secluded dell, stands the building where Penn and the early Quakers worshipped. We reside in the vicinity of the grave that contains the dust of that great leader of men, William Penn, the founder and creator of that great and important State of Pennsylvania. In the next parish is Chalfont Grange, where Penn courted his wife, and just over the hill, Kings End Farm at Chorleywood, in the kitchen of which they were married, while two miles further on, at Rickamsworth, is Basing House, where Penn and his wife first set up housekeeping. This southern part of Buckinghamshire, is redolent with the memories of the Lollards, Quakers and of that sturdy independence which sent the Pilgrims to lay the the foundations of your great nation. Our Uxbridge is also in close proximity to Stokes Poges, where our poet Gray is buried in the church yard that he immortalized in his famous 'Elegy," a spot visited yearly by hundreds of your countrymen. So that I can, you will observe, claim some intimate relationship with you and your country, its spirit and its charter.

"Yet one more claim to kinship, and I will ask for a verdict for my assertions. The wife of our member of Parliament for the Uxbridge division of Middlesex is an American-born lady, a citizen of Chicago, who by her personality and charm has won the hearts of the majority of the 45,000 voters who comprise her husband's constituency. On these grounds, Mr. President, and notwithstanding the greatest respect for your laws, I hereby deny your legal designation of me as an alien, and in the presence of you all do claim it is my right to be accepted as one of yourselves on the evidence I have brought forward, for the short space of time that I may be privileged to reside amongst you.

Period of Centennaries

This appears to be a particularly auspicious period for celebrating centenaries. In England we have recently celebrated the bi-centenary of two of the greatest scientists that ever lived—Sir Isaac Newton and the surgeon Lord Lister (another Quaker) one of the master healers of this world; those interested in music have been celebrating the centenary of the birth of Beethoven, and this year is the centenary of the birth of that great Italian engineer, Volta, whose name, while not quite so familiar as the others I have mentioned, has become synonymous with the standard measurement of electrical power.

"Just before I left England, the historic town of Hastings, celebrated the ninth centenary of the birth of William the Conqueror, while you in America have been requested in a great broadcast oration by your President to commence arranging for the celebration of the birth of that great statesman—known to us not alone as the first President of United States, but as something far more marvelous to our wayward childhood as the 'boy who never told a lie.' With all homage to those benefactors of the human race whose memories they enshrine and preserve, it is, Sir, nevertheless, a peculiar and transcendently interesting circumstance which sees us fortunate representatives of that other Uxbridge spanning the space which divides us to be present at this centenary of a town, which would, after all, probably never have existed as Uxbridge had our town and history not preceded it.

"One wonders what will have happened in the world by the time this town celebrates its tercentenary in 2027. It has been a privilege to have lived in the last century. One saddening fact is that unfortunately history has lately repeated itself so far as the specter of war is concerned, and our two nations were brought together side by side in the cause they believed to be right. We fervently hope that the sword has now been finally sheathed and I venture to submit, Sir, that the unforgettable words of that great and noble man, Abraham Lincoln, are peculiarly applicable to the awful needs of our time, 'with malice towards none, with charity for all, with firmness in the right, as God gives us to see the right, let us finish the work we are in—to bind up the nation's wounds, to care for him who shall have borne the battle, and for his widow and orphans; to do all which may achieve and cherish a just and last peace among ourselves and with all nations.'

Desire of English Races

"These noble sentiments are, I believe, the desire of all the English-speaking racse of the world today and may those sentiments forever beckon us onward and upward to a spirit of peaceful progress throughout the world. We from Uxbridge, Middlesex, pray sincerely that the feelings of kinship of common ancestry and sentiment, may be long continued and be strengthened in the coming years. That can be assisted by exchange of visits of this kind. Even now we can speak with each other by wireless and telephony. How long will it be before we can even fly safely to each other. Twice this year we have heard the spoken voice of your President Coolidge (which is a most portentious fact to my mind), indicating an intimacy of intercourse that is bound to make for that peace and mutual understanding which is the very foundation of our prosperity and existence.

"In conclusion, while offering an apology for keeping you so long, let me once again thank you for the hospitality and courtesy that we have received at your hands. I feel I cannot leave your town without leaving behind some little personal memento of this visit and therefore ask your acceptance of this picture of our ancient parish church and market house to place with those other emblems of thought and good will, which it has been my privilege to bring to you. I hope you will accept this picture in the spirit in which it is offered, and small though it be in comparison to what you on your part have extended to me, it may help to remind your citizens that in the far off township of Uxbridge, in England, small and insignificant though it may be, there is at least one grateful heart and mind thinking of your welfare, your advancement and your prosperity."

At the close of this address there was a wild burst of enthusiasm from the big assembly of people which lasted for several minutes and during which the honored guest was quite overcome.

Leander S. Aldrich, acting as the representative of the Board of Selectmen, made a fitting response to the above address and thanked the visitor for his sincere congratulations, the wonderful message that he had brought to this town and the gifts which would be cherished among the most valued possessions of the town. At the conclusion of his response, Mr. Aldrich, through Mr. King, presented to Uxbridge, England, a stone tablet cut from Uxbridge granite at the quarry of Blanchard Bros., on Williams Hill. The tablet was three feet long by 22 inches wide, with a slightly bevelled face that bore upon it this inscription cut in the stone: "To Uxbridge, Middlesex: This stone is dedicated on the 200th anniversary of the incorporation of Uxbridge, Massachusetts, June 27, 1927." Below the deed of gift was cut this sentiment: "One race of ancient fame, one tongue, one faith, we claim." Mr. King made a fitting acceptance on behalf of his town.

The formal program closed with the singing of "America" by the audience .

Council Greetings

The illuminated greetings from the town across the ocean was as follows: "To the selectmen and citizens of Uxbridge, Massachusetts, U. S.—Greetings: We the townspeople of Uxbridge, Middlesex, England, send your our most cordial congratulations on the occasion of the bi-centenary of the foundation of your town. We are honored by being invited to and being represented at the celebration and we welcome this opportunity to further strengthen the ties which so happily unite your great nation and ours. We shall ever pray for the prosperity and welfare of your town and that the spirit of good will and co-orporation between your people and ours will continue to the lasting benefit and blessing of mankind." The instrument is signed by James Cochrane, chairman of the Town Council and sealed with the Uxbridge District Council seal."

Chamber of Trade Message

"Whilst regretting our inability to attend the Bi-centenary celebration of the incoporation of your township, we, the elected members of the executive council of the Chamber of Trade, as representing the traders of Uxbridge, England, stretch out our hands across the sea to give you, through our worthy representative, Charles W. King, J. P., the warm clasp of friendship. We congratulate you on the auspicious event you are now celebrating and in sending our heartiest wishes for the success of your festival, ask you to accept the expression of good will and brotherhood from our representative as being the sentiments of us all.

"We tender our heartiest thanks for your generous invitation to attend your festival, an invitation indicative of your broad outlook and your warm regard for the country which gave birth to both our nations. The happiest recollections are retained of your honored delegate, Mr. Charles A. Root. Believing that the similarity of our townships in name, topography, religion, growth and industry is unparalleled, we trust that the link is now forged by the reciprocal visits of our representatives [illegible]

Anniversary Address Recalls Many Events in Town's History

Is Delivered by Arthur E. Seagrave, Prominent Fall River Attorney and Native of Uxbridge—Compares Old Days with Present Time

Uxbridge, Mass., June 27—The anniversary address given at the fair grounds today in connection with the 200th anniversary program was ably delivered by Arthur E. Seagrave, a native of this town, and now a prominent attorney in Fall River, Mass. Many of the stirring events in the history of the town of Uxbridge were recalled in this address, which also compared the times of long ago with those which exist today.

The address in full was as follows:

"To be invited to participate in the exercises of this day is a privilege and an honor which as a native of Uxbridge I most deeply appreciate. Words can neither give my feelings full expression nor can my tongue depict the sentiments which are in my heart.

"I acknowledge with gratitude the fraternal greetings extended by old Uxbridge friends for there are no friendships more lasting and true than those formed in this good old town. But I realize that the distinction which has come to me this day is due to the choice of my birth place, a selection in which I had no voice, but one which I have always most heartily approved.

"For a long time we have looked forward to this birthday celebration, but the culmination of your plans has surpassed all expectations. There was no such demonstration in Uxbridge 200 years ago today.

"In fact the action of the general Court in the detachment of this part of Mendon was probably unknown to the inhabitants on the day the bill was passed.

"There were no radios to broadcast the important news, no telephones or telegraph to spread the information among the people, no automobiles, express trains or even stage coaches to carry the tidings to the settlers of Uxbridge.

"It was doubtless some unknown messenger on horseback who finally brought the news from Boston over the roads hardly better than trails and bridle paths.

"Today over this and other routes now built of macadam and concrete come a host of returning wanderers to celebrate the achievements of 200 years. They have come to pay their tributes of respect and love to this good old town, and they will hold in grateful remembrance the inhabitants who have made possible this [illegible]

"Back Home Again"

"It is the law in some jurisdictions that a subject does not forfeit his allegiance to the crown or state no matter where his residence may be. Although we here have no such rule, there is a sentiment even more controlling that once a citizen always a citizen of Uxbridge. This sentiment appeals not alone to the native born but to all persons who once lived within the town. It is good indeed to be able to meet together on this anniversary day and say 'We are all back home again.'

"Back among the old familiar scenes, breathing the same pure air, drinking the clear cool water from its springs and wells, traversing its streets and lanes, meeting old friends and greeting a sea of faces strange and new.

"And as we gather here where as boys and girls we played and where years of blessed memory were spent, our thoughts revert to loved ones who were with us in those by gone days.

"Many of the forms once dear to us now sleep in beautiful sanctuaries within the town made hallowed by their presence there. Here also rest the early pioneers and their descendants as well as many others who have joined them during the interval of years.

"Memories, memories, rich is our town in memories. As these fond recollections bear down upon us and the shades of evening fall, we sense the sentiment 'Backward, turn backward O Time in your flight! Make me a child again just for tonight.'

"But Despite our longings Time goes on space; year follows year and century follows century. And the scenes once painted on the canvas of our hearts fade slowly but surely as the canvas yellows with age. These are pictures which no artist can restore.

"So to in the history of Uxbridge much which occurred in the early days has passed quite out of memory.

"There is reason to believe that in 1727 Uxbridge had a population of less than 300 persons. It had at least 40 families for seldom was a town established which contained a smaller number. These settlers were all of English ancestry, and loyal subjects of the king. Here lived a people with the traditions and language of the mother land whose ancestors two centuries before had wrested the [illegible] charter from the crown, and had through the years paved the

ATTY. ARTHUR E. SEAGRAVE

way for greater things.

"In the new Uxbridge as well as in Uxbridge, England, the people were imbued with ideals of liberty and self government though perhaps imperfectly visioned and inadequately realized.

"Our forefathers accepted the colonial policy of majority rule, the elective franchise, the public meeting, the general assembly, trial by jury, the habeas corpus—in a word self government in the local spheres. Thus there had been implanted in our soil the language, manners, ideas and institutions which now characterize the nation. Upon this foundation was the Commonwealth established and the town of Uxbridge was builded two centuries ago.

Proposal for New Town

"The proposal for the new town came before the Mendon voters in December, 1726, but was voted down. At the meeting in March however a favorable vote was passed and an agreement was reached as to the boundaries.

"On June 15th a petition was presented to the General Court. On June 21st the bill was introduced, and by the 27th it had been rushed through both branches and was enacted into law.

"The reason for this apparent haste is not now known. There may have been suspicions of some deep laid scheme by influential inhabitants of the mother town to block the legislation. It is also possible that the political sagacity of Uxbridge citizens is not altogether of recent origin. This enactment solemnly declared that the westerly part of the town of Mendon "is completely filled with inhabitants," and then with more semblance of truth set forth that they 'labour under great difficulties by their remoteness from the place of public worship.'

"That the new town held no grievances however is indicated by a resolution adopted not long afterward to the effect that unless Mendon should be on a par with Worcester as a shire town the voters preferred Uxbridge to remain in the County of Suffolk.

"In 1727 there were not over 100 towns in the province, and save for a few scattered settlements in the Connecticut valley and in the vicinity of Brookfield, Uxbridge was literally on the western frontier.

"These settlers had while inhabitants of Mendon faced the perils of hostile Indians, and during King Philip's war had been obliged to flee for safety. After some three or four years they returned and once again Mendon functioned as a town.

"But although fear of the red men had practically ended 200 years ago, wolves lived in the forests and bounties were paid for their extermination.

"The site of the first house in what is now Uxbridge is not known but one of the earliest settlements was in the southwestern section of the township, although scarcely a trace now remains.

"Some historian may yet gather up the fragments of forgotten records and present a fairly accurate account of these early times, but in 200 years much of the story of joys and sorrows, prosperity and disasters, blessings and tragedies, comforts and hardships, can only be surmised.

"Compared with our day these people lived in a howling wilderness, in dense forests, with wild animals as their nearest neighbors and existing on plain but wholesome food.

"Cultivating the rocky soil with wooden plows, harvesting the crops which must carry the family and the cattle through the winter, converting trees into fuel, making home made candles for light and home spun cloth for the family apparel as well as a thousand other tasks for the men, women and children—these people founded Uxbridge. Large families, despite the high mortality among the young, did not lessen the problems of those early pioneers.

"Every settler was a farmer, every farmer a Jack of all Trades. Houses were built from lumber sawed by hand, beams were fastened with wooden pins, and boards with hand made nails. Every house had a fire place, one or more, and the earliest houses had windows of oiled paper instead of glass.

"Travel was chiefly on horseback or on foot. The roads were rough, containing stones, and often rocks and stumps.

"Church on the Sabbath day was the chief diversion of the week with protracted services and with sermons from one to two hours in length. Here and throughout the province these English settlers established a religion which they had made great sacrifices to secure. They had travelled a long road in order to achieve this end.

"They had come here to secure the right to worship God in their own way, making no claim of an intention to establish religious liberty for all men. Such a sentiment was almost unknown anywhere, and if known was seldom practiced.

"Our forefathers had been denied religious freedom in the country from whence they came, so they journeyed to a strange land to establish their own church and to secure for themselves and their descendants a religion in which they believed.

"Were these people narrow in their views and in their conduct toward others of a different faith? Judged by the standards of today they were, but not by the standards of 200 years ago. When we consider the force of their religious spirit which caused them to seek a haven where only the red men lived, and there to build their homes and set up a government we cannot now justly censure them because they established and maintained a religion all their own.

Real Tolerance Develops

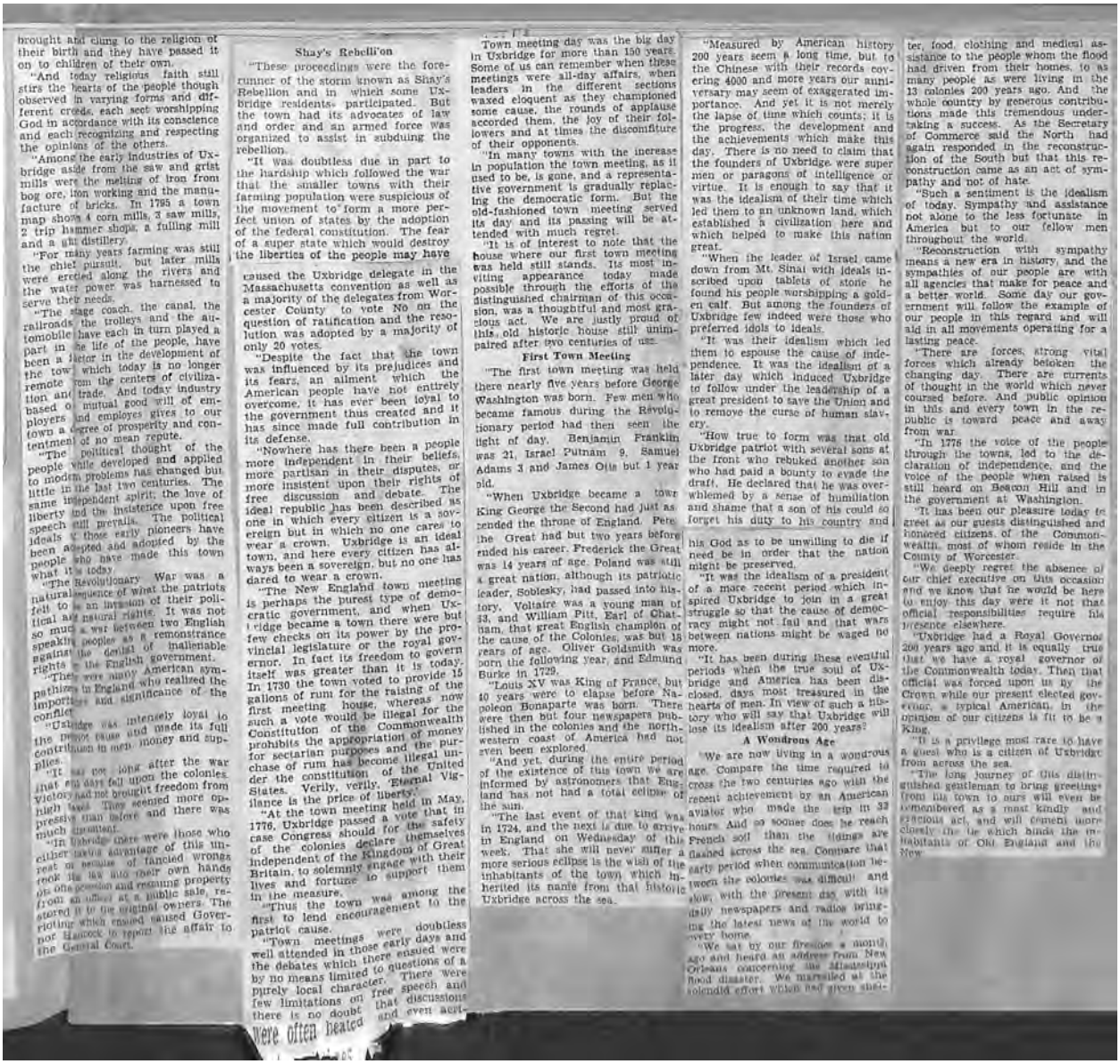
"But before long there developed a real tolerance toward other religious sects and it is rather a tribute to these people than in a wonderfully brief period of time religious liberty became one of the corner stones of the republic.

"Uxbridge was a pioneer in this respect. It refused in 1780 to ratify the third article in the bill of rights which required the people to support some teacher of religion in their town whether of their faith or not. By a vote of 117 to 11 Uxbridge declared that no subject should 'be held to pay taxes to any teacher of Piety, Religion and Morality unless to such teachers as are of their own religious sect and denomination.'

"Thus by a vote o more than 10 to 1 Uxbridge nearly 150 years ago gave evidence of its broad and tolerant spirit toward the people of all religious faiths. And if other communities did not respond so quickly they followed suit and religious liberty was made secure.

"Such a record cannot be duplicated in any other land. Of course here was the opportunity. It was less easy of accomplishment in sections where centuries of traditions, customs and laws had been built upon other lines, while here were conditions which tended to make men free, and the liberties which had been won by Englishmen through the centuries proved to be a foundation admirably suited to the requirements of the people here.

"With the growth of the native population came also people from other lands. They brought with them their racial characteristics and the dialects of the old world, but their desire to become American is all that the name implies made them worthy exemplars of American traditions. Like the early settlers the



brought and clung to the religion of their birth and they have passed it on to children of their own.

"And today religious faith still stirs the hearts of the people though observed in varying forms and different creeds, each sect worshipping God in accordance with its conscience and each recognizing and respecting the opinions of the others.

"Among the early industries of Uxbridge aside from the saw and grist mills were the melting of iron from bog ore, iron working and the manufacture of bricks. In 1795 a town map shows 4 corn mills, 3 saw mills, 2 trip hammer shops, a fulling mill and a gin distillery.

"For many years farming was still the chief pursuit, but later mills were erected along the rivers and the water power was harnessed to serve their needs.

"The stage coach, the canal, the railroads, the trolleys and the automobile have each in turn played a part in the life of the people, have been a factor in the development of the town which today is no longer remote from the centers of civilization and trade. And today industry based on mutual good will of employers and employes gives to our town a degree of prosperity and contentment of no mean repute.

"The political thought of the people while developed and applied to modern problems has changed but little in the last two centuries. The same independent spirit, the love of liberty and the insistence upon free speech still prevails. The political ideals of those early pioneers have been accepted and adopted by the people who have made this town what it is today.

"The Revolutionary War was a natural sequence of what the patriots felt to be an infringement of their political and natural rights. It was not so much a war between two English speaking peoples as a remonstrance against the denial of inalienable rights by the English government.

"There were many American sympathizers in England who realized the importance and significance of the conflict.

"Uxbridge was intensely loyal to the patriot cause and made its full contribution in men, money and supplies.

"It was not long after the war that evil days fell upon the colonies. Victory had not brought freedom from high taxes. They seemed more oppressive than before and there was much discontent.

"In Uxbridge there were those who either taking advantage of this unrest or because of fancied wrongs took the law into their own hands for the possession and regaining property from an officer at a public sale, restored it to the original owners. The rioting which ensued caused Governor Hancock to report the affair to the General Court.

Shay's Rebellion

"These proceedings were the forerunner of the storm known as Shay's Rebellion and in which some Uxbridge residents participated. But the town had its advocates of law and order and an armed force was organized to assist in subduing the rebellion.

"It was doubtless due in part to the hardship which followed the war that the smaller towns with their farming population were suspicious of the movement to form a more perfect union of states by the adoption of the federal constitution. The fear of a super state which would destroy the liberties of the people may have caused the Uxbridge delegate in the Massachusetts convention as well as a majority of the delegates from Worcester County to vote No on the question of ratification and the resolution was adopted by a majority of only 20 votes.

"Despite the fact that the town was influenced by its prejudices and its fears, an ailment which the American people have not entirely overcome, it has ever been loyal to the government thus created and it has since made full contribution in its defense.

"Nowhere has there been a people more independent in their beliefs, more partisan in their disputes, or more insistent upon their rights of free discussion and debate. The ideal republic has been described as one in which every citizen is a sovereign but in which no one cares to wear a crown. Uxbridge is an ideal town, and here every citizen has always been a sovereign, but no one has dared to wear a crown.

"The New England town meeting is perhaps the purest type of democratic government, and when Uxbridge became a town there were but few checks on its power by the provincial legislature or the royal governor. In fact its freedom to govern itself was greater than it is today. In 1730 the town voted to provide 15 gallons of rum for the raising of the first meeting house, whereas now such a vote would be illegal for the Constitution of the Commonwealth prohibits the appropriation of money for sectarian purposes and the purchase of rum has become illegal under the constitution of the United States. Verily, verily, Eternal Vigilance is the price of liberty.

"At the town meeting held in May, 1776, Uxbridge passed a vote that in case Congress should for the safety of the colonies declare themselves independent of the Kingdom of Great Britain, to solemnly engage with their lives and fortune to support them in the measure.

"Thus the town was among the first to lend encouragement to the patriot cause.

"Town meetings were doubtless well attended in those early days and the debates which there ensued were by no means limited to questions of a purely local character. There were few limitations on free speech and there is no doubt that discussions were often heated and even acri-

Town meeting day was the big day in Uxbridge for more than 150 years. Some of us can remember when these meetings were all-day affairs, when leaders in the different sections waxed eloquent as they championed some cause, the rounds of applause accorded them, the joy of their followers and at times the discomfiture of their opponents.

"In many towns with the increase in population the town meeting, as it used to be, is gone, and a representative government is gradually replacing the democratic form. But the old-fashioned town meeting served its day and its passing will be attended with much regret.

"It is of interest to note that the house where our first town meeting was held still stands. Its most inviting appearance today made possible through the efforts of the distinguished chairman of this occasion, was a thoughtful and most gracious act. We are justly proud of this old historic house still unimpaired after two centuries of use.

First Town Meeting

"The first town meeting was held there nearly five years before George Washington was born. Few men who became famous during the Revolutionary period had then seen the light of day. Benjamin Franklin was 21, Israel Putnam 9, Samuel Adams 3 and James Otis but 1 year old.

"When Uxbridge became a town King George the Second had just ascended the throne of England. Peter the Great had but two years before ended his career. Frederick the Great was 14 years of age. Poland was still a great nation, although its patriotic leader, Sobiesky, had passed into history. Voltaire was a young man of 33, and William Pitt, Earl of Chatham, that great English champion of the cause of the Colonies, was but 18 years of age. Oliver Goldsmith was born the following year, and Edmund Burke in 1729.

"Louis XV was King of France, but 40 years were to elapse before Napoleon Bonaparte was born. There were then but four newspapers published in the colonies and the north, western coast of America had not even been explored.

"And yet, during the entire period of the existence of this town we are informed by astronomers that England has not had a total eclipse of the sun.

"The last event of that kind was in 1724, and the next is due to arrive in England on Wednesday of this week. That she will never suffer a more serious eclipse is the wish of the inhabitants of the town which inherited its name from that historic Uxbridge across the sea.

"Measured by American history 200 years seem a long time, but to the Chinese with their records covering 4000 and more years our anniversary may seem of exaggerated importance. And yet it is not merely the lapse of time which counts; it is the progress, the development and the achievements which make this day. There is no need to claim that the founders of Uxbridge were super men or paragons of intelligence or virtue. It is enough to say that it was the idealism of their time which led them to an unknown land, which established a civilization here and which helped to make this nation great.

"When the leader of Israel came down from Mt. Sinai with ideals inscribed upon tablets of stone he found his people worshipping a golden calf. But among the founders of Uxbridge few indeed were those who preferred idols to ideals.

"It was their idealism which led them to espouse the cause of independence. It was the idealism of a later day which induced Uxbridge to follow under the leadership of a great president to save the Union and to remove the curse of human slavery.

"How true to form was that old Uxbridge patriot with several sons at the front who rebuked another son who had paid a bounty to evade the draft. He declared that he was overwhelmed by a sense of humiliation and shame that a son of his could so forget his duty to his country and his God as to be unwilling to die if need be in order that the nation might be preserved.

"It was the idealism of a president of a more recent period which inspired Uxbridge to join in a great struggle so that the cause of democracy might not fail and that wars between nations might be waged no more.

"It has been during these eventful periods when the true soul of Uxbridge and America has been disclosed, days most treasured in the hearts of men. In view of such a history who will say that Uxbridge will lose its idealism after 200 years?

A Wondrous Age

"We are now living in a wondrous age. Compare the time required to cross the two centuries ago with the recent achievement by an American aviator who made the trip in 33 hours. And so sooner does he reach French soil than the doings are flashed across the sea. Compare that early period when communication between the colonies was difficult and slow, with the present day with its daily newspapers and radios bringing the latest news of the world to every home.

"We sat by our firesides a month ago and heard an address from New Orleans concerning the Mississippi flood disaster. We marvelled at the splendid effort which had given shelter, food, clothing and medical assistance to the people whom the flood had driven from their homes, to as many people as were living in the 13 colonies 200 years ago. And the whole country by generous contributions made this tremendous undertaking a success. As the Secretary of Commerce said the North had again responded in the reconstruction of the South but that this reconstruction came as an act of sympathy and not of hate.

"Such a sentiment is the idealism of today. Sympathy and assistance not alone to the less fortunate in America but to our fellow men throughout the world.

"Reconstruction with sympathy means a new era in history, and the sympathies of our people are with all agencies that make for peace and a better world. Some day our government will follow the example of our people in this regard and will aid in all movements operating for a lasting peace.

"There are forces, strong vital forces which already betoken the changing day. There are currents of thought in the world which never coursed before. And public opinion in this and every town in the republic is toward peace and away from war.

"In 1776 the voice of the people through the towns, led to the declaration of independence, and the voice of the people when raised is still heard on Beacon Hill and in the government at Washington.

"It has been our pleasure today to greet as our guests distinguished and honored citizens of the Commonwealth, most of whom reside in the County of Worcester.

"We deeply regret the absence of our chief executive on this occasion and we know that he would be here to enjoy this day were it not that official responsibilities require his presence elsewhere.

"Uxbridge had a Royal Governor 200 years ago and it is equally true that we have a royal governor of the Commonwealth today. Then that official was forced upon us by the Crown while our present elected governor, a typical American, in the opinion of our citizens is fit to be a King.

"It is a privilege most rare to have a guest who is a citizen of Uxbridge from across the sea.

"The long journey of this distinguished gentleman to bring greetings from his town to ours will even be remembered as a most kindly and gracious act, and will cement more closely the tie which binds the inhabitants of Old England and the New

"We wish him to feel repaid, in part at least, for the pains he has taken in our behalf. We want him, to know that our citizens have the most kindly feelings for his countrymen and the personal contact which such visits afford will tend to assure a more sympathetic understanding between these English speaking peoples.

"I would also assure him that despite what critics may say we are vitally interested in the welfare of his nation, and in fact of all the other nations of the world and that isolation will never be the settled policy of the United States. If we seem at times to assume a different attitude let me suggest that America will yet exert her great power in behalf of world peace and remind him of an eventful day not many years ago after she had determined her course, that she put her hand to the plow and did not turn back until her immediate task was done.

"When he leaves us to return to the land of his birth may he take with him kindly recollections of our people and the most happy remembrances of this town, the namesake of his own. And after his sojourn here we feel he will understand and appreciate the love and sentiment we attach to this our beloved New England home.

"For two hundred years the same brooks have rolled on to the rivers and the rivers have wended their way to the sea. The same winds have blown over the landscape, the snows and the rains have followed in their seasons and the summer's sun has never failed. The forests have been converted into lumber, the wild beasts have retreated before the march of civilization and villages have built on what was once the Indians' hunting grounds.

"Industry has changed the simple farming life into more prosperous and livable conditions.

"The scientists, the chemists, the inventors have made for us a new world amid the old surroundings.

"Such are some of the changes in the two hundred years, and yet the coming century gives promise of greater things.

"Those who have gone have left an example of courage, sacrifice and devotion to high ideals and paved the way for the civilization we now enjoy. The debt we owe to them can only be repaid through an emulation of these virtues by making a similar contribution to the future. And may the blessings bequeathed by our sires, claimed as the inheritance of their sons and enjoyed by the citizens of Uxbridge be transmitted by us to posterity untarnished, undiminished and unimpaired."

CHIEF JUSTICE TAFT SENDS LETTER TO COMMITTEE HEAD

(Special to The Woonsocket Call)

Uxbridge, Mass., June 27.—The following letter was received from Chief Justice William Howard Taft by Charles A. Root, chairman of the general committee, from Pointe a Pie, Province of Quebec, Can., dated June 20:

"My dear Mr. Root:

"It is a source of real regret to me that circumstances prevent my being present to participate in the celebration of the town of Uxbridge. I am thus not only deprived of the pleasure and honor oc laiming, in person, descent from the founders of Uxbridge, but also of testifying to the earnest interest of my father, Alphonso Taft, in everything that concerned the old town. His attachment to the memories of the town were shown by his constant visits, by his frequent search of the town records, and by his examination of the old inscriptions in the cemetery. I remember having assisted him in scraping the moss from the stale tombstones there, to trace the genealogy of the members of the Taft family who were buried there.

"Whatever the origin of the Tafts in England, whence they came, there is no doubt that Uxbridge was their chief home and origin here. I hope that Uxbridge is prosperous and that her people continue to show in their community life the value of the traditions that have come down to them. I am sure that the bi-centennial gathering will be worthy of the good, sturdy, honest, courageous, intelligent and Godfearing people who made the history of Uxbridge."

Mr. Root also read the following cablegram from the Advertising Gazette, of which Mr. King is editor and manager: "To Mr. Root, chairman of the celebration—Cordial greetings to daughter town, attaining bi-centennial. Trusting celebration will inaugurate further growth and prosperity." He also read a congratulatory cablegram from the Uxbridge, Middlesex town council, as well as an airplane letter from Clarence B. Blanchard at Tample, Cal., conveying best wishes from Uxbridge citizens now living in California.

* * * *

They tell me workmen are restoring the historic Cornet Farnum house at Uxbridge, in preparation for the celebration of the 200th anniversary of the town.

It was in this house that the first town meeting was held, June 27, 1727.

It was at that time, 205 years ago next June, that Uxbridge received its present name. The Indians had called it Wacantuck, meaning "sparkling waters," and it had been part of the older town of Mendon.

Automobilists among my readers who are interested in such matters should find it a pleasant motor ride up to Uxbridge and back. It is about 18 miles from Worcester.

200TH ANNIVERSARY COMMITTEE MEETS

Total Cost Was $5051.47 Expense Within Appropriation

(Special to The Woonsocket Call)

Uxbridge, Mass., Dec. 5—The final meeting of the committee which was in charge of the 200th anniversary celebration of the town last June was conducted last night at the public library by Chairman Charles A. Root, who took the opportunity to again thank the members of the committee and the great number of organizations that put so much hard work into making the three-day observance such a wonderful success. Mr. Root stated that without the co-operation of the committee and the entire town that the bi-centennial would not have been such a success and he realized the great amount of work that was put into the large number of floats contributed by the various organizations of the town. Favorable comments, he stated, had been received in great numbers, not only from individuals, but from municipalities and other organizations in this section of New England. Charles E. King, J.P., representative from Uxbridge, England, and his fellow countryman, George Ashby, spoke in the highest terms of their entertainment and the wonderful success of the event before leaving our town.

Charles E. Cook, treasurer of the committee, made his final report which showed that the committee kept well within the appropriation made for the purpose by the town, which was $3500. Against this Mr. Cook drew drafts which totalled $3430.35, leaving a balance of $69.65 and in addition from the income of the committee he paid the town treasurer $60.82, so that the total unexpended balance of the amount set aside by the town, was $130.47. All during the planning for the observance Mr. Root stressed the point that he wanted the expense of the celebration kept within the appropriation and he was much elated with the result shown last night. The total cost of the bi-centennial was $5051.47, but as the committee had an income of $1621.12 from several sources, the result came out on the right side of the ledger. The income was mainly from the sale of programs and its attendant advertising, which netted $1065.25, from the old time and folk dances at the town hall which brought in $334.14 above expenses, the barbecue bringing in $214.73 and $9 from miscellaneous sources.

Following the business meeting moving pictures taken at the anniversary observance were shown, as well as several reels taken during the recent big flood.

the world. During the World war period the company was active in war work, of which Mr. Lewis had charge at the factory.

In Socorro, New Mexico, on the 1st of June, 1911, was celebrated the marriage of Arthur L. Lewis and Miss Caroline Hilton, of that place, and their family now numbers three children: Caroline E., seventeen years of age, and Virginia M., fifteen years of age, now students in the Emma Willard School at Troy, New York, where they are pursuing a course preparatory to entering Wellesley College; and John H., a youth of ten years, attending the country day school of Newton.

Mr. Lewis is of the Unitarian faith. His social nature finds expression in his connection with the Charles River Country Club and the University Club of Boston, The Dartmouth Club, and Phi Gamma Delta Club of New York city. He has served as president of the Dartmouth Club of Newton and vice president of the Dartmouth Alumni Association of Boston, and is president of Watertown Chamber of Commerce and president of Watertown Rotary Club. These connections indicate his interest in civic matters and in public progress and he does all in his power to stimulate general advancement.

CHARLES ARTHUR ROOT

In the beautiful little town of Uxbridge is situated the manufacturing plant of the Uxbridge Worsted Company, Inc., of which Charles Arthur Root is treasurer and which has conducted a profitable business through many years. He also has other important financial and business interests and he is accounted one of the most public-spirited and progressive citizens of Worcester county. He was born in Ludlow, Massachusetts, September 11, 1874, and is a son of Charles Benjamin Jencks and Annie (Atchinson) Root. After attending the public schools of Charlestown, Massachusetts, he spent one year as a high school pupil in Chelsea and at the age of fifteen years he obtained a position with a dealer in meats at Groton, Connecticut. After a short time, however, he entered the employ of a wholesale hardware firm of Philadelphia, Pennsylvania, with which he continued for about a year.

In 1892 Mr. Root returned to Uxbridge, where he was employed by the Calumet & Hecla Woolen Company, working in the office for a year and then going into the mill to acquaint himself with the practical processes of woolen manufacturing. He worked in every department through a period of four years, then specialized on designing and for five years, or until 1900, was chief designer with the Calumet Company.

In 1900 he embarked in business on his own account under the name of the C. A. Root Company, at which time he took over an old mill long out of use and sadly in need of repair. Men wise in the textile trade bemoaned the fate that awaited the young man who had the audacity to attempt manufacturing under such conditions and with practically

no capital. In spite of all handicaps, however, he succeeded in manufacturing a grade of cotton worsteds never before produced in Uxbridge. In 1904 he established the present company as a subsidiary organization under the name of the Uxbridge Worsted Company and from its inception it has been a profitable undertaking. The panic of 1907 gave him a severe setback and he lost control of the parent company—the C. A. Root Company. However, obstacles and difficulties in his path have seemed to serve but as an impetus for renewed effort on his part. In his vocabulary there is no such word as fail and something of his determined purpose, leading to notable success, is manifest in the fact that while at the beginning he had twenty-five employes there are now two thousand operatives in his mills. In 1908 he retired from the first company and has since devoted his entire time and attention to the Uxbridge Worsted Company, Inc. of which he became treasurer and manager and so continues. He now controls an extensive enterprise that features as one of the chief sources of the growth and prosperity of Uxbridge. He is also president of the Blackstone National Bank, is the owner of a valuable estate and farm property and is a director of the Blackstone Valley Agricultural Society.

On the 12th of October, 1898, Mr. Root was united in marriage to Jane Frances Wheelock, of Uxbridge, and they are the parents of two daughters and a son, mentioned below. Dorothy, born July 15, 1899, pursued her education in the grade and high schools of Uxbridge and at Oaksmere, Mrs. Merrill's school for girls at Mamaroneck, New York. She is the wife of Harold J. Walter, superintendent and manager of the Uxbridge Worsted Company. Deborah Root, whose natal day was October 27, 1904, also attended grade and high schools of Uxbridge and is a graduate of Dana Hall of Wellesley, Massachusetts. Charles A. Root, Jr., born April 6, 1907, attended the grade and high schools of Uxbridge and also spent one term as a student in the University of Colorado. The last named is now in his father's mill. Mrs. Root is a past regent of Deborah Wheelock Chapter of the Daughters of the American Revolution.

Mr. Root is a past grand of Uxbridge Lodge, I. O. O. F., and he has attained the thirty-second degreee of the Scottish Rite in Masonry and is a member of Aleppo Temple of the Mystic Shrine. He also has membership in the Benevolent and Protective Order of Elks, in the Worcester Club, the Worcester Country Club and the Unitarian church. His political endorsement has always been given to the republican party and in matters of citizenship he measures up to the highest standards. For twenty-seven years he has served on the Uxbridge school board and was a member of the board of selectmen from 1914 until 1919, acting as chairman during the last two years. He took an active part in all war drives and in the Red Cross work and he has recently served on the tariff committee of the National Association of Manufacturers in Washington, D. C.

A notable work, and one of which Mr. Root has every reason to be proud, was that which he did as chairman of the committee that made the plans for the Uxbridge bi-centennial celebration which was held

in June, 1927. In that connection he made a visit to Uxbridge, England, where he extended to the city an invitation to attend the bi-centennial of his home town, and on that occasion the mother town was represented by Charles E.King and George P. Ashby. The celebration lasted for three days and had many attractive features, one of which was the reproduction of the first old town meeting of Uxbridge, which was held June 27, 1727, at the Cornet John Farnum home that through the generosity of the Uxbridge Worsted Company, the present owners, has been restored as far as possible to the original condition in its interior furnishings and decorations. The old chimney, with its numerous fireplaces, still occupies a ten-foot square in the center of the house and its various rooms have been furnished with historic pieces of furniture. The meeting as nearly as possible was an exact reproduction of the original one, even to the voting of the widow Taft, impersonated by Mrs. William A. L. Bazeley, who was the first woman to be accorded suffrage not only in Uxbridge but in the country. At one of the celebration meetings the assemblage was addressed by several state officials as well as by its distinguished guests from Uxbridge, England. One of the purposes of the celebration, as promoted by Mr. Root, was the cementing of a friendship between the American and English towns bearing the same name and recently, in 1929, Mr. and Mrs. Root paid a visit to the mother country, where at Uxbridge a public reception was held for them, showing that the spirit of international friendship has been greatly promoted.

In summer Mr. Root's hobby is yachting and in winter he spends many a delightful hour in fishing in Florida waters, he and his wife making annual pilgrimages to the peninsular state of the south. His life history contains much that is exemplary in citizenship as well as in business life and what he has accomplished as a manufacturer makes his record of inspirational value to others, showing what may be achieved in the face of difficulties when determined purpose and laudable ambition lead the way.

MERRIMAC CARD CLOTHING COMPANY

The Merrimac Card Clothing Company of Andover was established and incorporated in 1920 by Henry D. Rockwell. The business was started with a capital of twenty thousand dollars, which has since been increased to seventy-eight thousand dollars, and the present officers are: Frederick H. Jones, president; A. A. Zayotti, vice president; Henry D. Rockwell, treasurer; and Julius Rockwell, clerk. The company manufacturs card clothing and Napper clothing and its products are sold and shipped all over the country. The plant is equipped with the latest and most improved machinery, which was brought from England, and the company is now installing eleven new machines made in Germany. The factory is operated overtime to meet the demands of a growing trade. There has

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March 20, 1954

SITE OF FIRST UXBRIDGE TOWN MEETING

. . . On July 25, 1727, voters of Uxbridge, which had been separated from the mother town of Mendon only a month before, met in this house to elect officials and plan for erection of a meeting house and hiring of a minister. A bronze plaque, visible between the two downstairs windows, was set in place in 1925 by Deborah Wheelock Chapter, DAR, to commemorate the event.

Site Of First Town Meeting

Uxbridge's Oldest House Bared By Razing Tenement Buildings

By PHILIP E. THOMAS

UXBRIDGE — Almost hidden from the view of thousands of passersby for many years because of its position at the rear of four tenement houses, the Cornet John Farnum House, oldest residence in the town and site of its first town meeting, has again been revealed to public eye through razing of four tenement buildings.

Located less than 100 feet from busy Mendon street, atop the high east bank of Capron's Pond on the Mumford River, the historic house with its gambrel roof and white paint, now stands out in its rightful prominence in the very center of town.

The exact date of its construction is unknown, but it is generally believed to have been built in 1710 or 1711. It has been definitely established that the first town meeting was held in the house on July 25, 1727.

Uxbridge Population Unknown

Although the population of Uxbridge was not recorded at that time, the total population of Mendon in 1727 was counted at 1,200. That included the entire area which now embraces Milford, Millville, Blackstone, Uxbridge, Northbridge and a part of Upton.

The first record of colonists in Mendon was in 1659 and the area became a town in 1667. However, Indians under King Philip attacked the settlement on July 14, 1675, killing several people and Mendon was abandoned for several years.

A few families straggled back after the death of King Philip on Aug. 12, 1676, but the next town meeting was not held until 1680. The first minister after resettlement was the Rev. Grindal Rawson, who was called at a town meeting on Oct. 4, 1680.

Rawson First Town Clerk

The Rawson family lived in what is now Uxbridge. The well of the old home can be seen today just a few feet from West River road, on land now owned by Elmwood Farms. Old maps show Pout Pond as Rawson's Pond. His ninth generation descendant is Jefferson O. Rawson, now superintendent of the Uxbridge Water Department.

Edmund Rawson, a grandson of Rev. Mr. Rawson, was to become the first town clerk of Uxbridge after its incorporation in 1727. He also was one of the first schoolmasters in Uxbridge and in 1734 was voted 20 pounds for keeping school and boarding himself for six months.

The Rawson and Taft families were perhaps the most important names in the area for many generations. The first extensive land holdings in what is now Uxbridge were owned by Robert Taft of Mendon and his five sons, Robert Jr., Joseph, Daniel, Thomas and Benjamin.

Dispute Over Road In 1716

The first dispute between the eastern and western sections of old Mendon arose in 1716, concerning a road to be built to Taft's Bridge, the first over the Blackstone River. It was located in what is now known as the intervale, off Millville road.

Committees from each section of town settled that argument, but in 1720 agitation began for a separate town in the eastern portion. On Oct. 16, 1722, residents of the western part objected to assessments for repairing the meeting house, far removed from their homes.

It was finally voted to reimburse residents of the western areas, providing a separate town was set off within three years. On Dec. 14, 1726, the town meeting voted "no" on separation, but finally, on March 31, 1727 voters agreed to the separation, although the exact line of separation of Mendon and Uxbridge were to be argued for 27 years.

Named For English Earl

In fact, Cornet John Farnum was a member of a three-man committee chosen on July 12, 1728, to survey the boundary lines. Other members from the new town were Solomon Wood and Joseph Taft.

In fact, Cornet John Farnum was a member of a three-man committee chosen on July 12, 1728, to survey the boundary lines. Other members from the new town were Solomon Wood and Joseph Taft.

But residents of the western section of old Mendon lost little time after separation was authorized and quickly introduced a bill in Boston to incorporate the town of Uxbridge. Even with the slow transportation of those early days, the separation was completed in less than three months.

A bill setting off the town of Uxbridge from the mother town of Mendon was passed on June 27, 1727 after its third reading in the House of Representatives, Boston. The community was named after Henry Paget, Earl of Uxbridge and a member of the Kings' Privy Council.

Parts Now In Upton, Northbridge

At that time, the newly-created town included areas which have since been incorporated into the towns of Upton and Northbridge. It was included in Suffolk County at first, but on April 2, 1731, became a part of Worcester County. Part of the town of Upton was separated in 1735 and Northbridge followed in 1772.

In 1771, the legislature passed an act giving back to Mendon a portion of the southeastern part of town near Chestnut Hill. As late as March, 1896, the town nearly lost another section when residents of the Linwood area agitated for annexation to Northbridge. Later, petitioners withdrew the bill.

The principal business at that first meeting was the election of town officials and the slate was not a large one. Those chosen selectmen were Robert Taft Jr., Ebenezer Read, Woodland Thompson and Lt. Joseph White.

Wood Thrice Treasurer

Solomon Wood was chosen moderator and Edmund Rawson took office as the first town clerk. The first highway surveyors were Wood, James Keith and John Emerson. Thomas White and William Brown were elected constables, with Joshua Whitney and Joseph Taft chosen tything men.

Wood was named to his third position when he was named town treasurer. John Cook and William Holbrook were elected fence viewers and Gersholm Keith and Simon Peck took office as hog-reaves.

The latter title means the same as hog-constable. The two men were charged with the care of stray swine.)

One can visualize that first town meeting in the Cornet Farnum house, chosen in all likelihood because of its central location in the new town and its large size, capable of easily holding the gathering of early landowners.

Only Property Owners Voted

Only those owning property were allowed to vote and it can be assumed that less than 50 families then inhabited Uxbridge. Many were from South Uxbridge, in the Ironstone area, the earliest sizable settlement in the town.

CORNET AND MRS. JOHN FARNUM'S GRAVES

. . . The oldest stones in the Quaker Cemetery, Uxbridge, lie over the remains of the couple in whose home was held the town's first meeting. Cornet Farnum died in 1749 and his second wife, the former Abigail Marsh, of Bellingham, 10 years later.

There must have been several horses tied around the Farnum house that day — and probably a few oxen. Rough trails and fords over the numerous streams were most easily traversed on horseback and the light buggies of later years were a luxury seldom, if ever, seen in 1727.

History does not record the numbers who attended the first town meeting, but it was probably less than 25. Neither does it record any details on the interior of the Farnum House, but it can be assumed windows were open in the July heat and the giant fireplaces were used only by the few gentry, who smoked and used the stone hearths as a convenient place to knock out their pipes.

Gave Orchard To Town

The Farnum house became the regular site for ensuing town meetings, up to the time of completion in January, 1729, of the new meeting house, located "within the fence of Ebenezer Read's pasture," just across the Mumford River from the Farnum House.

In 1728, Cornet Farnum gave his orchard to the town as site "to set a pond on." The orchard now lies under what is known as Capron's Pond, just north of Mendon Street.

Although the Farnums were not as important as the Taft family, its members contributed greatly to the development of the town. Robert Taft, Jr., first selectman of Uxbridge, was the son of Robert Taft, who arrived and settled in old Mendon, near Nipmuc Pond, in 1680. The family were town civic leaders for two centuries and gave to the national government such men as President William Howard Taft, whose grandfather, Peter Rawson Taft, was a native of Uxbridge, and his son, the late Sen. Robert Taft.

First Farnum Barber

Ralph Farnum, a barber, was the first man of that family to arrive in the colonies. The original family name was Farnham, which is listed in Burke's Peerage. Two Lords of Querndon, located in the county of Leicester, are listed, along with several other noblemen.

Ralph Farnum, with his wife and three young children, left Southampton, Eng., April 6, 1635 on the brig James and arrived in Boston on June 3, 1635. He was 32 years old at the time.

Although listed as a barber at first, he soon earned the title of yeoman, which meant "a freeholder, next in rank to a gentleman." He settled in Ipswich for a few years and moved to Andover in 1639.

Became Large Property Owner

His son, John, lived with his wife in Andover, but his grandson was Cornet John Farnum, who came to Uxbridge about 1700 and purchased a lot, called a 15-acre right, from Job Tyler on July 8, 1701. This was to become the site of the first Uxbridge town meetings.

Cornet Farnum was born in Andover April 13, 1673. He married Mary Tyler June 30, 1693, in Andover. History does not record whether Job Tyler, from whom he bought his first land in Uxbridge, was a relative of his wife.

He prospered in Uxbridge, buying more land and "drawing with proprietors" until he became one of the town's largest owners of real estate.

First Quaker Minister

Several children were born of his union with Mary Tyler, among them Moses Farnum, who first saw the light of day on Sept. 8, 1705. He became a farmer and lived three-fourths of a mile east of Happy Hollow in South Uxbridge. He bought several parcels of land in Uxbridge and Douglas, including 48 acres at Hoop Pole Hill.

On his death in 1770, he left 600 acres of land, among them the "cedar swamp in Shockologue." His son, Moses Jr., was born Oct. 25, 1730, and became the first minister of the Friends Meeting House, which was built in 1770 and still stands on Quaker Highway. He built a brick house in 1766, near the meeting house, which is now occupied by Mr. and Mrs. G. Arthur Small.

Across the highway from the old meeting house is located the cemetery where Cornet John Farnum, Moses Farnum and Moses Farnum Jr., are buried, along with scores of relatives of the same name. The family were Presbyterians until Moses Jr. embraced the Quaker faith in his later years. He died May 9, 1780, after traveling through New England, New York and Pennsylvania in the interests of the Friends Society.

Married Bellingham Girl

Cornet Farnum's first wife having died at some undisclosed date, he married Abigail Marsh of Bellingham in November, 1733, in Uxbridge. Her grave is beside his in the Quaker Cemetery.

The two stones are the oldest in the burial ground and are located at the northwest corner, blackened with age and with their inscriptions barely visible after two centuries.

The title, "cornet," is not from the nobility, as is generally believed. It refers to military service since cornet in those days was the rank of the lowest commissioned cavalry officer.

Cornet Farnum died Sept. 9, 174 and his second wife on Feb. 21, 175 Although they were not Quakers it is apparent the Farnum family had settled in large numbers i South Uxbridge, which explain their burial in what doubtless wa then a family cemetery.

Although 227 years have passe since Uxbridge's first town meetin was held in the Farnum House, i stands today in excellent repair. I has been owned many years b Bachmann Uxbridge Worsted Cor

In later years, it served a bachelor quarters for such men a F. Leo Kenney, Gordon W. Keegat and other men who have risen t prominence in the concern. Fo more than 20 years, it has been oc cupied by Mr. and Mrs. Olive Belanger and family.

Restored In 1927

In 1927, at the time of the town's bicentennial celebration, it was re stored as much as possible to it original appearance and was fur nished with antique items from fa and near. Among them was a bed from the Samuel Taft Tavern, North Uxbridge, in which George Washington slept during his overnight stop there in 1789. The original town meeting was reenacted within its walls as a feature of the celebration.

An odditity concerning the Taft Tavern and the Farnum House, both so important in Uxbridge history, is that they are exact replicas of each other. Both have identical gambreled roofs, with the same number of doors and windows, similarly located.

The Taft Tavern presently has an ell addition to the main house, and the Farnum House received a similar addition many years ago, as shown in a picture published at the time of the bicentennial.

Fireplace In Each Room

Although many renovations of the Farnum House have modernized it for present day occupancy, with attractive wallpapers and paint, the wide boards of its flooring and the fireplaces in each room attest to its age. Native pine colonial paneling throughout the kitchen and exposed framing with its wooden pegs, instead of nails, bear witness to its early colonial construction.

Through removal of the ell addition, the exterior of the 10-room house looks today much as it did 227 years ago. When a new roof recently was put on, wooden shingles, rather than asbestos, were used to conform with original construction.

In 1925, Deborah Wheelock Chapter, Daughters of the American Revolution, caused a bronze plaque to be inserted into the wall of the house which faces Mendon Street. It proclaims, "Oldest house in Uxbridge. Built by Cornet John Farnum. Site of the first town meeting, July 25, 1727."

Tearing down of the four outmoded tenement houses along Mendon Street during the past few months will allow some straightening of the sharp S-curve of the highway, a Chapter 90 projec which was authorized at the annua town meeting.

Even more important, the projec will beautify the surroundings an make easily visible to public gaz the historic Cornet John Farnum House, an important part of Ux bridge history.

26 Worcester Sunday Telegram Mar. 12, 1961

Built in 1710

Uxbridge Residents Seek To Maintain Oldest House

By J. HOWARD BUFFUM
Telegram Staff Reporter

UXBRIDGE — Town officials o townpeople should take immediat steps to acquire and preserve th 250-year-old Cornet John Farnu House, oldest house in the town

That is the concensus of a cross section of residents who were polled by a reporter on their sentiments about the historical landmark, whose future is in doubt.

The property at 50 Mendon St., pposite the now-closed Bachman-Uxbridge Worsted Co. mill, had een owned and maintained by he firm for many years. When he mill property here was sold o the Frank G. W. McKittrick Co. of Lowell, textile liquidators, last September, the Cornet John Farnum House was included in the package.

Bertrand A. McKittrick, company president, previously had stated that he could not promise preservation of the house on its present site because the company "can't commit itself to anything that would interfere with the new owner of the mill property."

He added, "Frankly, the house is a problem. If someone wanted to buy it to move it, we would confer seriously."

The site in 1727 of the first Uxbridge town meeting, the house is a problem because it sits in the middle of the parking lot which goes with the former Bachmann Uxbridge mill property.

Move Desired

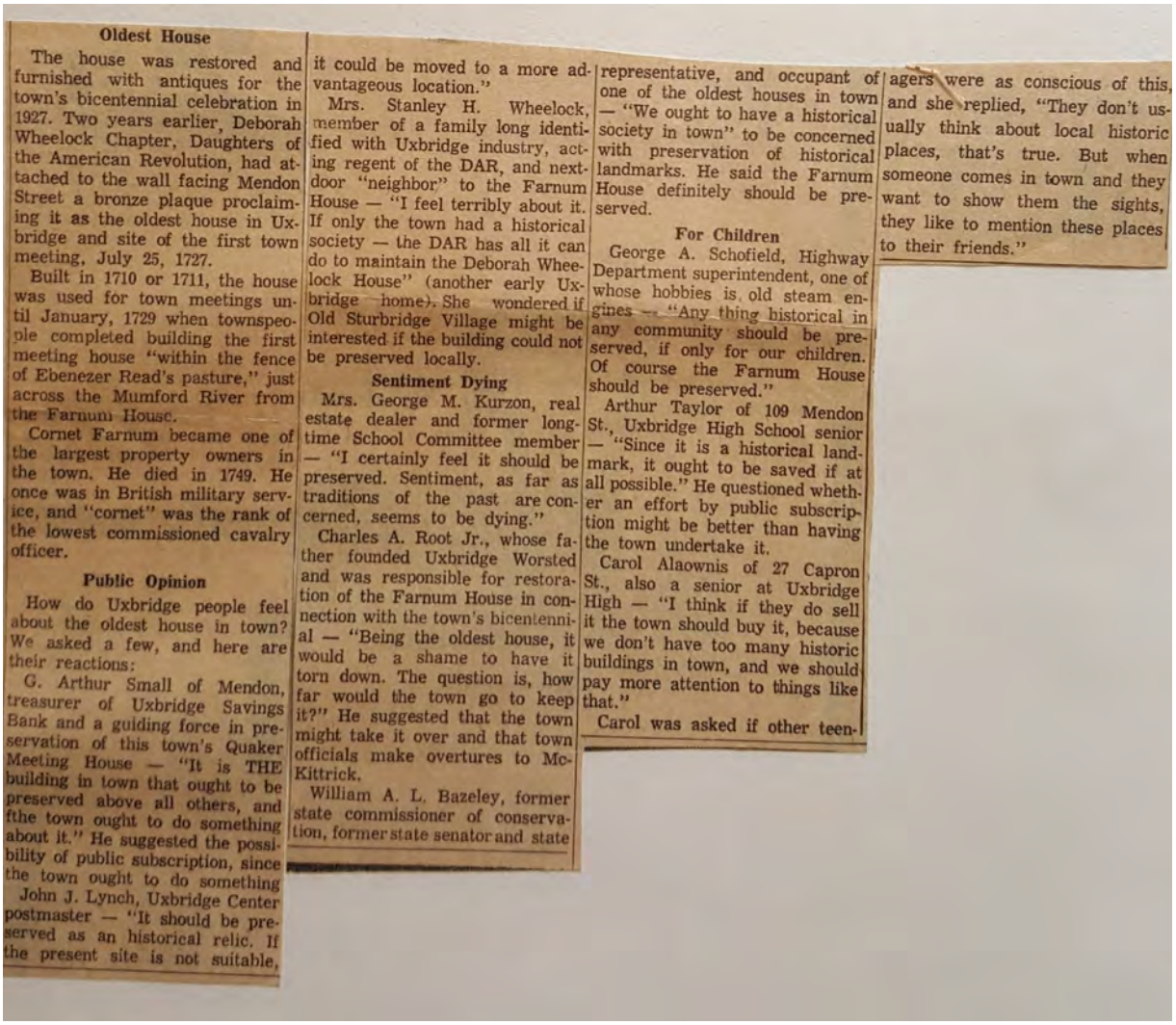
McKittrick said, "we cannot sell it to anyone to use where it is," because it reduces hte potential capacity of the parking area and produces a "bad traffic pattern." He added, "If it could be moved, it would be an ideal solution."

For 28 years the house has been occupied by the family of Oliver N. Belanger, former Uxbridge Worsted chauffeur and later company groundskeeper. Prior to that it was bachelor quarters for Uxbridge Worsted employes.

The exterior of the 10-room house, with its familiar gambrel roof, has been preserved in its original state as much as possible.

FUTURE OF OLDEST HOUSE IN UXBRIDGE IN DOUBT
Preservation Urged by Townspeople

PLAQUE IN CORONET JOHN FARNUM HOUSE
Proclaims building as the oldest in town and site of first town meeting



Oldest House

The house was restored and furnished with antiques for the town's bicentennial celebration in 1927. Two years earlier, Deborah Wheelock Chapter, Daughters of the American Revolution, had attached to the wall facing Mendon Street a bronze plaque proclaiming it as the oldest house in Uxbridge and site of the first town meeting, July 25, 1727.

Built in 1710 or 1711, the house was used for town meetings until January, 1729 when townspeople completed building the first meeting house "within the fence of Ebenezer Read's pasture," just across the Mumford River from the Farnum House.

Cornet Farnum became one of the largest property owners in the town. He died in 1749. He once was in British military service, and "cornet" was the rank of the lowest commissioned cavalry officer.

Public Opinion

How do Uxbridge people feel about the oldest house in town? We asked a few, and here are their reactions:

G. Arthur Small of Mendon, treasurer of Uxbridge Savings Bank and a guiding force in preservation of this town's Quaker Meeting House — "It is THE building in town that ought to be preserved above all others, and fthe town ought to do something about it." He suggested the possibility of public subscription, since the town ought to do something

John J. Lynch, Uxbridge Center postmaster — "It should be preserved as an historical relic. If the present site is not suitable, it could be moved to a more advantageous location."

Mrs. Stanley H. Wheelock, member of a family long identified with Uxbridge industry, acting regent of the DAR, and next-door "neighbor" to the Farnum House — "I feel terribly about it. If only the town had a historical society — the DAR has all it can do to maintain the Deborah Wheelock House" (another early Uxbridge home). She wondered if Old Sturbridge Village might be interested if the building could not be preserved locally.

Sentiment Dying

Mrs. George M. Kurzon, real estate dealer and former long-time School Committee member — "I certainly feel it should be preserved. Sentiment, as far as traditions of the past are concerned, seems to be dying."

Charles A. Root Jr., whose father founded Uxbridge Worsted and was responsible for restoration of the Farnum House in connection with the town's bicentennial — "Being the oldest house, it would be a shame to have it torn down. The question is, how far would the town go to keep it?" He suggested that the town might take it over and that town officials make overtures to McKittrick.

William A. L. Bazeley, former state commissioner of conservation, former state senator and state representative, and occupant of one of the oldest houses in town — "We ought to have a historical society in town" to be concerned with preservation of historical landmarks. He said the Farnum House definitely should be preserved.

For Children

George A. Schofield, Highway Department superintendent, one of whose hobbies is old steam engines — "Any thing historical in any community should be preserved, if only for our children. Of course the Farnum House should be preserved."

Arthur Taylor of 109 Mendon St., Uxbridge High School senior — "Since it is a historical landmark, it ought to be saved if at all possible." He questioned whether an effort by public subscription might be better than having the town undertake it.

Carol Alaownis of 27 Capron St., also a senior at Uxbridge High — "I think if they do sell it the town should buy it, because we don't have too many historic buildings in town, and we should pay more attention to things like that."

Carol was asked if other teenagers were as conscious of this, and she replied, "They don't usually think about local historic places, that's true. But when someone comes in town and they want to show them the sights, they like to mention these places to their friends."

Gazette Photo

The 258-year-Old Cornet John Farnum House.

March 27, 1968

Uxbridge Landmark Saved

History Forged in Farnum House

By PETER J. CUNNINGHAM
Of The Gazette Staff

UXBRIDGE — When Uxbridge voters recently saved the Cornet Farnum House, they also saved an important part of the town's history.

Not only is it the oldest residence, having been built 258 years ago, but it also had a part in the town's development.

That began back in 1727 when within its walls the first town meeting was held.

The decision to keep the structure from being razed had been pending for nearly 50 years.

On March 16, it was voted that the town would buy the house from Bernat Yarns, with the money being raised by taxation. It is located at 30 Mendon St.

Aiding in the battle to keep the house was the Uxbridge Historical Society.

Original Owner

The original owner of the house, Cornet John Farnum, was born in Andover, Mass., in 1673. The title "cornet" came about because Farnum served in British military service as a "cornet", the lowest rank for a commissioned cavalry officer. At the age of 20, he married Mary Tyler June from Andover on June 30, 1693.

He came to Uxbridge in 1700, and bought a 15-acre lot from Job Tyler, on July 8, 1701. This lot was to become the site of the first Uxbridge town meeting.

Farnum prospered as a land merchant and he eventually became one of the chief land owners in the area.

Cornet Farnum's first wife, Mary, died approximately 15 years after the marrige and Farnum then married Miss Abagail Marsh of Bellingham, on Nov. 3, 1733. Farnum died in 1749. He and his wife were buried in the Quaker Cemetery. Their graves are the oldest in the cemetery.

Construction of the Farnum House began in 1710 and was finished in 1711, the 10-room dwelling meeting the exact specifications of the Cornet.

Town Meeting

In 1727 the first town meeting was held in the Farnum House in the month of July. Although documents do not tell us how many were at that meeting, one can assume that there were not more than 50 present, due to the fact that there were not more than 50 land owners in the town at that time. (To vote, a resident had to own land.)

The Farnum residence was most probably chosen as the site for that first town meeting because of its central location in town.

The principle objective that July day was to choose town selectman and other town officials. The business was not complicated, nor the slate very large. Robert Taft Jr., Woodland Thompson, Ebenezar Read, and Lt. Joseph White were elected as the town's selectmen.

Became Home

The Farnum House continue to serve the purpose as a site for town meetings until 1729, when the new meeting house, "within the fence of Ebenezar Read's pasture," just across the Mumford River opposite the Farnum residence, was completed. After 1729, the house again resumed its demure role of a home characteristic of the 1700s.

In 1927, the year of the town's bicentennial celebration, the house was restored to its original appearance and was stocked with antiques from the area. Among the antiques was a bed from the Samuel Taft tavern in North Uxbridge, in which George Washington layed a worried head on a fall night in 1789. During the bicentennial celebration, the original town meeting was re-enacted within the colonial walls, and echoes of Uxbridge's history must have joined in silent unison during the festivities.

Today, the Cornet John Farnum House bears homage to yesterday. The colonial pine paneling on the walls bears proud evidence of past splendor, and wooden pegs holding exposed frames together are a mute testimonial to the craftmanship of another era.

J

D-Day For Cornet John Farnum House

UXBRIDGE — An appropriation of $10,500 to buy the Cornet John Farnum House, Mendon St., oldest house in town and site of first Uxbridge town meeting, will be asked of townspeople at the annual town meeting this afternoon.

The Uxbridge Historical Commission urges support and feels sure it can find ways to maintain it; but the Finance Committee will not recommend the appropriation.

It was used for the first town meeting in 1727. Emil Bernat and Sons Co. now own it. There have been rumors recently that it has been sought by interests desiring to move it out of town.

Dr. J. Francis O'Mara, commission chairman, feels the house is one of Uxbridge's most significant points of interest and would make an ideal place for Uxbridgiana.

K

Sept. 1969

The Cornet John Farnum House, sought as historical landmark. Gazette Photo

Uxbridge Unit Seeks to Save Farnum House as Landmark

UXBRIDGE — The Uxbridge Historical Commission wants to save the Cornet John Farnum House on Mendon Street, site of the first town meeting in 1727, as a historical landmark.

A statement yesterday by the commission was the result of a Finance Committee recommendation against appropriating $10,500 to buy the town's oldest house.

The appropriation request is among special proposals voters will act on at the annual town meeting at 2 p.m. Saturday in Uxbridge High School auditorium.

In the statement by Dr. J. Francis O'Mara, commission chairman, he gave assurance the Uxbridge Historical Commission and the Uxbridge Historical Society would find ways on a volunteer basis to maintain the property once it was acquired.

The statement stems from the recent finance committee public hearing at which commission members got the impression the advisory panel based its unfavorable finding on the belief ownership of the house would cause a future drain on town finances.

In favoring acquisition, the commission cites the house as one of the town's most significant points of interest and would offer a centralized location to provide a "permanent place for articles which townspeople wish, but hesitate to donate because there is no such depository."

From an educational standpoint, the landmark could be a focal point where "local history could be available to students.

The commission envisions the house as a featured landmark on future historic tour routes to be mapped by the state. In connection with the celebration of the town's 250th anniversary nine years hence, the commission asked, "If you don't have the Cornet John Farnum house, what is left?".

L

, Nov. 4, 1969 — Page 27E — THE SECOND FRONT PAGE

$2,500 Given for Repairs To John Farnum House

By HELEN SHARKEY
Of The Gazette Staff

UXBRIDGE — A gift of $2,500 for work on the Cornet John Farnum House has been presented by Miss Clara F. Trowbridge of 15 Maple St.

Institution of the Clara F. Trowbridge — Cornet John Farnum House Fund was made known by J. Francis O'Mara, chairman of the Uxbridge Historical Commission. He asked that public acknowledgement be made of Miss Trowbridge's "generosity and long-standing interest in the town and its historical heritage."

The fund, established at Uxbridge Cooperative Bank, stipulates that it be used for the Cornet John Farnum House, where the first town meeting was held. It designates that the chairman of the Uxbridge Historical Commission may make withdrawals for this purpose.

O'Mara headed a committee which arranged details and naming of the fund.

Local Historian

The donor is a life trustee and president of trustees of Uxbridge Free Public Library, and has written papers of historical interest locally.

Miss Trowbridge, a member of the Uxbridge Historical Commission since its establishment in 1966, said she gave the money "to help get things started."

A survey in 1968 by an architectural historican classified chimney and roof repairs as the most urgent needs for preserving the 259-year-old house at 50 Mendon St., which was purchased by a $10,500 appropriration voted in March 1968.

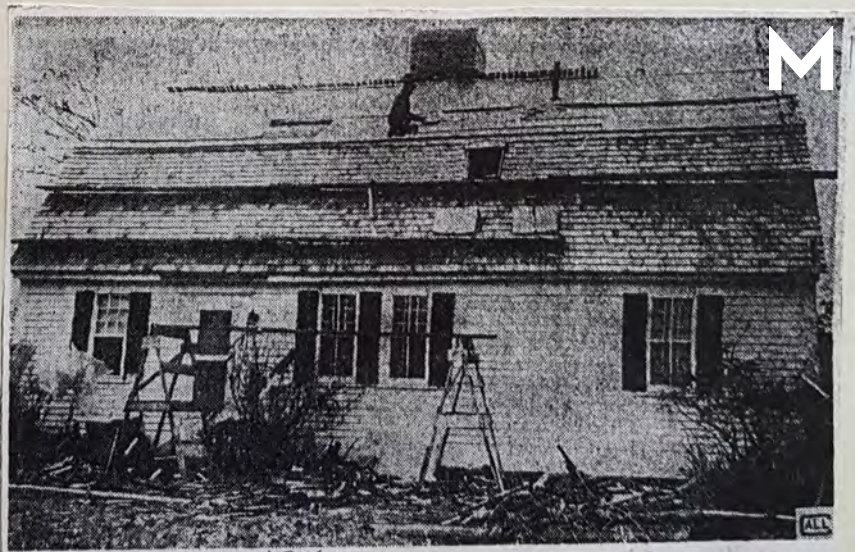
Chimney Repair

O'Mara said a contract for chimney repair and restoration has been awarded to the A. A. Sabatinelli Construction Co. of Arch Street.

Donations to increase the new fund may be sent to Uxbridge Cooperative Bank. The extent and speed of the repairs and the desired Colonial restoration will be commensurate with the "generosity of the public" in giving for this special project, O'Mara said.

Miss Trowbridge is a former school teacher, a director of the Massachusetts Society for the Prevention of Cruelty to Children, a past regent of the local DAR chapter, a director of the Whitinsville Spinning Ring Co., a trustee of Whitinsville United Methodist Church, an officer of the former Uxbridge Samaritan Society, a trustee of New England Deaconess Hospital in Boston, member of the Whitinsville Woman's Club, and member of the Uxbridge Historical Society.

M



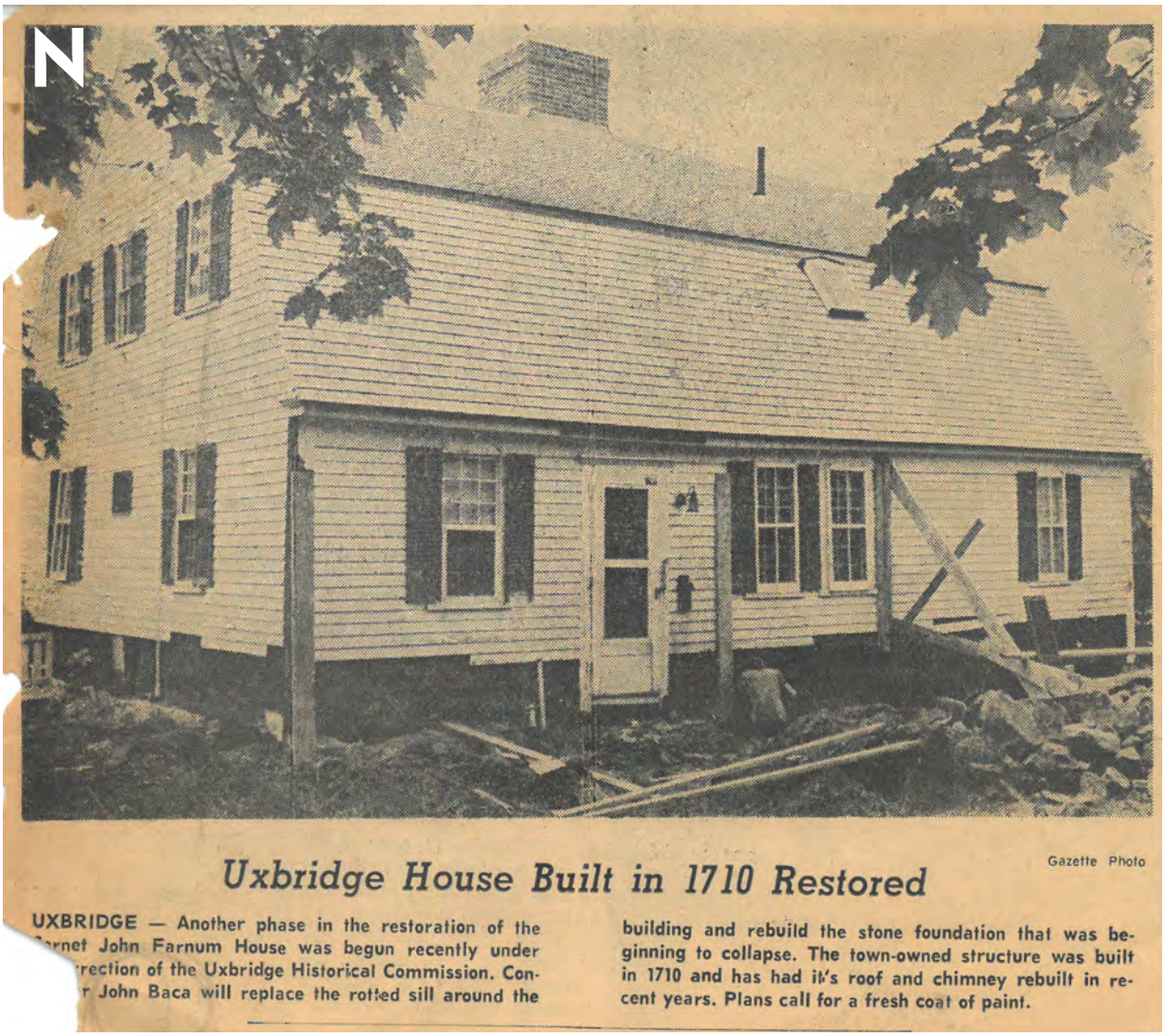
Farnum House Roofing Near Completion

1970

UXBRIDGE — John Baca, installing the new cedar shake roof on Uxbridge's historic Cornet John Farnum House, said that only one to two days of work remain on the project being supervised by the Uxbridge Historical Commission. Funds were raised through the efforts of the Uxbridge Historical Society and its yearly antiques show and sale.

The house, which had its chimney rebuilt earlier, is said to be one the best examples of early architecture in the area. It is the site of the town's incorporation and first town meeting almost 2½ centuries ago.

Many local organizations have indicated that they will help underwrite the cost of restoration and furnishing several of the rooms with authentic period items.



Gazette Photo

Uxbridge House Built in 1710 Restored

UXBRIDGE — Another phase in the restoration of the ...rnet John Farnum House was begun recently under ...rection of the Uxbridge Historical Commission. Con... ...r John Baca will replace the rotted sill around the building and rebuild the stone foundation that was beginning to collapse. The town-owned structure was built in 1710 and has had it's roof and chimney rebuilt in recent years. Plans call for a fresh coat of paint.

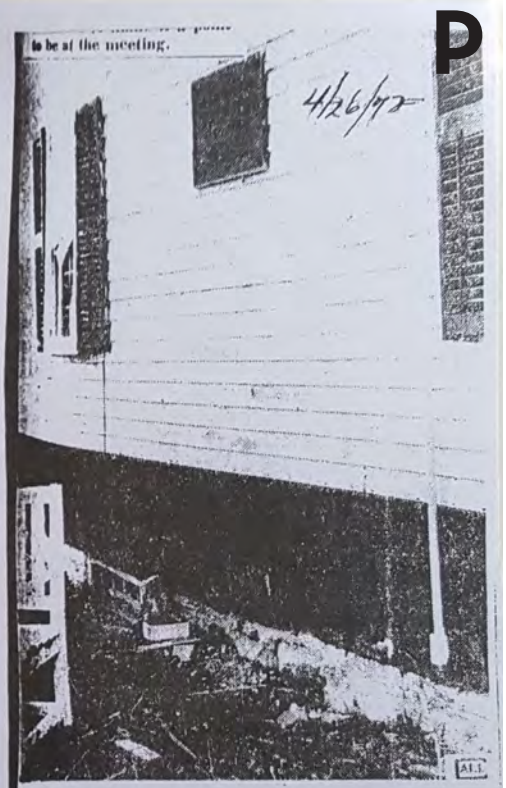
O

Gazette Photo by MICHAEL E. CASTAGNARO

Energy Conservation

UXBRIDGE — Five top sealing dampers were installed on the John farnum House yesterday by Arthur Sabatinelli, a mason. The work was done to conserve energy and keep rain from entering the chimney. The house is owned by the town and administered by the Historical Commission. It was recently added to the National Register of Historical Places. There are five fireplaces in the house.

P



4/26/72

to be at the meeting.

Repairing Oldest House

UXBRIDGE — Work has begun on the task of replacing rotted and insect-eaten sills and plank siding of the historic Cornet John Farnum House, in photo, site of Uxbridge's incorporation and first town meeting in 1727.

The Uxbridge Historical Commission, Dr. J. Francis O'Mara chairman and Edward D. Hanson, vice chairman, realized the extent of required restoration work when the town purchased the structure several years ago but considered the historic value of the property well worth the expenditure.

"Much of the money for the work has been raised by the Uxbridge Historical Society, of which Hanson is president, in its yearly antiques show and sale.

Q

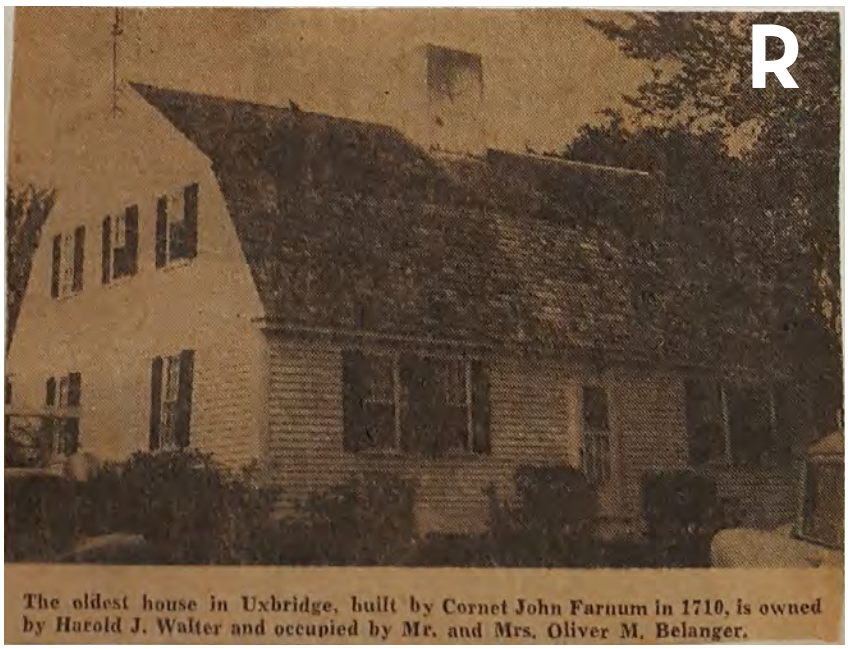
Uxbridge Landmark Shows Age

UXBRIDGE — The historic Cornet John Farnum House, Meadon St., shows its age as it awaits repairs of windows and doors prior to receiving a new coat of paint this spring.

Uxbridge Historical Commission, with funds raised by the projects of the Uxbridge Historical Society, has repaired the sills and lower side planking of the structure, and reboarded and recovered the roof. After the exterior work has been completed, interior restoration will begin, with several local organizations participating in the work.

The house is the site of the town's incorporation and its first town meeting.

R



The oldest house in Uxbridge, built by Cornet John Farnum in 1710, is owned by Harold J. Walter and occupied by Mr. and Mrs. Oliver M. Belanger.

Telegram Photo by JOSEPH W. LAPINE

1974

History Repainted

UXBRIDGE — A first step in the restoration of the old Cornet John Farnum House on Mendon Street, started this week with the painting of the exterior. Formerly white, it will now be red. The Uxbridge Historical Society, which administers the property, awarded the painting contract to the Frank L. Adams Co. of Worcester. The society will begin working on the interior so that the restoration will be complete in time for the town's 250th anniversary in 1977.

FHR-8-300 (11-78)

T

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only
received MAR 3 1 1980
date entered MAY 7 1980

1. Name

historic Coronet John Farnum House

and/or common Same

2. Location

street & number Mendon Street ___ not for publication

city, town Uxbridge ___ vicinity of congressional district

state Massachusetts code 025 county Worcester code 027

3. Classification

Category	Ownership	Status	Present Use	
___ district	x public	x occupied	___ agriculture	x museum
x building(s)	___ private	___ unoccupied	___ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	___ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	x yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Town of Uxbridge

street & number Town Hall, Main Street

city, town Uxbridge ___ vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Worcester County Courthouse

street & number 2 Main Street

city, town Worcester state Massachusetts

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth has this property been determined elegible? ___ yes x no

date 1979 ___ federal x state ___ county ___ local

depository for survey records Massachusetts Historical Commission

city, town Boston state Massachusetts

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	x unaltered	x original site
x good	___ ruins	___ altered	___ moved date _____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Cornet Farnum House is located on the west side of Mendon Street (Route 16) east of Uxbridge Center and the Mumford River. The house occupies a lot of 11,468 square feet. North, east and south of the house are residential areas, while land immediately adjoining the property is used for parking for the Bernat Yarn Company. West of the house is an industrial area which contains the Bernat Company's factory.

The Farnum House is a one and one-half story timber frame structure of rectangular floor plan with a massive central chimney constructed of brick set on a stone base. The building rests on a fieldstone foundation and is enclosed by a gambrel roof, which is covered with wood shingles. The house's exterior is covered by clapboards and has plain cornerboards, boxed eaves and narrow mouldings beneath the eaves and at the verges of the gable ends. All windows are set in unmoulded frames; first story windows have 9/9 sash, second story windows have 6/6 sash. On the lower slope of the north side of the roof is a rectangular hatch.

SOUTH WALL: The south wall contains the house's major facade consisting of a center entrance flanked on both sides by two windows, symmetrically placed. The entrance is framed by two narrow pilasters which project slightly from the wall and rise to the eaves. Within the pilasters is a moulded surround which frames a door of four rectangular, raised panels, surmounted by two square lights of "bull's eye" glass. It is likely that this entry arrangement dates from the late eighteenth or early nineteenth century.

WEST WALL: The west wall contains one of the house's two gable ends. There are two windows at the first story and three at the second, all symmetrically arranged about the wall's center.

SOUTH WALL: The south wall is the same length as the major facade; however, it is asymmetrically arranged. Moving east from its west end is a single window, a doorway with a plain surround and moulded cap (the door, itself, is identical to that of the facade), two windows closely spaced (located behind the central chimney), and a single window located near the wall's west corner.

EAST WALL: The east wall is nearly identical to the west end-wall, except that its three second story windows are asymmetrically placed. Between the two first story windows of the east wall is an historical palcque.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600–1699	x architecture	___ education	___ military	___ social/ humanitarian
x 1700–1799	___ art	___ engineering	___ music	___ theater
___ 1800–1899	___ commerce	x exploration/settlement	___ philosophy	___ transportation
___ 1900–	___ communications	___ industry	x politics/government	___ other (specify)
		___ invention		

Specific dates c. 1710-1727 **Builder/Architect** unknown

Statement of Significance (in one paragraph)

The Cornet John Farnum House possess integrity of location, design, setting, materials and workmanship. Additionally, it has important association with the formation of Uxbridge and is a particularly well preserved example of a popular house type of the early to mid eighteenth century. Although similar buildings existed in surrounding towns, few examples of the type remain. It's most important features are its rectangular floor plan, central chimney, one and one-half story height and gambrel roof.

It was built between 1710 when Cornet Farnum was granted 46 acres on the east side of the Mumford River and 1727 when Uxbridge's first town meeting was held there. Farnum, who was born in Andover in 1672, moved to Mendon (of which Uxbridge was originally a part) c.1701 when he was taxed sixteen shillings and five cords of wood. He acquired the land on which the house now stands between 1701 and 1710.

Upon the formation of Uxbridge in 1727, the Farnum House served as the site of the first two town meetings, on July 25 and August 25, 1727. As Uxbridge's incorporation was provisional, requiring that the inhabitants "within the space of two years erect and finish a suitable House for Public Worship and procure & settle a learned Orthodox Minister of good conversation and make provision for his comfortable support", the first town meeting voted "to Sett ye Meeting House on ye Southside of the Drabble Tail Brook". In addition, the town meeing elected Robert Taft, Jr., Ebenezer Read, Woodland Thompson and Joseph White to be selectmen, Edmund Rawson to be town clerk and Solomon Wood to be town treasurer. By the time of the second town meeting, the proposed meeting-house site had been found to be "inconvenient" and a new site "within the Fence of Ebenezer Read's pasture on a place which they had viewed for and judged convenient for that purpose" was selected. Later, in 1728, the town accepted Farnum's offer to use another portion of his land, near the river, as the site of the town pound.

After Farnum's death (ca. 1750) the property was gradually reduced in size; nearby along the river bank a grist mill, gun factory and woolen mills were established in the nineteenth century. In 1926, the Farnum House was purchased and restored by the Uxbridge Worsted Company, which used the home briefly for company employees before selling it to be used as a private house. In 1962, the property was acquired by Emile Bernat & Sons Co., which sold part of the land and the house to the Town of Uxbridge in 1968. Under the supervision of the Uxbridge Historical Commission, the Farnum House is undergoing gradual restoration and conversion to a museum. Since acquisition by the town, the house's roof and chimney have been extensively repaired, electrical wiring, heating and security systems have been added and the first floor has been replastered and partially furnished. In 1977, the house was opened to the public in commemoration of the town's 250th anniversary. Restoration and furnishing of the house's second story is now being planned.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
RECEIVED MAR 3 1 1980
DATE ENTERED MAY 7 1980

CONTINUATION SHEET ITEM NUMBER 8 10 PAGE

Significance Continued

Occupied since the early eighteenth century, the Cornet Farnum property may contain cultural materials and features capable of adding to present knowledge of social and economic patterns and site configurations in rural regions during the Early Historic Period.

Boundary Justification
Boundaries were selected to include only the land owned by the Town of Uxbridge and immediately surrounding the Farnum House. The remainder of lot #47-93 is owned by the Bernat Yarn Company, and used as a parking lot.

9. Major Bibliographical References

Barber, John Warner, Historical Collections of Every Town in Massachusetts. Worcester, Mass. Dorr, Howland & Co., 1839
Holbs, George W. A History of Worcester County. Philadelphia. J.W. Lewis & Co., 1889.
Metcalf, George. Metcalf's Annals of Mendon.

10. Geographical Data

UTM NOT VERIFIED
ACREAGE NOT VERIFIED

Acreage of nominated property 11,468 square feet
Quadrangle name Uxbridge
Quadrangle scale 1:24000

UMT References

	Zone	Easting	Northing
A	19	282610	4661440
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification

Please refer to the attached map. Worcester County Registry of Deeds, Plan Book 320, plan 35. Cornet Farnum House and Land of Emile Bernat and Sons Co., John R. Andrews, surveyor. June 14, 19[illegible]
Also assessor's map #47, lot # 93, of which this nomination occupies a portion.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Candace Jenkins, National Register Coordinator with J. Francis Cove, III Uxbridge Hist. Comm.
organization Massachusetts Historical Commission date Ja nuary, 1980
street & number 294 Washington Street telephone (617) 727-8470
city or town Boston state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

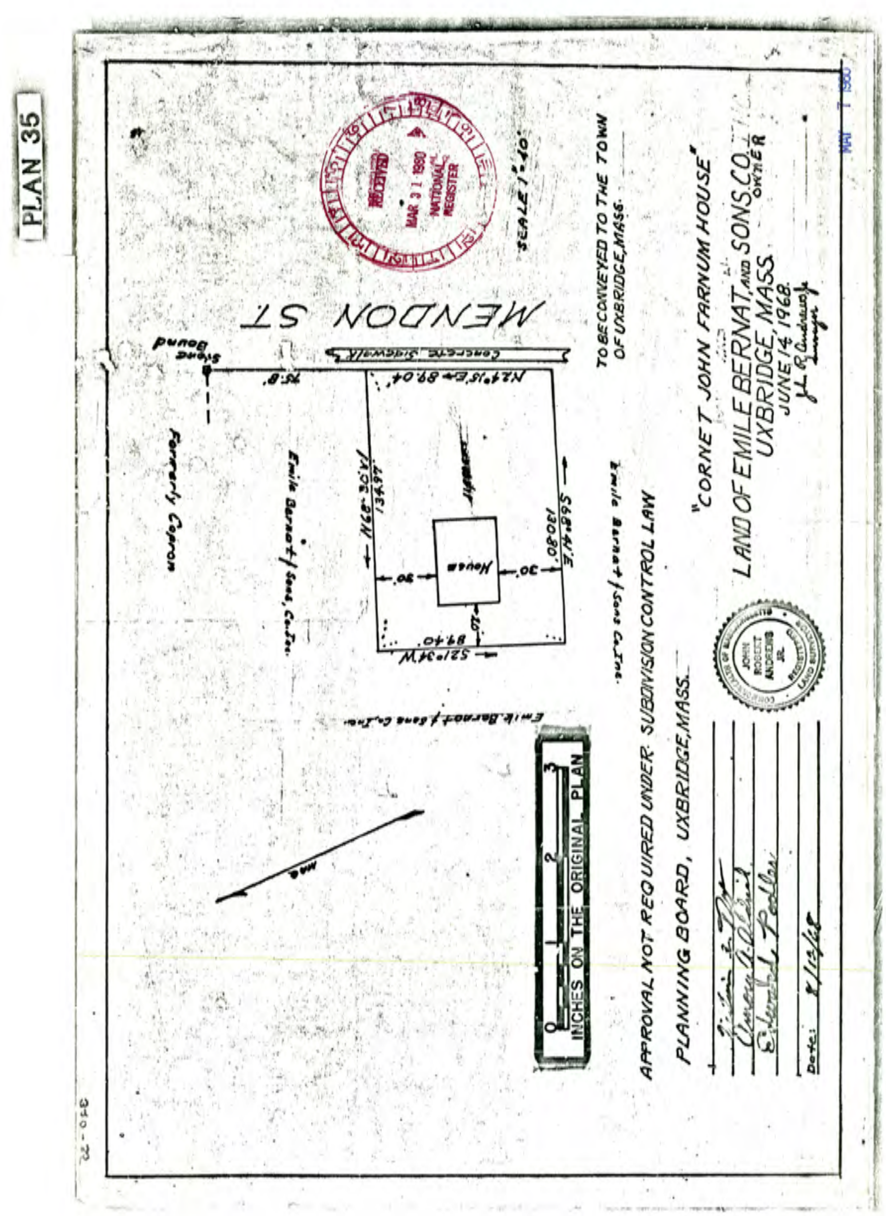
State Historic Preservation Officer signature Patricia R Weslowski
title Executive Director, Massachusetts Historical Commission date 3/10/80

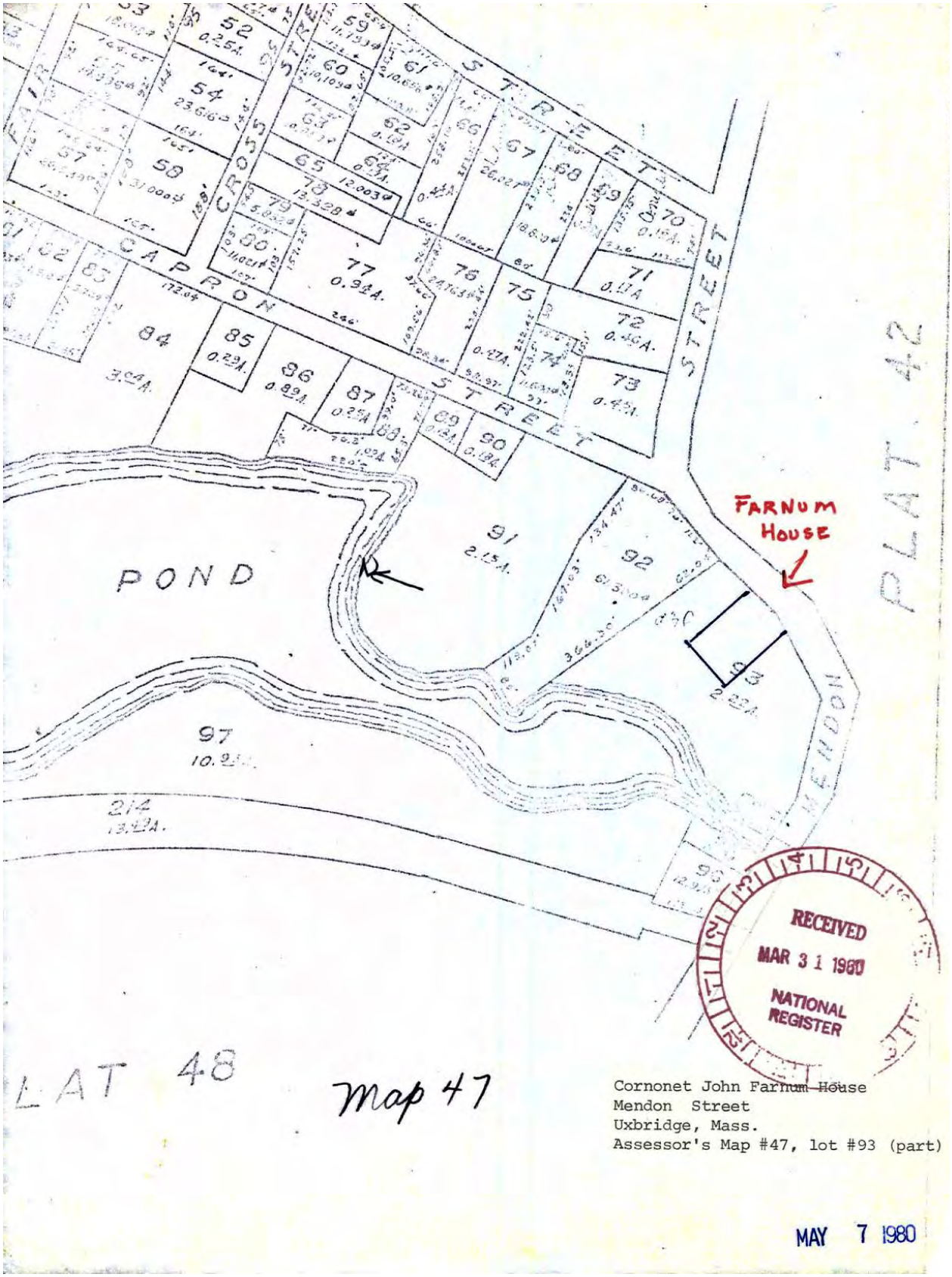
For HCRS use only
I hereby certify that this property is included in the National Register

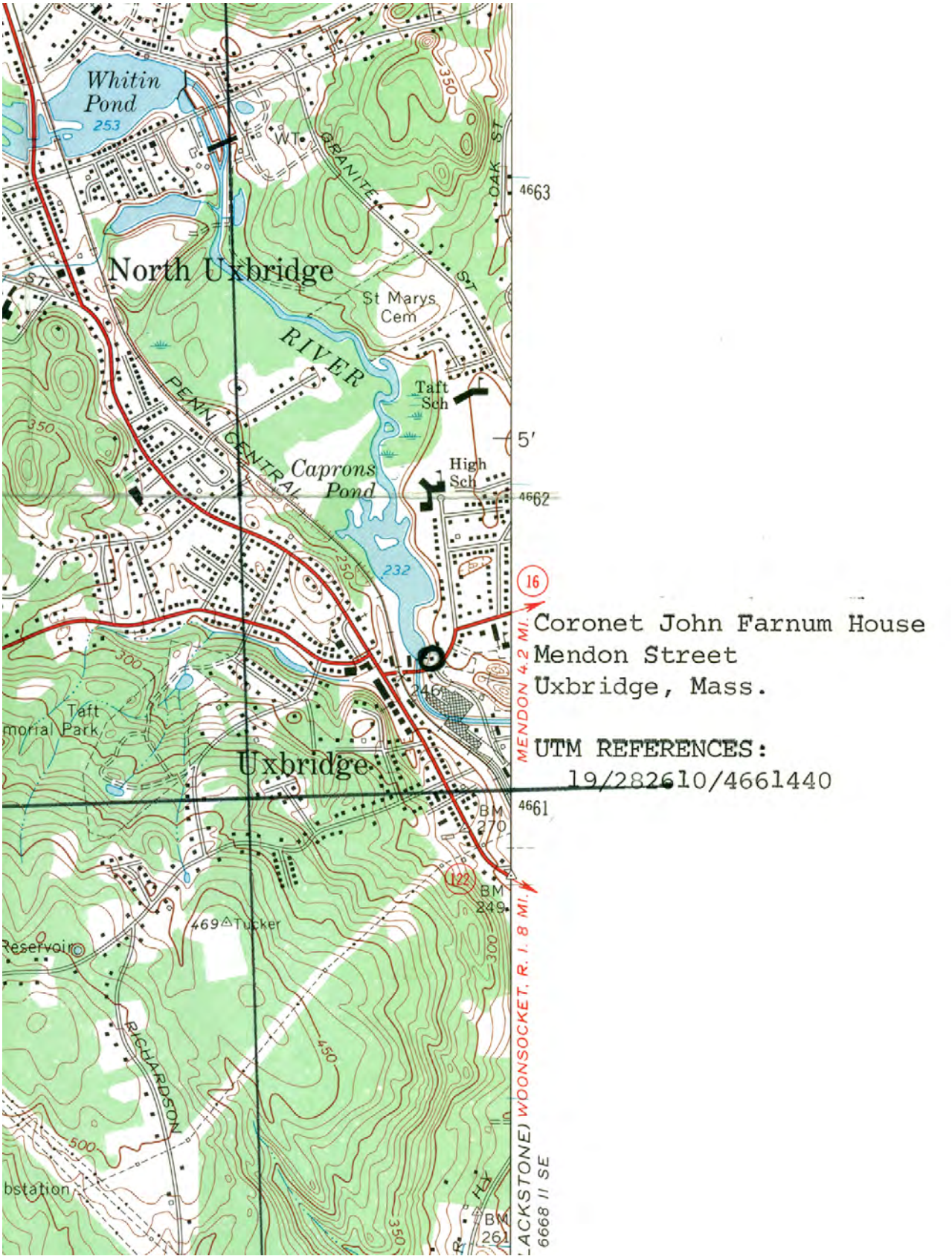
for Brenda Van Dorp date 5/7/80
Keeper of the National Register

Attest: Patrick Andrus date 5/6/80
Chief of Registration


Worcester, ss. A true copy of
plan filed with Worcester District
Registry of Deeds
PLAN BOOK 390 PLAN 35
Attest:
Register


PLAN 35
MENDON ST
Concrete Sidewalk
Stone Bound
Formerly Capron
House
SCALE 1"=40'
TO BE CONVEYED TO THE TOWN OF UXBRIDGE, MASS.
"CORNET JOHN FARNUM HOUSE"
LAND OF EMILE BERNAT, AND SONS CO. OWNER
UXBRIDGE, MASS.
JUNE 14, 1968
APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW
PLANNING BOARD, UXBRIDGE, MASS.
INCHES ON THE ORIGINAL PLAN


FARNUM HOUSE
POND
PLAT 42
MENDON STREET
CAPRON STREET
RECEIVED
MAR 31 1980
NATIONAL REGISTER
PLAT 48
Map 47
Cornonet John Farnum House
Mendon Street
Uxbridge, Mass.
Assessor's Map #47, lot #93 (part)
MAY 7 1980


Whitin Pond
253
WT
GRANITE ST
OAK ST
4663
North Uxbridge
St Marys Cem
RIVER
PENN CENTRAL
Taft Sch
5'
High Sch
Caprons Pond
4662
232
16
MENDON 4.2 MI.
Coronet John Farnum House
Mendon Street
Uxbridge, Mass.
UTM REFERENCES:
19/282610/4661440
Taft
morial Park
Uxbridge
4661
BM 270
122
BM 249
469 Tucker
Reservoir
RICHARDSON
bstation
BM 261
WOONSOCKET, R. I. 8 MI.
6668 II SE

1. North elevation taken from a position facing southwest. (Photograph: Brian R. Pfeiffer, 1978)

2. South and east elevations, taken from a position facing northwest. (Photograph: Brian R. Pfeiffer, 1978)

U

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	UXB.3
Historic Name:	Farnum, Coronet John House
Common Name:	
Address:	44 Mendon St
City/Town:	Uxbridge
Village/Neighborhood:	Uxbridge
Local No:	019-O4185, 93
Year Constructed:	r 1710
Architect(s):	
Architectural Style(s):	Colonial
Use(s):	Museum; Single Family Dwelling House
Significance:	Architecture
Area(s):	UXB.R: Uxbridge Town Common and Center Historic District
Designation(s):	Nat'l Register Individual Property (05/07/1980); Local Historic District (05/11/2004)
Building Materials(s):	Roof: Wood Shingle Wall: Wood; Wood Clapboard Foundation: Granite

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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

This file was accessed on: Thursday, July 1, 2021 at 1:10: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
[illegible] Boston, MA 02108

Area	Form no.
R LHD 5/14/81	~~47-93~~ 3

NR

UTM 19.282610-4661480 U66-UXBR

NRA-IND 5.7.80

NRIND 3.10.80

Local

SKETCH MAP

Draw map showing property's location in relation to nearest cross streets and other buildings or geographical features. Indicate north.

Uxbridge

ss 44 Mendon Street

ric Name Cornet John Farnum House

Original residence

Present historic house museum

rship: ☐ Private individual
Private organization

Public Town of Uxbridge

Original owner Cornet John Farnum

DESCRIPTION:

Date ca. 1710-1727

Source secondary sources

Style timber-frame vernacular

Architect unknown

Exterior wall fabric clapboard

Outbuildings none

Major alterations (with dates)

restored 1926

Moved no Date N/A

Approx. acreage 11,468 square feet

Setting area of mixed residential and industrial uses.

Recorded by B.R.Pfeiffer

Organization Uxbridge Historical Commission

Date May 1981

UTM: Quad Ux 19 282610 4661480

(Staple additional sheets here)

UXB.3

ARCHITECTURAL SIGNIFICANCE (describe important architectural features and evaluate in terms of other buildings within community)

HISTORICAL SIGNIFICANCE (explain the role owners played in local or state history and how the building relates to the development of the community)

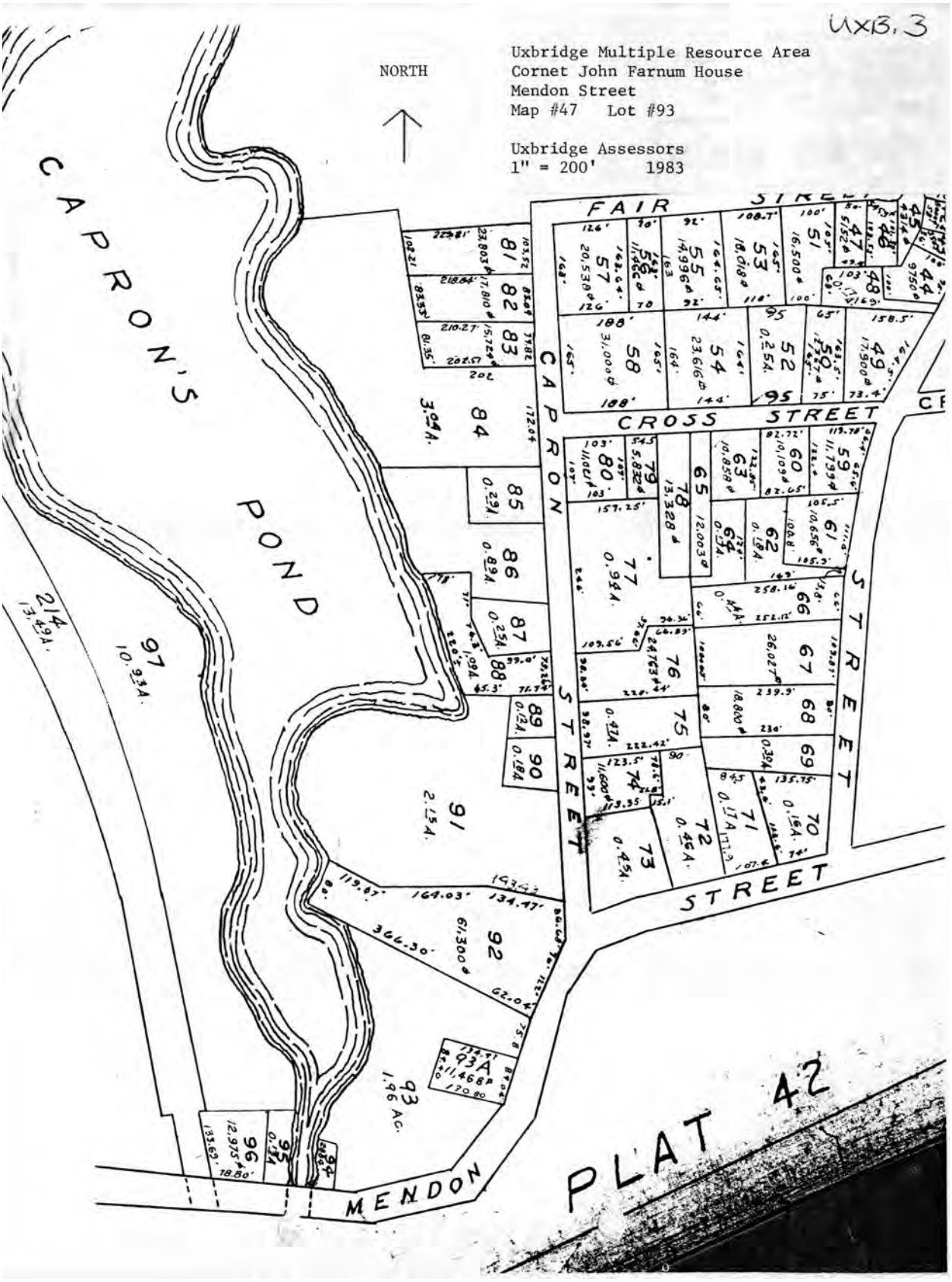
The Cornet Farnum House was listed in the National Register of Historic Places on May 7, 1980; for a history of the house refer to the building's nomination papers.

The Cornet Farnum House possesses integrity of location, design, materials and workmanship, as well as historical associations with the early settlement and incorporation of Uxbridge. The Farnum House meets criteria A, B and C of the NRHP.

BIBLIOGRAPHY and/or REFERENCES

OWNER: Town of Uxbridge
South Main St.
Uxbridge, MA 01569

20M-2/80


Ux13.3
Uxbridge Multiple Resource Area
Cornet John Farnum House
Mendon Street
Map #47 Lot #93
Uxbridge Assessors
1" = 200' 1983
NORTH
CAPRON'S POND
CAPRON STREET
FAIR STREET
CROSS STREET
MENDON STREET
PLAT 42

A rich piece of Uxbridge history still glitters

By SAMUEL S. REYNOLDS
Staff Writer

Places

UXBRIDGE — Restored and beautiful in its shiny barn-red paint, the Cornet John Farnum House sits back from the road at the sharp curve on Route 16, Mendon Street, just east of Uxbridge Center.

Built about 1715, the house was hidden from public view for many years because it was located behind four tenement houses erected for the workers at the former Bachmann-Uxbridge Worsted Mills, now Bernat's Mill, just across the street.

Then, in 1954, the four tenements were razed and the house was in plain view to passersby, and interest in its rich historic past was rekindled.

The building was kept in excellent repair through the years and was put into top condition for the town's bicentennial in 1927. Before that time and after, the mill maintenance crew painted it regularly and redecorated the interior.

For a great number of years, it had served as quarters for unmarried male mill executives, one of those being the late state Rep. F. Leo Kenney, a native of Franklin and an outstanding Dean Academy basketball player, who lived there when he first came to Uxbridge and its textile industry.

Then, in late 1969, a period of restoration began under the direction of the Uxbridge Historical Commission, in preparation for the town's 250th anniversary celebration. During this time, the house was returned to what it was believed to have looked like when built for the Uxbridge pioneer.

John Farnum had the title of Cornet and was one of the town's earliest settlers. The family name is carried on a building in the center of town that was restored during recent years and now has a video store and dance studio on its ground floor, and apartments on the second and third.

His home was the site of the incorporation of the town and its first town meeting in 1727, many years before many local residents joined others from the original 13 colonies in breaking away from England.

The first town meeting was attended only by property owners. The town had about 50 families at that time, many of them from the Ironstone area of South Uxbridge, which was the earliest sizeable settlement in the town.

In those days, there were cart paths instead of roads and wooden bridges across the rivers — Mumford, which the Cornet John Farnum House overlooks, the West and the Blackstone, further east.

The ancient house has a fireplace in each room, all of them now having been restored when the big central chimney was rebuilt. The building is now sound and secure, but can never be mistaken for a modern reproduction — only the experts in Hollywood of today would be able to duplicate a colonial structure and capture just the right amount of sag to the roof and bulge to the walls.

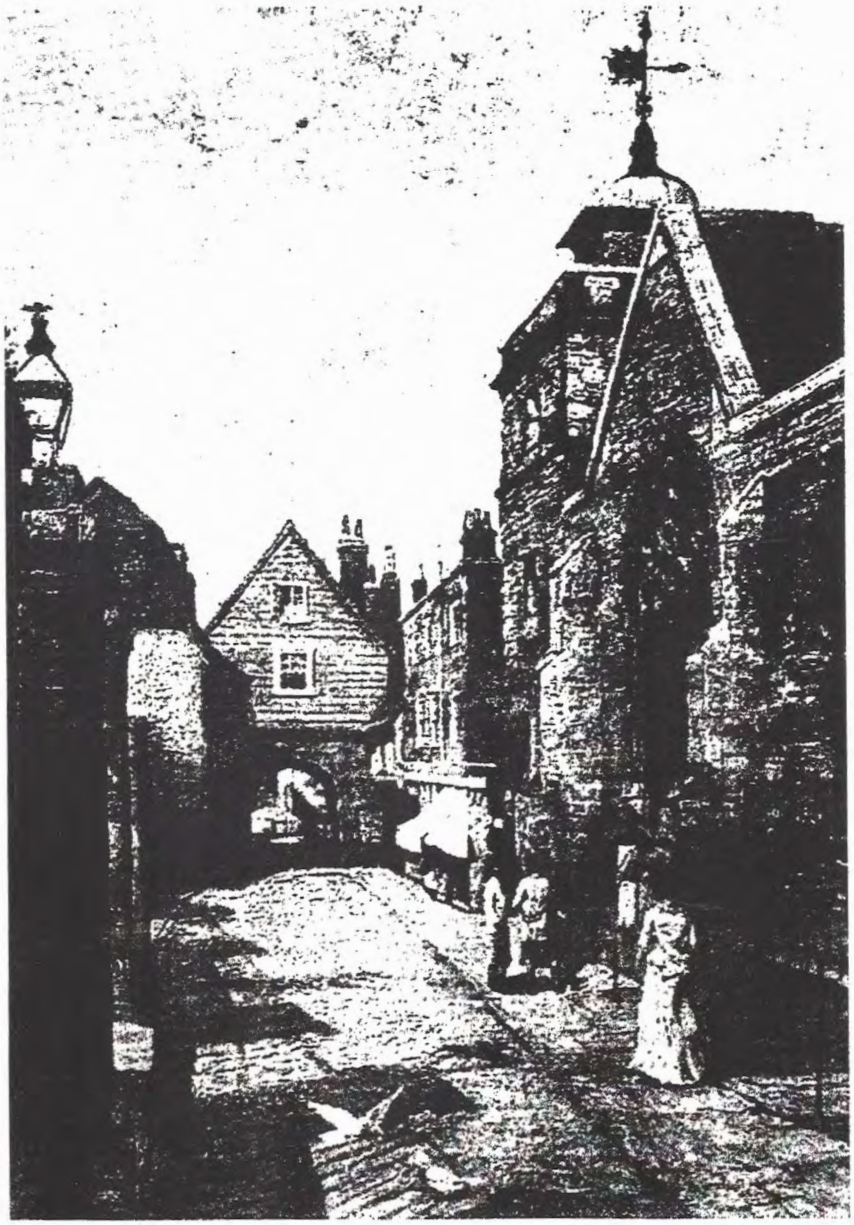
Natives of the town and those transplanted here take a certain justifiable pride in its many historic places and landmarks, not the least of which is the Cornet John Farnum House.

There, some of Uxbridge's earliest property owners took time from their fields or shops and families to come together with a realization that they could accomplish more as a community than as merely a disorganized group of citizens.

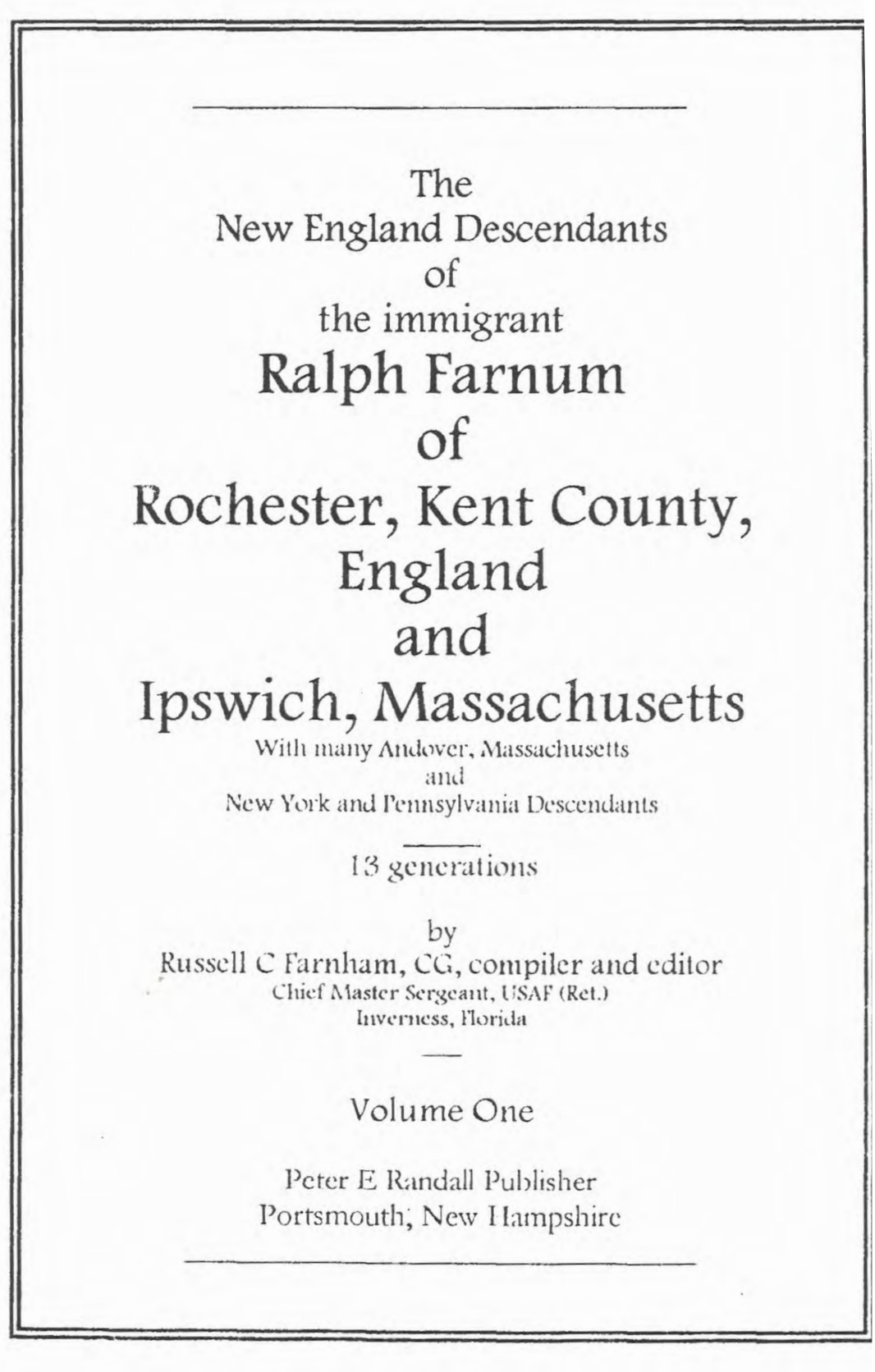
Cornet John Farnum House Call Mar. 16, 1986

Ralph and Alice Farnum Family

St. Nicholas Church Rochester



production of an original by C E Elvy, 1887, by permission of the Secretary
› the Diocesan Advisory Committee for the Care of Churches 1966-1974)



The
New England Descendants
of
the immigrant
Ralph Farnum
of
Rochester, Kent County,
England
and
Ipswich, Massachusetts
With many Andover, Massachusetts
and
New York and Pennsylvania Descendants

13 generations

by
Russell C Farnham, CG, compiler and editor
Chief Master Sergeant, USAF (Ret.)
Inverness, Florida

Volume One

Peter E Randall Publisher
Portsmouth, New Hampshire

Ralph, Thomas and John, it is worth mentioning a few of these references.

Ralph and Thomas are listed on the original proprietors' list, those householders before 1681, but John Farnum is recorded as taking an oath of allegiance to the King of England on February 11, 1678, so presumably he was there, too. (Bailey p. 107). Ralph married Elizabeth Holt in 1658, Thomas married Elizabeth Sibborn in 1660, and John married Rebekah Kent in 1667. In 1692, Ralph, Thomas and John Jr. were listed as taxpayers in the north end of Andover, while Ralph junior was listed in the south end. (Andover split into two towns in 1855).

Farnums took their share of responsibility for town government from the beginning. John Farnum served as fence viewer (1669), Sergt. Thomas as selectman (1674), Ralph as grandjuryman (1679) and John as grandjuryman (1683). John Farnum served two terms as selectman beginning in 1725. Ralfe Farnum signed his name with a "+" as member of a coroner's jury in 1664, so presumably bushwhacking in the wilderness had not afforded him time to learn to write.

Less worthy of praise were Ralph and John ffarnum, sons of Ralph senior, who were caught up in the Witch Trial hysteria of 1692. They testified against Goody Martha Carrier who was hanged August 19, 1692, along with four men including the Rev. George Burroughs. As a matter of fact, more Andoverites than Salem residents were arrested in the witch trials!

During the Eighteenth Century, Farnums/Farnhams did not hesitate to fight for their homes in the various battles that made a country out of a wilderness. Samuel Farnum Jr. died August [illegible], 1745 in the king's service at the taking of Louisburg in the French and Indian War. A Committee of Circumspection chosen by the town in 1774 included Captain John Farnum and Mr. Benjamin Farnum. The committee's task was to urge everyone to support the Continental Congress and to put pressure on those who did not. In December of 1774, Capt. John was named to the Committee of Safety, and on January 2, 1775, he was named to the Committee of Inspection. When the first companies were mustered for the 19th of April, 1775, Ensign Benjamin Farnum was voted First Lieutenant and Peter Farnum was among the ranks.

Bailey draws heavily on the journal of Benjamin Farnum, who rapidly rose from ensign to lieutenant to captain in the early days of the Revolution. Although the Andover troops did not get to the battles of Concord and Lexington in time to fight

(it is a 45 minute drive by highway today), Benjamin commanded one of three Andover companies at the Battle of Bunker Hill, June 17, 1775, and was wounded by a musket ball. He is said to have been lying in the road as his fellow militiamen retreated. Private John Barker picked him up and slung him over his shoulder, crying, "*The regulars shan't have Ben.*" (Bailey p. 323). He lived to the ripe old age of 87, always carrying that musket ball in his thigh, and was present for the laying of the cornerstone of the Bunker Hill monument at the 50th anniversary of the battle in 1825.

Bailey's quotes from Benjamin Farnum's diary make fascinating reading, both in the firsthand accounts of battles but also in the details of daily life. After recovering from Bunker Hill, Farnum led his men in the battles of Ticonderoga and Stillwater, and passed the terrible winter at Valley Forge in 1777-78. He was discharged from the service due to smallpox in 1778. (Mofford p. 101)

Others listed by Bailey in the various companies of the Revolutionary army include Israel Farnum, Sergt. David Farnum, Asa Farnum, and Simeon Farnum.

When Benjamin retired from the military, he put war behind him. One of his great commitments was as deacon at the North Parish Church. His gravestone bears the peaceful epitaph, "Deacon Benjamin Farnum died December 4, 1833, aged 87."

The Farnums were heavily involved in Andover churches. John Farnum Jr. was chosen one of a committee of two to level the land for the new North Parish meetinghouse in 1710. Ralph Farnum was one of 35 organizing members when the second church in town, South Parish, was founded in 1711 (14 members were male.) In 1731 a Deacon Farnum was one of two deacons responsible for investigating charges of fornication against the Widow Bradlee and Stephen Badger, an Irishman. (She confessed publicly and "the Brethren voted her confession to be full and satisfactory.") (Mofford p. 69).

Timothy Farnham is listed on the North Parish seating plan of 1795, and may be the player of "Farnham's clear-toned clarinet" mentioned in a contemporary poem. Jacob Farnum paid $21 for pew #11 in 1871, one of the more pricey pews. North Parish was very sorry to lose Deacon Jedediah Farnham, who had served for 11 years, to the new Trinitarian Calvinistic Church in 1832, which he helped to found as he disagreed

X

Uxbridge Historical Society Meeting Ledger Transcript Page 1

Date created: February 19, 2012

Transcribed by James Beauchamp, President of the Uxbridge Historical Society

12/8/64 Uxbridge Historical Society first meeting.
Ux Lib William A. Waterhouse, Chairman, Edward D. Hanson, Sline (sp) Grasse. By Law Committee: Leo Hamlin, Peter Hackett, Benjamin P. Emerick.

4/1/64 The Cornet John Farnum House was discussed.
Ux Lib

6/27/65 It was voted to send a letter of thanks to Mr. Wm. Bernat for use of the
Ux Lib Cornet John Farnum House on the town anniversary for an open house.

9/6/67 The Farnum House was discussed and it was agreed to have Ed Hanson
Ux Lib write to selectman Leo Kenney, have him contact the Bernats and try to arrive at a fair price.

10/4/67 President John Wrona presided at the October meeting. He welcomed
Ux Lib State Rep and Selectman F. Leo Kenney who spoke on the status of the Cornet John Farnum House. Rep. Kenney is presently negotiating with officials of the Emile Bernat Co. concerning a reasonable price. He further stated that an article be submitted to pay this expense rather than fund-raising projects.

3/68 President John gave a fine speech about the Cornet John Farnum House
VFW The success of this endeavor was due to the fine work of many by calling members Helen Sharkey for an excellent newspaper article in the paper. Excellent talks by Dr. O'Mara and Ed Hanson at the town meeting and wonderful support and help of Rep. Leo Kenny and all members of the society and commission. The committee we set up to look into the matter of restoration of the house, a committee of Helen Sharkey, Lillian Oates, and Mae Wrona to continue to catalog and file old books and papers which have been donated to the society.

9/22/68 First Meeting at the Farnum House
FH

11/13/68 Mae Wrona spoke about Mr. Wren's (sp) report of his inventory of the
FH John Farnum House. Foundation need to be repaired, suggested an apt. be made for an elderly couple to live in the house. Then have it opened weekends to the public.

1/10/69
DAR

Dr. J. Francis O'Mara chairman of the Historical Commission spoke of the plans for the Cornet John Farnum House, purchased this past year by a vote of the town. He noted that funds will be asked at the annual town meeting to repair the chimney and roof, and that later some floor reinforcement will be necessary. He said that much study will be involved before anything is done to the house. At present the town receives $100 per month from the Coates Field Service Inc. for use of the building as an office.

Edward Hanson gave a brief outline of the builder of the house, Cornet John Farnum, who was born in 1672, came to Mendon in 1700, built the house in 1710, married Abigail Marsh of Bellingham in 1733 and died in 1749 being buried in the Quaker cemetery. The house was restored in 1927 by the Uxbridge Worsted Co.

11/5/69
Town Hall

It was voted to ask the Historical Commission to ask the town for financial help in restoring the house.

3/4/70
UC

Mr. Hanson advised that Mr. Robert Desjardin had visited the Cornet John Farnum House during the previous week and spent about two hours going thru the house noting many interesting finds. Mr. Desjardin is presently restoring the Willard house for the Grafton Historical Society.

5/7/70
DAR

Mr. Hanson and Mrs. Mary Kottis recently met with Mr. Robert Desjardin regarding renovation of the Cornet John Farnum House. Plans have been prepared showing the rooms as they are at the present time and also Mr. Desjardin's suggestions for the renovation of the rooms including painting. Dr. J. Francis O'Mara is presently having copies of the plan made. They will be available at a future meeting to the members to view. Monday morning Mr. Hanson took a "fellow from town" over to the house and submitted a bid of $12,800 for a new roof. ¼" plywood on underneath the shingles. Shingles are then laid right over the frames. Report submitted this figure has been presented to the Historical Commission and believe it will be approved so work can start on the roof. Front cellar wall needs to be reinforced but this is not as large a job as it sounds, dig down into dirt and put in a cement wall about 5 feet to strengthen the wall. Historical Commission has final say regarding what work is to be done on the restoration of the house.

Question raised regarding type of shingle to be used on roof. Mr. Desjardin has advised the type of shingle he wants to use and the roofer has this information. Mrs. Kottis wants it to be clarified at the next meeting of the Historical Commission. Shingle has appearance of wood shingle.

6/2/70
Cricket
On the
Hearth

Mr. Hanson advised that he had received bids to put a new roof on the Cornet John Farnum House as well as a bid from Aldo Sabatinelli to restore a wall in the cellar. The Highway Dept. of the Town of Uxbridge cut the grass at the house. Mr. Hanson brought a set of Mr. Desjardin's plans for restoration of the house for the members to review. Tentative plans call for a care takers area on the second floor of the house. At the last meeting of the Historical Commission it was voted to set aside a place in the Cornet John Farnum House for the Historical Society to hold their meetings.

11/5/70
UC

Mr. Hanson stated Mr. Robert Desjardin is to submit prices for restoration of the various rooms in the Cornet John Farnum House. Upon receipt of this information the various organizations who have already agreed to sponsor a room will be contacted. To date they are the Rotary Club, Woman's Club, South Uxbridge Community Association and Uxbridge Historical Society. Mrs. Ruth Brown asked if the Historical Society would hold the meeting there. Mr. Hanson advised that at the last Historical Commission meeting, Miss Clara Trowbridge made the motion that one room be set aside if at all possible for Ux Historical Society.....one particular room was discussed, namely room on the right when entering the kitchen in the back of which there is a smaller room and it is believed folding doors be installed to give added space. Mrs. Brown asked how many people the rooms would hold and Mr. Hanson estimated 25 to 30 people in the combined living room and adjacent smaller room. Mr. Philip Wheelock asked status of restoration. Mr. Hanson stated John Baca now in the process of shingling the house. The committee is checking into painting the house, not sure it will be painted this year but probably in the Spring. Mr. Desjardin has suggested "barn red". Mr. Philip Wheelock mentioned this is very difficult color to work with and match – speaking from experience with the DAR house.

2/3/71
UC

Cornet John Farnum House –Uxbridge Historical Commission now getting bids to consider painting exterior of the house this Spring. Color will be red. Next step will be to install heat before proceeding with room restoration. Want to keep present hot air supply to try to retain interior wall situation close to what it was this is what the Architect recommends and likes. Historical Commission decided wound be most logical approach. After heating is finished then we will be able to get some independent room costs of restoration and hopefully solicit various organizations knowing what cost to repair or restore individual rooms will be. Mr. Philip Wheelock asked if it was planned to have someone live upstairs in the house? Dr. O'Mara of the Ux Historical Commission was

asked to comment and stated it may be a negative opinion delving on this.

6/6/72
DAR

Mr. Hanson Mr. Baca was contacted to paint the Cornet John Farnum House and was asked to check the house – found sills (lower boards under the ground) on the front facing Mendon St. and side facing Capron St. were very well rotted away so that rather than go ahead and try to paint it was decided to replace the sills. While it is true the job is much more extensive than thought in the beginning at least think we are doing the right thing. Don't know what the cost will be and don't believe Mr. Baca knows at this point, when the work is completed than the place will be pointed on the outside and when that has been finished then the next step is to start to work on the inside! Mr. Hackett asked what extent the Society is committed to the house. Mr. Hanson replied committed to try to raise money to restore the house in as much as we can! Plan to approach the various organizations in town. The Rotary Club has already agreed to help in the restoration of the housed. Uxbridge Historical Society may have to take over some of the unglamorous jobs. Our commitment is that we are trying to help restore the house. Mr. Hackett observed the Historical Commission has some responsibility in this matter and we should help but we can't go over board and give them all the money we have. People should realize that the Cornet John Farnum House was bought by the town for the preservation of its historical value. If not, a member to the Society should be interested in it! Believe it wouldn't do any harm to interview people of different organizations to give them the idea doing something in that line. Historical Commission made up of a few people---at this house purchased by the Town even the Town Fathers didn't know whether to turn over to the Historical Society or Historical Commission was the Commission members are appointed by the Town Fathers to represent the town and we do not represent the town but are a society and as a society we could go out of business eventually and if we did and had this house on our hands what would happen to the house so felt it should got to the Historical Commission to supervise the care, maintenance and restoration of it. Mr. Hanson stated the Historical Commission was aware of this, and they plan to put on a campaign to interest various organizations to raise money. Mr. Hackett felt Historical Commission always on the verge of starting this! Questions who should go before these organizations, the Commission or the Society? To what extent does the town feel obligated? When matter of purchasing the house came up at the Town Meeting, Historical Society who were very active in urging purchase of the house by the town, got up and assured the town they would not be responsible for the restoration! Eleanor Reynolds felt this was a strong purpose of our Society. Do not have a place to collect

and store our antiques. Lillian Oates felt not many of the organizations would be interested in putting any money in the house until it is painted and more presentable! Ed Hanson "have to keep the house continually in front of the townspeople and every week or couple time a month should get something in the paper about the Historical Society and House. At the Historical Commission meeting he is going to try and see if couldn't get a firm commitment as to when going to start talking to these societies or if Historical Society should go to them. Mr. Hackett suggested starting a committee of the Cornet John Farnum House who could be referred to in the event anyone wanted information on the house. Town gives the Historical Commission $500.00 a year to help provide stationary, stamps, odds and ends.

10/4/72 UC — Historical Commission considering colors and choosing a painting contractor for the Cornet John Farnum House. Will be red, black trim, no blinds. Commission hopes to again paint the house for the 250th Anniversary of the town in 1977.

2/7/73 UC — Dr. O'Mara Chairman of the Uxbridge Historical Commission, when asked about development on the Cornet John Farnum House, stated the Commission hopes to have the house restored and opened to visitors in time for the 250th celebration of the town. Roof is now in A – condition and has been given additional treatment on two occasions to retain its color status; cellar wall is restored! Miscellaneous small items must be done to the exterior of the house before painting! Example, in 1727 there were no mail slots in the front door for letters. It is hoped the house will have a new look by Summer!

2/6/74 UC — Cornet John Farnum House came up for discussion next. Mary Kottis spoke for the Historical Commission advising they had trouble securing bids from local contractors. However bed was expected within the week from Worcester contractor. They expect house will be painted in time for the Bay State Historical League meeting on June 16th.

5/6/74 UC — Mary Kottis speaking for the Historical Commission stated the Cornet John Farnum house is to be painted this month—after his work is completed they will be working on the heating and after that the interior.

2/5/75 UC — Ed Hanson of the Uxbridge Historical Commission was asked to report on the repairs at the Cornet John Farnum House. Electricians have gone thru the house, drawn up specifications to proceed with electric heat and will submit sealed bid before the next meeting of the Historical Commission. Louis Peloquin is doing the same for hot air heat. Right now, the Historical Commission is leaning toward electric heat.

Restoration of the first floor should be ready for 1977. Possibly one bedroom on the second floor would be included. The windows destroyed by vandalism last fall are just about repaired and George Guertin hopes to have them in place within the next couple of weeks and put heavy wire screening over each window to protect them.

4/8/75 UC — Edward Hanson reported the Uxbridge Historical Commission voted overwhelmingly for the installation of electric heat in the Cornet John Farnum House. Low base board heating is being installed by ?. Massachusetts Electric is contacted regarding availability of spot light for the back side of the house! Wires are now being run up to the 3nd floor so that in a year or two, can install heat!

5/6/75 UC — Mr. Hanson speaking as a member of the Uxbridge Historical Commission told of their interest in securing some sort of an alarm System for the Cornet John Farnum House. To date A.D.T of Worcester has been contacted but Mr. Hanson planned to look into all the additional systems which are available and hope fully to report back at the next meeting in the fall.

10/7/75 UC — Edward Hanson speaking for the Uxbridge Historical Commission advised the alarm system has been installed in the Cornet John Farnum House and now waiting for people from Worcester to hook the system up with the Fire Station! PLUMBING was very bad—number of pipes have been replaced—new drain in upstairs bathroom so now the plumbing system is in good working order and the work completed and all paid for. New wiring is required throughout the entire house and the H.C. hopes they and count on the Historical Society for a little financial help.

H.C. paid to have all the old plaster removed. Aldo Sabatinelli re-plastered all the walls and ceilings on the 1st floor and house looks pretty good! If anyone wishes to go thru the house, contact Ed Hanson and he will be glad to take them there! Next will be the restoration of each room. Women's Club interested in restoring the parlor. Rotary Club seems to be very interested in restoring a room. Hopefully, Historical Society will also be interested in restoring a room. Plan to place a plaque in each room! Giving credit to the individual or group responsible for the restoration! Walls and ceiling must be painted and floor sanded and stained! If the money holds out, and they receive the much needed help from the Historical Society, hop to have the first floor ready by June, 1976. Mr. Robert Desjardin, Architectural consultant has made up a blueprint on how the ceilings and floors are to look and placing of furniture in each room! Each group will receive guidance with the

restoration! Question was raised "Is the house to be restored to a particular date in time or period"? The answer was "1620 – 1720"! It was suggested Sturbridge Village be contacted to see if any of their surplus furniture could be secured on loan! Another question raised as to consider a plan to have someone live in the house. Plans were the second floor could be made into an apartment but to not have the money to complete at this time! Hope to have first floor completed in June 76 and possibly1 or 2 rooms on the 2nd floor by 77! It was then pointed out that the Willard house in Grafton just received a grant of $15,000. Perhaps the Historical Society might be able to get a grant as a project where the Historical Commission could not! Mrs. Brown asked if meetings could be held in the CJF house and was advised rooms are small but it was possible. Johnny Brown pointed out two grants were just received for the town! The money is in Boston and is available up to $15,000 per grant—paper must be properly filled out, with detailed plans and plan of action and completion date!

The conversation was then brought to the alarm system installed in the Cornet John Farnum House! Philip Wheelock asked for a motion to be made from the floor to the effect the Historical Society would take care of the bill for the installation of the alarm system amounting of roughly $600.00! The motion was never made and Ed Hanson agreed to bring the contract for the alarm system to our next meeting and advise in detail what the system will and will not do and the definite cost!

12/14/76 UInn

Mr. Hanson reported the Ron Smith of Smith and Sons, Inc. approached Francis Cove and pointed out the Cornet John Farnum House was in need of landscaping and asked permission to do it as their contribution? Permission of course, was granted and the shrubs were planted in the fall. They did a beautiful job and a letter has been written to Smith and Sons thanking them on behalf of the Uxbridge Historical Commission and Uxbridge Historical Society. Motion was made that a second letter be sent from the Historical Society again thanking them for the work. The heat is being left on in the CJF house during the winter months to prevent paint from peeling and plaster from cracking so it should be in good shape when Spring rolls around. Hope by Spring to have furniture in the living and dining rooms and hope to plaster and paint one of the upstairs bedrooms and back hallway and possibly furnish the bedroom for the 250th anniversary of the Town in June. Won't be completely furnished because consensus of the Commission and Society is that we should try to have authentic antiques but that will take time and money. Will have to purchase what we can with what money we have available. Hopefully we will have some donations of furniture for the house by the time we are ready to open it.

2/9/77 UC — Mary Kottis of the Historical Commission reported the Cornet John Farnum in 1976 saw interior restoration with plastering, painting, refinishing of floors, etc., and they are now working of furnishing individual rooms. Historical Society is to do the kitchen. Woman's Club the parlor. Mary pointed out Johnny Brown hand-made, painted and installed the dowels upon which the new curtains are now hanging in the living and dining rooms. Hope to have the house ready for the 250th anniversary and members of the various societies will soon be meeting with Wallace Donley of Douglas to discuss furnishings for the rooms.

2/28/78 UC — Historical Commission to work for restoration of the 2nd floor of the Cornet John Farnum House.

11/7/78 UC — Francis Cove, President of the Historical Commission reported on progress at Cornet John Farnum House. H.C. received $2000.00 from the town on July 1st of each year to use towards fixed expenses which usually run around $1000.00 or $1200.00 leaving the balance to be applied to the restoration work. Last year we intended to start restoration of the 2nd floor but Selectman and Finance Committee felt a better idea to go into a fire and smoke detection system which was installed and paid for. This year approx. $1700.00 left to carry them through until July 1st and should have $1000.00 towards restoring upstairs. Big question is whether to replaster—tear out old plaster and put up new plaster quite possible if you don't and go with new plaster in 5 years could have additional expense when house is finished. Consideration being given to taking on of the rooms on the 2nd floor and set up a museum for items given to the Commission.

2/?/79 UC — Meeting turned over to Francis Cove, Chairman Uxbridge Historical Commission. Three items to cover.

Cornet John Farnum House—Necessary forms are being submitted to the State House in Boston so house can be recorded on the National Register. Hopes to have word from Washington about them in the next few months that the house is on the register and protected. France felt it pertinent that we understand the situation with Massachusetts Historical Society. They feel a Town should first do a historic survey of the buildings in the town. After this work is completed they will consider buildings we think are eligible for nomination to National Register.

Survey of Historic and Important Building in Uxbridge—To hold meeting at the end of February with volunteers to begin the survey. After this is done we go back to the Massachusetts Historical Society and feel they will give us more consideration when it comes to registering other pieces of property. Being a Historic District could eliminate such problems as the sign problem discussed earlier, but this is a long way off.

Work on Second floor. Old plaster all removed, being insulated, rock lath went up this morning. Hope to bring the 220 electric lines to the 2nd floor before they plaster in case decide to install electric heat at a later time. Expect to plaster in May; then paint walls, refinish floors etc. hope by mid June second floor will be completed.

2/6/80 UC — Francis Cove, Chairman Historical Commission thanked the Society for their help in restoration of Cornet John Farnum House! Primary interest placed on Cornet John Farnum House by both Historic Society and Commission. Massachusetts Historical Commission set out forms for grant to do a Historic Survey. Forms were fill out, submitted to the State given we were awarded grant for $3500.00. Total cost of project $7000.00 to be done by professional historic architect in 10 to 12 month period. Presented budget requests to Finance Committee for $9000.00. This represents $2000.00 annual allowance plus additional $1700.00 of which $3500.00 to be reimbursed to the town. Finance Committee seemed receptive to the idea since would be a big plus for the town when seeking development funds, HUD! Etc. Cornet John Farnum House will probably be on the National Register this month.

8/81 — General Annoucement: August 2, 9, 16, 23 & 30, 1981 (Sundays). Cornet John Farnum House, opened to the public from 1:00 to 4:00pm.

2/8/84 PH — A couple weeks ago the Historical Commission approached Barry McCloskey (President of the Historical Society) regarding the Historical Society's participation to the tune of up to 50% of the cost of putting a new heating system in the Cornet John Farnum House.
Francis Cove, Chairman of the Historical Commission was introduced by resident McCloskey to comment. The Historical Commission normally receives from the town $1700.00 per year to maintain the Cornet John Farnum House and pay all the expenses. In fact, to have continuing expenses—electricity, telephone (alarm system), and any other incidental expenses arising during the year. About three years ago the budget was higher but was reduced by "Proposition 2 ½:! Really doesn't leave the Commission with that much money when faced with a relatively large purchase of putting a heating system into the house. Commission would like to say to the Society you have a home and that is would be the

CJFarmum House due to the fact that over several years the Society has raised funds and put the house into the condition it is in at the present time. Unable to use the house during the winter months—out of the question to leave heating system on due to the large electric bulls. Face with a possibility of installing forced air looking at a figure estimating $3000 to $3500—no bids to date—no money. Mr. Cove, as chairman of the Historical Commission submitted to the Finance Committee request for $1700 for 1984 budget and they approved. They considered his request for the new heating system but replied questioning the Historical Society could come up with 50% or the cost and they would issue a special article to come up with the additional funds. Historical Society could use the C.J.F. House any time they would want to! Electric heat was a reasonable way to heat before the oil embargo. Will have to change the method of heating—no heat during winter months is having a deteriorating effect on the property. Water is drained in September or October—for Christmas party France has Joe Darcy, Supt. Water Department turn the water on. The electric bill for two days is around $65.00, plus water has to be drained again. NO way to insulate the house since the install is also the outside wall. A new circuit breaker panel is required in the cellar due to the fact the panel has rust on it because it is so damp.
Edward Hanson state the Historical Commission when originally went to the electric heat rates were a lot more reasonable than today. With hot air heat almost impossible to put ducts upstairs to heat the second floor now with the price of electricity would have been better to have gone with hot air heat. He move to be in favor of putting in hot air heat—with oil could run at 40 or 50 degrees during cold winter months and would preserve the house. Otherwise the house will rot away before too long.
President Barry McCloskey, made the motion that the Uxbridge Historical Society vote to raise funds for the proposed heating system for the Cornet John Farnum House. Passed unanimously.

3/5/91 FH — Discussion came forth from the members concerning the much needed repairs to the Farnum House roof or possible replacement of the roof. The Historical Commission has been aware of this need for about two years. Francis Cove will write a warrant to be placed before the next town meeting.

11/10/92 FH — Historical Society President Shirley Begin announced that roof repairs were coming along.

Location Codes — UC-Unitarian Church, Ux Lib-Uxbridge Public Library, FH-Farnum House, UInn-Uxbridge Inn, DAR-DAR House.

Y

Cornet John Farnum House

Cornet John Farnum was born 13 April 1632 in Andover, son of John and Rebecca (nee Kent) Farnum; he died 9 September 1749 in Uxbridge. He married 1st) Mary Tyler on 30 June 1693 in Andover. She was born 31 January 1669 in Mendon, daughter of Hopestill and Mary (nee Lovett) Tyler. She died before October 1733, probably in Uxbridge. John Farnum married 2nd) Abigail (possibly nee Stearns, or Eastman, or Hayward)(1) (widow of John Marsh) Marsh of Bellingham per intentions filed 30 October 1733 in Uxbridge.

Children of John and Mary (Tyler) Farnum

i. Mary Farnum born 16 March 1694 in Andover, died 11 May 1757 in Mendon.(2) She married Nathan Penniman 5 December 1716 in Boston.
ii. Anna Farnum born 18 January 1696 in Andover, died there 20 April 1696.
iii. John Farnum born 26 December 1697 in Andover, died before February 1781. He married Mary Wood 8 November 1722 in Mendon.
iv. Ann Farnum born 3 June 1701 in Mendon, died _____. She married Joseph Penniman.
v. Moses Farnum born 8 September 1705 in Mendon, died 8 September 1770 in Uxbridge. He married Abigail Sanford 10 November 1726 in Mendon.

Notes

1. Search of vital records provides the possible Stearns maiden name for the Abigail who was Cornet John Farnum's second wife. Eastman and Hayward are suggested in the "New England Descendants of the Immigrant Ralph Farnum".
2. Contrary to "New England Descendants of the Immigrant Ralph Farnum", Mary (nee Farnum) Penniman did, in fact, die 11 May 1757. Nathan Penniman remarried to Mary Holbrook 16 January 1758 in Mendon and it was she who died 11 September 1759. Nathan Penniman remarried thirdly to Joanna Cheney on 28 May 1760 in Mendon.

The date of John Farnum's arrival in Mendon is somewhat clouded as his daughter Anne is recorded in Mendon Vital Records as having been born in Mendon on 3 June 1701. However, John was "of Andover" when he purchased the initial Tyler homestead of 20 acres from Moses Tyler, one of his in-laws, on 8 July 1701 (recorded 2 May 1706) (SCD Bk 23, Pg. 2). He was "of Mendon" when he purchased an additional 20 acres in Mendon from Ebenezer Tyler on 13 January 1709/10 (recorded 9 May 1711) (SCD Bk. 26, Pg. 2).

5 March 1711 Ebenezer Read (who owned land on the west side of the Mumford River, and who donated 2 acres of that land for the Uxbridge Meeting House and Town Common in 1728) was noted as having a grist mill on the Mumford. This grist mill is traditionally referenced as being opposite the saw mill on the east bank. (Metcalf and Henry Chapin "Address Delivered at the Unitarian Church in Uxbridge, Mass.")

The Essex County Registry of Deeds contain no record of any John Farnum as either a buyer or seller of land in Andover prior to June 1701 which would seem to eliminate him as a property owner there prior to his arrival in Mendon. The resources to purchase the Mendon homestead

may, in part, have come from his father, also named John. The senior John Farnum signed his Last Will and Testament on 22 February 1722 in which he wrote: “As for my son John I have given him his portion in full to his satisfaction as will appear by an acquittance under his hand“.

On 31 August 1715 John Farnum sold to Seth Chapin for 200-0-0 his homestead in Mendon containing 40 acres along with his dwelling house and barn. Mary Farnum acknowledged ceding her dower rights to the property. The transfer was recorded on 27 October 1715. (SCD Bk. 30, Pg. 60). Execution of this instrument indicates that Farnum had acquired the land along the Mumford River and built his new home on the heights overlooking the River prior to August 1715. The question arises whether the pre-August 1715 structure was the now-demolished ell on the Mendon Street side of the current structure.

However, extant records fail to account for most of the property John acquired along the Mumford River. Mendon Proprietor’s Records reflect distribution to John on 29 May 1705 of 30 ½ acres on the west side of “Mumford’s Plain” (MP P. 289) and another distribution on 6 June 1710 of 5 acres and 117 rods on the south end of “Mumford’s Plain” (MP P. 291). However, on 9 March 1717, John sold for 70-0-0 to Samuel Read, Jr. 77 acres on the west side of the Mumford River: 31 acres were on the southwest side of “Mumford’s Plain” and 46 acres were northwest of the Plain. The conveyance noted that John’s title to the land was “recorded in Mendon Town records” but the extant records only account for some 35 acres indicating a gap in the record. (SCD Bk. 39, Pg. 224)

Other Proprietors’ allocations of land to John Farnum included 15 acres in an unspecified location as part of the 6th Division distribution on 19 March 1718 (MP P. 463); 16 acres of 8th Division land “joining his other land on the west side of the Mumford River on 2 December 1729 (MP P. 367); and, 21 acres of 10th Division land “joining his other land near his saw mill”. (MP P. 374). No identification was given as to the water course that powered the saw mill referenced in the latter distribution.

On 25 April 1743, John Farnum Sr. sold to his son John Jr. two parcels of land neither of which was quantified as to area. The first was a long (on an east-west axis) and narrow tract that was butted on its west end by the Mumford River and road that paralleled the River then eastward crossing the Blackstone River and continuing east to the West River. John Sr. noted that the parcel was “nigh the Meeting House and his homestead as it is butted and bounded inferring that the homestead was not included in the transfer. The second parcel is described as abutting the “Ministry Lot” which was to the northwest of the center of Town. The description of the meets and bound of the second parcel ends with the observation that it is the whole of John Sr.’s land in that place. This conveyance was signed before witnesses on 22 July 1746 and recorded in the Registry of Deeds on 16 September 1747. (WCD Bk. 23, Pp. 94 &95)

On 6 October 1743 John Farnum, Sr. sold to his son Moses approximately 200 acres of land in south Uxbridge near Shockalogg Brook (now Chockalog) where Moses had built his farm. The transfer was recorded in the Registry of Deeds on 15 April 1746. (WCD Bk. 22, Pg. 41)

On 30 August 1749, John Farnum, Sr. drew up his last will and Testament in which he left:

a) To his wife Abigail, all the movables, both beds and bedding, and all the household goods of all sorts that she brought to me at the time of their marriage.
b) To his son John Jr., over and above what had already been given to him, all of his wearing apparel both linen and woolen, hats, shoes, and cane along with his great Bible.
c) To his son Moses, he left nothing noting that the deed to the farm in south Uxbridge on which Moses lived was the full share or dowery from his estate and was equivalent to that left to the other three children.
d) To his daughter Mary Penniman, 200-0-0 in money or an equivalent value in his personal property and half of any residual to be divided with her sister Ann.
e) To his daughter Ann Penniman, over and above what he had already given her, she was to receive one half the value of his personal property, intending that what Ann had previously received plus the portion of his personal estate would be equivalent to that received by Mary.

John Farnum's will does not reference any dower right to either real estate or personal property for his widow, nor does it reference real estate for any of his children except in the negative sense regarding Moses. On 21 September 1749, his son Moses filed an affidavit with the Probate Court acknowledging prior receipt to real estate as his full share of John's estate.

On 10 October 1749, an inventory of John's estate was submitted to the Probate Court[(a)]:

- Notes and bonds for money	149-19-04
- Wearing apparel and cane	69-05-00
- Horse, saddle, and fetters	55-00-00
- Yoke of oxen and yoke	61-00-00
- Cows and heifers	97-00-00
- Sheep and swine	52-00-00
- Indian corn and rye	65-00-00
- Hay (stalks and husks) and oats	80-00-00
- Plows, irons, chains, axes and saw	14-18-00
- Hoe, dung forks, and betel rings	02-06-00
- Meal sacks, ½ bushel and 1 peck	01-13-00
- Pails and baskets	01-10-00
- Scythe, razor, chisel, etc.	02-09-00
- Pewterware, brassware, and ironware	47-12-02
- Beds, bed linens, table linens, curtains and rods	162-00-00
- Wool and cloth	12-13-00
- Chests, chairs, tables, and spinning wheels	22-18-00
- Tubs, trays, pails, plates, and barrels	09-14-00
- Earthenware, butter, and cheese	05-00-00
- Hatchet, churn, and ½ barrel	06-19-00
- Book, shears, and sugar box	01-07-00
- Flint buttons	00-10-00
- A negro man and the man's clothing	100-00-00

1022-03-06

Note (a): some items in some categories were illegible

The inventory does not report the value of any real estate that might have been owned by John at the time of his death and his bequests reference only the personal property.

John's widow Abigail died on 21 February 1759 and a review of property transaction during the year after her death do not correlate with the homestead had she been living there under dower rights or at the suffrage of her step-children since John's will explicitly limited her inheritance to items she brought into the marriage. Review of subsequent real estate sales with various Farnums as grantors do not reveal any transactions that correlate to the homestead until 1795. Thus, it would seem reasonable to posit that John Jr. assumed ownership of the homestead either through arrogation or dower right and passed it to his son and grand son without formally recording the fact. The hypothetical chain of ownership would be: Cornet John Farnum (1672 – 1749) -> John Farnum Jr. (1697 – c. 1780/81) -> David Farnum (1732 – 1788) -> Jonathan Farnum (1760 - ?).

John Farnum (Cornet John) was born 25 December 1697 in Andover, he died before February 1781. He married Mary Wood on 8 November 1722 in Mendon. She was born in Mendon about 1700, the daughter of Solomon and Mary (nee Hazeltine) Wood.

Children of John and Mary (Wood) Farnum

i. Abigail Farnum born 7 August 1723 in Mendon/Uxbridge, died 7 August 1798 in Mendon. She married Seth White 20 August 1741 in Uxbridge.
ii. Thomas Farnum born 30 November 1725 in Mendon/Uxbridge, died 9 November 1765 in Uxbridge. He married Mary Keith 31 May 1749 in Uxbridge.
iii. Joshua Farnum born 20 July 1730 in Uxbridge, died ___. He married Margaret Legg per intentions filed 17 December 1761 in Mendon.
iv. David Farnum born 6 April 1732 in Uxbridge, died 6 May 1788 in Uxbridge. He married Leah Allen 25 January 1758 in Medway.
v. Sarah Farnum born 30 July 1736 in Uxbridge, died 29 November 1797 in Uxbridge. She married Samuel Thayer 9 May 1754 in Uxbridge.
vi. Jonathan Farnum born 21 April 1739 in Uxbridge, died ___. He married Margaret Thayer per intentions filed 16 November 1752 in Mendon.

On 27 October 1761 John drew up his last will and testament in which he left:

a) to his wife he left everything the law required
b) To his son Thomas his cane and also a cow
c) To his sons Thomas, Joshua, and David all his wearing apparel to be equally divided among them
d) To his son David the whole of his husbandry and carpentry tools and utensils and also his half interest in a cross-cut saw

e) To his daughter Sarah Thayer the sum of 16-00-00 out of his movable estate
f) His stock of cattle, household furniture, bonds, notes, and book accounts to be equally divided between his daughters Abigail White and Sarah Thayer
g) Anything remaining to be equally divided among all his children

John's will was presented to the Worcester County Probate Court in February 1781. The witnesses confirmed their signatures and the Court approved Caleb Farnum, John's grandson, as executor. John's will named his son Thomas as executor but Thomas pre-deceased John, so the Court allowed Thomas' son Caleb to perform his father's responsibility.

The undated inventory of John's estate is very light on details:

- Cash and notes	55-07-11
- Wearing apparel	21-00-06
- Livestock	34-01-06
- Household furniture	44-05-11
- Farming utensils	12-00-06
- Family stores	16-05-06
	183-01-10

As with his father, John's inventory does not report the value of any real estate that might have been owned by John at the time of his death and his bequests reference only the cash and moveable property.

David Farnum (John, Cornet John) was born 6 April 1732 in Uxbridge, died 6 May 1788 in Uxbridge. He married Leah Allen 25 January 1758 in Medway. She was born 16 January 1734 in Medway, the daughter of Ebenezer and Mary (nee Hill) Allen.

Children of David and Leah (nee Allan) Farnum

i. Mercy/Marcy Farnum born 22 October 1758 in Uxbridge
ii. Jonathan Farnum born 30 April 1760 in Uxbridge, died ___. He Married Lettice Kelly 5 February 1789 in Uxbridge
iii. Melateah Farnum born 21 October 1761 in Uxbridge, died ___.
iv. Catherine Farnum born 16 May 1763 in Uxbridge, died before April 1795
v. Azubah Farnum born 27 August 1765 in Uxbridge, died 30 May 1850 in Uxbridge. She married Caleb Farnum 16 September 1793 in Mendon
vi. Lois Farnum born 15 February 1767 in Uxbridge, died ___.
vii. Ruth Farnum born 5 November 1768 in Uxbridge, died ___. She married Henry Green 16 March 1794 in Mendon.
viii. David Farnum born 26 July 1770 in Uxbridge, died 19 December 1843 in Uxbridge. He married Hopestill Taft 21 January 1796 in Mendon
ix. Thomas Farnum born 26 August/6 September 1772 in Uxbridge, died ___.

x. Mordecai Farnum born 11/12 November 1774 in Uxbridge, probably died before April 1795.

On 28 February 1787 David Farnum drew up his last will and testament in which he left:

a) To his wife, one third part of his personal estate and one third part of the income from his real estate as provided by law
b) To his son, Jonathan, one third of the personal and real estate remaining after Leah's dower
c) To his sons, David, Thomas, and Mordecai equal shares of one third of the personal and real estate remaining after Leah's dower
d) To his daughters, Marcy, Melthia, Katherine, Azubah, Louis, and Ruth equal shares of one third of the personal and real estate after Leah's dower

In the will he appointed his son Jonathan to be executor and Nathaniel Aldrich to be guardian of any of the children under legal age at the time of his death.

On 20 November 1788, an inventory of David's estate was submitted to the Probate Court:

- Real estate consisting of about 175 acres of land and the buildings thereon	690-00-00
- A riding beast and one yoke of oxen	23-00-00
- Four cows and two young creatures	19-11-00
- Fifteen sheep and farming utensils	11-11-06
- Wearing apparel and ?steel yards?	2-11-00
- Two old saddles, one pillion, and one hatchet	2-05-00
- Hand irons, fire shovels and tongs, hooks, and a trammel	1-13-04
- Hollow and other ironware belonging to household goods	1-16-00
- Other old iron, a shovel, pincers, and brassware	2-10-06
- One old desk, sundry chests and tables, and sixteen chairs	5-01-00
- Seven spinning wheels, dry measures, and sundry baskets	2-07-06
- Grain sieves, six pails, a cheese tub, and trays	1-04-10
- Churn, cream tub, milk pan, meal sieves	0-04-08
- Two meat tubs, fourteen cider barrels, and a wooden trammel	1-13-06
- One case with bottles, earthenware, crockery, and seven teaspoons	0-19-00
- Glassware, tinware, knives and forks, and candlesticks	0-11-09
- Pewterware, nine beds with furnishings	34-05-00
- Spare bed clothing, tablecloths, and towels	2-11-11
- Weaving loom with apparatus for the loom	1-09-06
- Meal chest, razor and hone, and a clothes' brush	0-12-00
- Looking glass, a broad axe, and an old fire arm	0-18-06
- Books	1-01-00
- Notes in hand and interest due to date	29-13-03
	838-01-09

Leah (nee Allan) Farnum died after 1790 when she was enumerated in the 1st Federal Census as head of a household comprised of 1 male under 16, 1 male over 16, and 7 females. She is not found in the 2nd Federal Census enumeration of 1800. Her son Jonathan was enumerated in 1790 as head of a household comprised of 1 male under 16, 1 male over 16, and 3 females. Jonathan's household is enumerated next to that of his mother but whether they lived in separate structures cannot be determined.

Leah (nee Allan) Farnum probably died before March 1795 when her children reorganized the titles of land released from Leah's dower claims and the shares they inherited from David. Jonathan Farnum acquired sole title to much of David's real estate in a series of intra-familial transactions during March and April 1795 involving five of his siblings. (WCD Bk. 124, Pp. 582 – 585)

In a transaction on 26 March 1795, Jonathan acquired his brother Thomas' interest in the land and buildings that had belonged to their father, David Farnum, Sr. (WCD Bk. 124, Pg. 585). In a transaction on 1 April 1795, Jonathan acquired from his siblings Marcy, Meltiah, Lois, and David, Jr. their interest in seven parcels of land previously owned by their father. Parcel 1 was David, Sr.'s house lot (in all likelihood the Cornet John Farnum house) along a road, and northeast of John Capron's saw mill, and partly on the Mumford River. (WCD Bk, 124, Pp. 582-585)

On 5 April 1795 Jonathan and his sisters Marcy, Meltiah, and Lois sold to their brother David their interest, in a parcel of land retained by David and being used as his homestead. (WCD Bk. 142, Pg. 492 & 493)

On 13 April 1795 Johnathan Farnum sold to the Inhabitants of the Town of Uxbridge a 1 ½ acre parcel of land partly abutting John Capron's mill yard and other land and partly abutting Jonathan's land. The parcel was to be used as a burying ground for the Town's people and Jonathan reserved for himself and his heirs a six square rod burial site on the east side of the parcel where his father, David, was buried. (WCD Bk. 125, Pp. 191 &192)

On 12 September 1797 Jonathan Farnum sold to John Capron two parcels of land. The first was of three acres with buildings bounded by a road and Capron's sawmill yard. The description approximates that of the parcel containing David Farnum's house (in all likelihood the Cornet John Farnum house as hypothesized) that Jonathan bought from his siblings on 1 April 1795. The second parcel was additional land bounded by the burying ground that Jonathan sold the Town on 13 April 1795. (WCD Bk. 131, Pg. 307)

John Capron's purchase of the Farnum homestead was part of a pattern of acquisitions that began in May 1791 when he bought the former Seth Read home, associated buildings, and mills on the Mumford River. At that time, Capron was "of Pomfret, Connecticut" but he soon relocated to Uxbridge as he was "of Uxbridge" when he bought nearby properties in April and June 1792. (WCD Bk. 112, Pp. 168 & 169, and Bk. 115, Pp. 407 to 410). Capron's family was ensconced in

the former Read home by November 1792 when the sixth of his nine children was the first to be born in Uxbridge.

In the 1798 State valuation John Capron's home, along a Town road, was two stories tall and had an area of 1900 square feet. The home had 42 windows with 422 square feet of glass and was valued at $1200. Capron also had a 138 acre farm along with other parcels of land on which sat a 20'x30' grist mill with two sets of grind stones, a sawmill with one saw, a smith shop with two trip hammers, an 18'x28' fulling mill, and a 21'x36' "clothing shop".

On 13 February 1822 John Capron, in consideration of the love and good will he had for his beloved sons Effingham L. Capron, John W. Capron, and William C. Capron, gave each of his sons a quarter interest in his factory, the land it stood on, the buildings associated with it, and all its machinery. John Sr. retained for himself the other quarter interest. (WCD Bk. 269, Pg. 243)

On 6 July 1832 John Capron drew up his Last Will and Testament in which he left:

a) To his (second) wife Abigail (nee Penniman) (widow of David Brastow) the use of specific rooms in their house along with the furnishings in those rooms; produce from the gardens and orchards; as much firewood as she would require; the use of a horse and chaise; and an annual cash stipend.
b) To his step-daughters (Abigail's daughters from her first marriage) Sally (nee Brastow) Ingersall and Nabby (nee Brastow) Thayer all of the personal property and household items Abigail brought into the marriage. John noted that he had paid Abigail for any real estate she held at the time of her marriage and that he had also settled Abigail's debts.
c) To his daughters (by his first wife Asenath (nee Cargill) Polly, wife of John Chapin, Phebe, wife of Elkanah Spring, Maranda, wife of Edward Foster, and Asenath, wife of Josiah Chapin he left $10 each. He noted that he had already provided each of them their share of his estate.
d) To his sons Effingham L., John W., and William C. he left all of his personal property and real estate remaining after any debts were settled.

John Capron died 11 July 1836.

On 2 May 1838 Effingham L. Capron and William C. Capron sold to their brother John W. Capron their interest in 10 parcels of land along with their interest in the saw mill and the factory and its equipment. Parcel #3 was the house and lot northeast of the saw mill and bounded by the pond and mill trench i.e. the Cornet John Farnum House. (WCD Bk. 338, Pp. 561 to 564)

John W. Capron died 25 December 1878. His Last Will and Testament, drawn up on 29 November 1876, named his son Charles C. Capron and his friend Jacob Taft as Executors. In it he left:

a) To his wife Catherine Brown (nee Messenger) Capron their dwelling house and out buildings and the land on which they sit between the rail road and the River along with

all the furnishings and household goods. She was also to receive an annuity of $1000 to be paid quarterly.

b) To his daughter Abby R. (nee Capron) Worcester the sum of $500, to her husband Franklin Worcester $100, to their children: John C. Worcester, William Worcester, and Catherine C. Worcester $100 each.
c) To his son Charles C. Capron $500, to his daughter-in-law Mary (nee Lomis) Capron $100 and to their children: Catherine M. Capron, Alice H. Capron, Annie L. Capron, John L. Capron, Charles F. Capron, and Roswell M. Capron $100 each.
d) To his grandchildren John C. Rickard and Charles T. Rickard $100 each.
e) To his daughter Catherine Adelaid Capron his dwelling house, out buildings, and the land on which they sit along with all the furnishings and household goods left after her mother's death. This bequest was in recognition of Catherine's caring for her invalid mother.
f) To his friend Catherine M. Bullard and Lydia Ann Whitney household objects after his wife's death along with $100 each.
g) To his daughter Abby R. Worcester, his daughter Catherine A. Capron, and his son Charles C. Capron one quarter interest each in all his other holdings and to his grandsons John C. Rickard and Charles T. Rickard one eighth interest each in all his other holdings.

On 6 September 1881 John W. Capron's holdings were divided among his heirs. (WCD Bk. 1104, Pp. 78 to 91). The land with tenement buildings along Mendon Street and near the sawmill went jointly to Charles C. Capron and Catherine Adelaide Capron. (WCD Bk. 1104, Pp. 86 & 87)

On 4 March 1882 Catherine Adelaide Capron sold to her brother Charles C. Capron her half interest in various parcels of land acquired in the September 1881 division of their father's estate. (WCD Bk. 1111, Pp 647 & 648)

On 16 June 1883 Charles C. Capron sold to Jacob Taft a 2 ¾ acre parcel of land along Mendon Street and the five tenement buildings on the parcel one of which was the Cornet John Farnum House. Capron held a mortgage secured by the property. (WCD Bk.1147, Pp.409 – 411)

Jacob Taft died 12 April 1893 at age 69 of "softening of the brain" according to Uxbridge vital records or Bright's Disease of the Kidneys according to a published obituary. He left a widow, Abby (nee Wheelock) Taft.

On 23 February 1900, Charles C. Capron foreclosed on the mortgage given to Jacob Taft and took possession of the property on Mendon Street with the five tenements. Abby (nee Wheelock) Taft, widow of Jacob Taft and Executrix of Jacob's will, filed an affidavit on the same day with the Registry of Deeds accepting Capron's action. Capron then, on the same day, sold the 2 ¾ acre property with its five tenements and secured by a mortgage to Michael Reilly 2nd of Uxbridge for $5250.00. (WCD Bk. 1636, Pp. 642 to 645 and WCD Bk. 1639, Pp. 199 & 200)

On 24 February 1900, after holding the property for a single day, Michael Reilly sold it to Frederick F. Snowling for $1 "and other valuable considerations". The recorded deed does not

mention the mortgage but it was undoubtedly assigned to Snowling. Michael's wife, Mary A. Reilly, signed to acknowledge ceding her dower rights. (WCD Bk.1636, Pg. 645 to 647)

Frederick F. Snowling was partnered with Robert Newell in the Newell and Snowling Construction Company. They undertook various road building and excavation projects in various New England locations. Two notable projects were participation in constructing the Wachusett Reservoir to provide water to Boston and the Ashokan Reservoir to provide water to New York City. Among the Company's capital assets was an Atlantic Steam Shovel that was self-propelled over purpose-laid rail lines to and at construction sites. On 23 April 1911 Snowling was found dead in a pond in Roger Williams Park in Providence, RI. The presence of two bullet wound in his scalp initially led to thoughts of foul play but subsequent investigation led to a ruling of suicide by drowning.

On 20 June 1913, Ida M. (nee Taft) Snowling, Frederick's widow, on her behalf and that of her five children, conveyed in a series of transactions title of Frederick's Uxbridge real estate to herself and her two sons. Samuel C. Snowling received, as parcel 1 among 4 parcels, title to the 2 ¾ acres of land and the five tenement buildings. (WCD Bk. 2036, Pp. 1 to 3).

On 7 October 1916, Samuel C. Snowling borrowed $14,000.00 from the Uxbridge Savings Bank and secured the loan with two parcels of land one of which contained the five tenement buildings. (WCD Bk. 2115, Pp. 425 to 427).

On 1 July 1918, Samuel C. Snowling received from Uxbridge Savings Bank a partial release from the mortgage secured by the land and five tenements thereby allowing him to sell the property. (WCD Bk. 2157, Pg. 148).

On 1 July 1918, Samuel C. Snowling sold to Charles A. Root the 2 ¾ acre parcel of land along Mendon Street with five tenements, with Root presumably assuming the remainder of the mortgage on the property. (WCD Bk. 2157, Pp. 148 & 149)

On 8 May 1923, Charles A. Root sold to Uxbridge Worsted Co. Inc, 5 tracts of land. Tract 3 being the 2 ¾ acre parcel along Mendon Street with five tenements. Uxbridge Worsted evidently assumed the remainder of the mortgage on the property. (WCD Bk. 2299, Pg. 189 & 190)

Charles A. Root, was head of the Uxbridge Worsted Company and Chairman of the Uxbridge Bicentennial Committee. He had the Uxbridge Worsted undertake an extensive restoration/rehabilitation of the Cornet John Farnum House prior to the Uxbridge Bicentennial observations in 1927. The effort, the details of which are undetermined, was to restore the house to "pristine condition" at least in so far as understood at the time. (Stone, Orra L. "History of Massachusetts Industries…"; Boston, MA: S. J. Clarke Publishing Company, 1930, Vol IV, pp. 28ff and Uxbridge Free Public Library Historical Room Scrapbook "Bicentennial Clippings" call number LH 974.43 Uxb)

On 22 August 1929, the Uxbridge Savings Bank recorded its satisfaction that the mortgage secured by the parcel of land and five tenements had been paid and released the lien on the property. (WCD Bk. 2503, Pg. 100)

On 30 December 1947, the Uxbridge Worsted Co., the L. Bachmann & Co., Inc., and the Bachmann Uxbridge Worsted Corporation consolidated into the Bachman Uxbridge Worsted Corporation. (WCD Bk. 3116, Pp. 153 to 162)

On 29 May 1957, the Bachmann Uxbridge Worsted Corporation merged with the American Hard Rubber Company and the Wardell Corporation to form the AMERACE Corporation. (WCD Bk. 3899, Pg. 202 and Bk.3979, Pp. 509 & 510)

On 1 September 1960, the AMERACE Corporation sold to the Hoosac Mills Corporation twelve (sic) parcels of land in Uxbridge some of which contained multiple tracts. Parcel No. II, Tract 3 is described as "a certain parcel of land with ***the*** (emphasis not in original but added here) tenement building thereon situated near Capron Mills in said Uxbridge and on the northerly and westerly side of Mendon Street, containing 2 ¾ acres more or less." Use of the definite article indicates that the Cornet John Farnum House was the only tenement remaining on the land. the others having been razed or moved prior to that date. (WCD Bk. 4138, Pp.20 to 26)

On 28 October 1960, the Hoosac Mills Corporation sold to Frank G. W. McKittrick Co. thirteen (sic) parcels of land in Uxbridge some of which contained multiple tracts. Parcel No. II, Tract 3 is described as "a certain parcel of land with the tenement building thereon situated near Capron Mills in said Uxbridge and on the northerly and westerly side of Mendon Street, containing 2 ¾ acres more or less. (WCD Bk. 4153, Pp. 226 to 232)

On 31 August 1962, Frank G. W. McKittrick Co, sold to Emile Bernat & Sons Co. eight tracts of land in Uxbridge containing numerous parcels. Tract II in this instrument contains the parcel described as Tract 3 in the deed to Uxbridge Worsted from Charles A. Root, dated 8 May 1923 and recorded in Worcester County Deed Book 2299, page 189. McKittrick's Tract II excepted land conveyed to William P. Barron et ux on 14 December 1949 and recorded in Worcester County Deed Book 3230, page 88. (WCD Bk. 4309, Pp. 584 to 586)

On 16 March 1968, Uxbridge Town Meeting voted to raise and appropriate $10,500 at the request of the Uxbridge Historical Commission to purchase the Cornet John Farnum house. The premises are to be preserved and maintained as a historical landmark and to be used and cared for under the discretion and supervision of the Uxbridge Historical Commission. (WCD Bk. 4877, Pg. 217)

On 14 June 1968, John Andrews surveyed and drew a site plan defining the Cornet John Farnum lot to be conveyed to the Town as extending forward to the sidewalk along Mendon Street, extending 30 feet to each side of the building, and extending 20 feet to the rear of the building. (WCPB Bk.320, Plan 35)

On 7 August 1968, Emile Bernat & Sons Co. sold to the Town of Uxbridge the Cornet John Farnum house and lot as surveyed by John Andrews. (WCD Bk. 4877, Pg. 215)

Uxbridge Historical Society Meeting Ledger Transcript
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Transcribed by James Beauchamp, President of the Uxbridge Historical Society

12/8/64 Uxbridge Historical Society first meeting.
Ux Lib William A. Waterhouse, Chairman, Edward D. Hanson, Sline (sp) Grasse. By Law Committee: Leo Hamlin, Peter Hackett, Benjamin P. Emerick.

4/1/64 The Cornet John Farnum House was discussed.
Ux Lib

6/27/65 It was voted to send a letter of thanks to Mr. Wm. Bernat for use of the
Ux Lib Cornet John Farnum House on the town anniversary for an open house.

9/6/67 The Farnum House was discussed and it was agreed to have Ed Hanson
Ux Lib write to selectman Leo Kenney, have him contact the Bernats and try to arrive at a fair price.

10/4/67 President John Wrona presided at the October meeting. He welcomed
Ux Lib State Rep and Selectman F. Leo Kenney who spoke on the status of the Cornet John Farnum House. Rep. Kenney is presently negotiating with officials of the Emile Bernat Co. concerning a reasonable price. He further stated that an article be submitted to pay this expense rather than fund-raising projects.

3/68 President John gave a fine speech about the Cornet John Farnum House
VFW The success of this endeavor was due to the fine work of many by calling members Helen Sharkey for an excellent newspaper article in the paper. Excellent talks by Dr. O'Mara and Ed Hanson at the town meeting and wonderful support and help of Rep. Leo Kenny and all members of the society and commission. The committee we set up to look into the matter of restoration of the house, a committee of Helen Sharkey, Lillian Oates, and Mae Wrona to continue to catalog and file old books and papers which have been donated to the society.

9/22/68 First Meeting at the Farnum House
FH

11/13/68 Mae Wrona spoke about Mr. Wren's (sp) report of his inventory of the
FH John Farnum House. Foundation need to be repaired, suggested an apt. be made for an elderly couple to live in the house. Then have it opened weekends to the public.

1/10/69
DAR

Dr. J. Francis O'Mara chairman of the Historical Commission spoke of the plans for the Cornet John Farnum House, purchased this past year by a vote of the town. He noted that funds will be asked at the annual town meeting to repair the chimney and roof, and that later some floor reinforcement will be necessary. He said that much study will be involved before anything is done to the house. At present the town receives $100 per month from the Coates Field Service Inc. for use of the building as an office.

Edward Hanson gave a brief outline of the builder of the house, Cornet John Farnum, who was born in 1672, came to Mendon in 1700, built the house in 1710, married Abigail Marsh of Bellingham in 1733 and died in 1749 being buried in the Quaker cemetery. The house was restored in 1927 by the Uxbridge Worsted Co.

11/5/69
Town Hall

It was voted to ask the Historical Commission to ask the town for financial help in restoring the house.

3/4/70
UC

Mr. Hanson advised that Mr. Robert Desjardin had visited the Cornet John Farnum House during the previous week and spent about two hours going thru the house noting many interesting finds. Mr. Desjardin is presently restoring the Willard house for the Grafton Historical Society.

5/7/70
DAR

Mr. Hanson and Mrs. Mary Kottis recently met with Mr. Robert Desjardin regarding renovation of the Cornet John Farnum House. Plans have been prepared showing the rooms as they are at the present time and also Mr. Desjardin's suggestions for the renovation of the rooms including painting. Dr. J. Francis O'Mara is presently having copies of the plan made. They will be available at a future meeting to the members to view. Monday morning Mr. Hanson took a "fellow from town" over to the house and submitted a bid of $12,800 for a new roof. ¼" plywood on underneath the shingles. Shingles are then laid right over the frames. Report submitted this figure has been presented to the Historical Commission and believe it will be approved so work can start on the roof. Front cellar wall needs to be reinforced but this is not as large a job as it sounds, dig down into dirt and put in a cement wall about 5 feet to strengthen the wall. Historical Commission has final say regarding what work is to be done on the restoration of the house.

Question raised regarding type of shingle to be used on roof. Mr. Desjardin has advised the type of shingle he wants to use and the roofer has this information. Mrs. Kottis wants it to be clarified at the next

meeting of the Historical Commission. Shingle has appearance of wood shingle.

6/2/70
Cricket
On the
Hearth

Mr. Hanson advised that he had received bids to put a new roof on the Cornet John Farnum House as well as a bid from Aldo Sabatinelli to restore a wall in the cellar. The Highway Dept. of the Town of Uxbridge cut the grass at the house. Mr. Hanson brought a set of Mr. Desjardin's plans for restoration of the house for the members to review. Tentative plans call for a care takers area on the second floor of the house. At the last meeting of the Historical Commission it was voted to set aside a place in the Cornet John Farnum House for the Historical Society to hold their meetings.

11/5/70
UC

Mr. Hanson stated Mr. Robert Desjardin is to submit prices for restoration of the various rooms in the Cornet John Farnum House. Upon receipt of this information the various organizations who have already agreed to sponsor a room will be contacted. To date they are the Rotary Club, Woman's Club, South Uxbridge Community Association and Uxbridge Historical Society. Mrs. Ruth Brown asked if the Historical Society would hold the meeting there. Mr. Hanson advised that at the last Historical Commission meeting, Miss Clara Trowbridge made the motion that one room be set aside if at all possible for Ux Historical Society.....one particular room was discussed, namely room on the right when entering the kitchen in the back of which there is a smaller room and it is believed folding doors be installed to give added space. Mrs. Brown asked how many people the rooms would hold and Mr. Hanson estimated 25 to 30 people in the combined living room and adjacent smaller room. Mr. Philip Wheelock asked status of restoration. Mr. Hanson stated John Baca now in the process of shingling the house. The committee is checking into painting the house, not sure it will be painted this year but probably in the Spring. Mr. Desjardin has suggested "barn red". Mr. Philip Wheelock mentioned this is very difficult color to work with and match – speaking from experience with the DAR house.

2/3/71
UC

Cornet John Farnum House –Uxbridge Historical Commission now getting bids to consider painting exterior of the house this Spring. Color will be red. Next step will be to install heat before proceeding with room restoration. Want to keep present hot air supply to try to retain interior wall situation close to what it was this is what the Architect recommends and likes. Historical Commission decided wound be most logical approach. After heating is finished then we will be able to get some independent room costs of restoration and hopefully solicit various organizations knowing what cost to repair or restore individual rooms

will be. Mr. Philip Wheelock asked if it was planned to have someone live upstairs in the house? Dr. O'Mara of the Ux Historical Commission was

asked to comment and stated it may be a negative opinion delving on this.

6/6/72
DAR

Mr. Hanson Mr. Baca was contacted to paint the Cornet John Farnum House and was asked to check the house – found sills (lower boards under the ground) on the front facing Mendon St. and side facing Capron St. were very well rotted away so that rather than go ahead and try to paint it was decided to replace the sills. While it is true the job is much more extensive than thought in the beginning at least think we are doing the right thing. Don't know what the cost will be and don't believe Mr. Baca knows at this point, when the work is completed than the place will be pointed on the outside and when that has been finished then the next step is to start to work on the inside! Mr. Hackett asked what extent the Society is committed to the house. Mr. Hanson replied committed to try to raise money to restore the house in as much as we can! Plan to approach the various organizations in town. The Rotary Club has already agreed to help in the restoration of the housed. Uxbridge Historical Society may have to take over some of the unglamorous jobs. Our commitment is that we are trying to help restore the house. Mr. Hackett observed the Historical Commission has some responsibility in this matter and we should help but we can't go over board and give them all the money we have. People should realize that the Cornet John Farnum House was bought by the town for the preservation of its historical value. If not, a member to the Society should be interested in it! Believe it wouldn't do any harm to interview people of different organizations to give them the idea doing something in that line. Historical Commission made up of a few people---at this house purchased by the Town even the Town Fathers didn't know whether to turn over to the Historical Society or Historical Commission was the Commission members are appointed by the Town Fathers to represent the town and we do not represent the town but are a society and as a society we could go out of business eventually and if we did and had this house on our hands what would happen to the house so felt it should got to the Historical Commission to supervise the care, maintenance and restoration of it. Mr. Hanson stated the Historical Commission was aware of this, and they plan to put on a campaign to interest various organizations to raise money. Mr. Hackett felt Historical Commission always on the verge of starting this! Questions who should go before these organizations, the Commission or the Society? To what extent does the town feel obligated? When matter of purchasing the house came up at the Town Meeting, Historical Society who were very active in urging

purchase of the house by the town, got up and assured the town they would not be responsible for the restoration! Eleanor Reynolds felt this was a strong purpose of our Society. Do not have a place to collect

and store our antiques. Lillian Oates felt not many of the organizations would be interested in putting any money in the house until it is painted and more presentable! Ed Hanson "have to keep the house continually in front of the townspeople and every week or couple time a month should get something in the paper about the Historical Society and House. At the Historical Commission meeting he is going to try and see if couldn't get a firm commitment as to when going to start talking to these societies or if Historical Society should go to them. Mr. Hackett suggested starting a committee of the Cornet John Farnum House who could be referred to in the event anyone wanted information on the house. Town gives the Historical Commission $500.00 a year to help provide stationary, stamps, odds and ends.

10/4/72 UC — Historical Commission considering colors and choosing a painting contractor for the Cornet John Farnum House. Will be red, black trim, no blinds. Commission hopes to again paint the house for the 250th Anniversary of the town in 1977.

2/7/73 UC — Dr. O'Mara Chairman of the Uxbridge Historical Commission, when asked about development on the Cornet John Farnum House, stated the Commission hopes to have the house restored and opened to visitors in time for the 250th celebration of the town. Roof is now in A – condition and has been given additional treatment on two occasions to retain its color status; cellar wall is restored! Miscellaneous small items must be done to the exterior of the house before painting! Example, in 1727 there were no mail slots in the front door for letters. It is hoped the house will have a new look by Summer!

2/6/74 UC — Cornet John Farnum House came up for discussion next. Mary Kottis spoke for the Historical Commission advising they had trouble securing bids from local contractors. However bid was expected within the week from Worcester contractor. They expect house will be painted in time for the Bay State Historical League meeting on June 16th.

5/6/74 UC — Mary Kottis speaking for the Historical Commission stated the Cornet John Farnum house is to be painted this month—after his work is completed they will be working on the heating and after that the interior.

2/5/75 — Ed Hanson of the Uxbridge Historical Commission was asked to report

UC on the repairs at the Cornet John Farnum House. Electricians have gone thru the house, drawn up specifications to proceed with electric heat and will submit sealed bid before the next meeting of the Historical Commission. Louis Peloquin is doing the same for hot air heat. Right now, the Historical Commission is leaning toward electric heat.

Restoration of the first floor should be ready for 1977. Possibly one bedroom on the second floor would be included. The windows destroyed by vandalism last fall are just about repaired and George Guertin hopes to have them in place within the next couple of weeks and put heavy wire screening over each window to protect them.

4/8/75 UC Edward Hanson reported the Uxbridge Historical Commission voted overwhelmingly for the installation of electric heat in the Cornet John Farnum House. Low base board heating is being installed by ?. Massachusetts Electric is contacted regarding availability of spot light for the back side of the house! Wires are now being run up to the 3nd floor so that in a year or two, can install heat!

5/6/75 UC Mr. Hanson speaking as a member of the Uxbridge Historical Commission told of their interest in securing some sort of an alarm System for the Cornet John Farnum House. To date A.D.T of Worcester has been contacted but Mr. Hanson planned to look into all the additional systems which are available and hope fully to report back at the next meeting in the fall.

10/7/75 UC Edward Hanson speaking for the Uxbridge Historical Commission advised the alarm system has been installed in the Cornet John Farnum House and now waiting for people from Worcester to hook the system up with the Fire Station! PLUMBING was very bad—number of pipes have been replaced—new drain in upstairs bathroom so now the plumbing system is in good working order and the work completed and all paid for. New wiring is required throughout the entire house and the H.C. hopes they and count on the Historical Society for a little financial help.

H.C. paid to have all the old plaster removed. Aldo Sabatinelli re-plastered all the walls and ceilings on the 1st floor and house looks pretty good! If anyone wishes to go thru the house, contact Ed Hanson and he will be glad to take them there! Next will be the restoration of each room. Women's Club interested in restoring the parlor. Rotary Club seems to be very interested in restoring a room. Hopefully, Historical Society will also be interested in restoring a room. Plan to place a plaque in each room! Giving credit to the individual or group responsible for the restoration! Walls and ceiling must be painted and floor sanded and

stained! If the money holds out, and they receive the much needed help from the Historical Society, hop to have the first floor ready by June, 1976. Mr. Robert Desjardin, Architectural consultant has made up a blueprint on how the ceilings and floors are to look and placing of furniture in each room! Each group will receive guidance with the

restoration! Question was raised "Is the house to be restored to a particular date in time or period"? The answer was "1620 – 1720"! It was suggested Sturbridge Village be contacted to see if any of their surplus furniture could be secured on loan! Another question raised as to consider a plan to have someone live in the house. Plans were the second floor could be made into an apartment but to not have the money to complete at this time! Hope to have first floor completed in June 76 and possibly1 or 2 rooms on the 2nd floor by 77! It was then pointed out that the Willard house in Grafton just received a grant of $15,000. Perhaps the Historical Society might be able to get a grant as a project where the Historical Commission could not! Mrs. Brown asked if meetings could be held in the CJF house and was advised rooms are small but it was possible. Johnny Brown pointed out two grants were just received for the town! The money is in Boston and is available up to $15,000 per grant—paper must be properly filled out, with detailed plans and plan of action and completion date!

The conversation was then brought to the alarm system installed in the Cornet John Farnum House! Philip Wheelock asked for a motion to be made from the floor to the effect the Historical Society would take care of the bill for the installation of the alarm system amounting of roughly $600.00! The motion was never made and Ed Hanson agreed to bring the contract for the alarm system to our next meeting and advise in detail what the system will and will not do and the definite cost!

12/14/76 UInn

Mr. Hanson reported the Ron Smith of Smith and Sons, Inc. approached Francis Cove and pointed out the Cornet John Farnum House was in need of landscaping and asked permission to do it as their contribution? Permission of course, was granted and the shrubs were planted in the fall. They did a beautiful job and a letter has been written to Smith and Sons thanking them on behalf of the Uxbridge Historical Commission and Uxbridge Historical Society. Motion was made that a second letter be sent from the Historical Society again thanking them for the work. The heat is being left on in the CJF house during the winter months to prevent paint from peeling and plaster from cracking so it should be in good shape when Spring rolls around. Hope by Spring to have furniture in the living and dining rooms and hope to plaster and paint one of the upstairs bedrooms and back hallway and possibly furnish the bedroom

for the 250th anniversary of the Town in June. Won't be completely furnished because consensus of the Commission and Society is that we should try to have authentic antiques but that will take time and money. Will have to purchase what we can with what money we have available. Hopefully we will have some donations of furniture for the house by the time we are ready to open it.

2/9/77 UC — Mary Kottis of the Historical Commission reported the Cornet John Farnum in 1976 saw interior restoration with plastering, painting, refinishing of floors, etc., and they are now working of furnishing individual rooms. Historical Society is to do the kitchen. Woman's Club the parlor. Mary pointed out Johnny Brown hand-made, painted and installed the dowels upon which the new curtains are now hanging in the living and dining rooms. Hope to have the house ready for the 250th anniversary and members of the various societies will soon be meeting with Wallace Donley of Douglas to discuss furnishings for the rooms.

2/28/78 UC — Historical Commission to work for restoration of the 2nd floor of the Cornet John Farnum House.

11/7/78 UC — Francis Cove, President of the Historical Commission reported on progress at Cornet John Farnum House. H.C. received $2000.00 from the town on July 1st of each year to use towards fixed expenses which usually run around $1000.00 or $1200.00 leaving the balance to be applied to the restoration work. Last year we intended to start restoration of the 2nd floor but Selectman and Finance Committee felt a better idea to go into a fire and smoke detection system which was installed and paid for. This year approx. $1700.00 left to carry them through until July 1st and should have $1000.00 towards restoring upstairs. Big question is whether to replaster—tear out old plaster and put up new plaster quite possible if you don't and go with new plaster in 5 years could have additional expense when house is finished. Consideration being given to taking on of the rooms on the 2nd floor and set up a museum for items given to the Commission.

2/?/79 UC — Meeting turned over to Francis Cove, Chairman Uxbridge Historical Commission. Three items to cover.

Cornet John Farnum House—Necessary forms are being submitted to the State House in Boston so house can be recorded on the National Register. Hopes to have word from Washington about them in the next few months that the house is on the register and protected. France felt it pertinent that we understand the situation with Massachusetts Historical Society. They feel a Town should first do a historic survey of

the buildings in the town. After this work is completed they will consider buildings we think are eligible for nomination to National Register.

Survey of Historic and Important Building in Uxbridge—To hold meeting at the end of February with volunteers to begin the survey. After this is done we go back to the Massachusetts Historical Society and feel they will give us more consideration when it comes to registering other pieces of property. Being a Historic District could eliminate such problems as the sign problem discussed earlier, but this is a long way off.

Work on Second floor. Old plaster all removed, being insulated, rock lath went up this morning. Hope to bring the 220 electric lines to the 2nd floor before they plaster in case decide to install electric heat at a later time. Expect to plaster in May; then paint walls, refinish floors etc. hope by mid June second floor will be completed.

2/6/80
UC

Francis Cove, Chairman Historical Commission thanked the Society for their help in restoration of Cornet John Farnum House! Primary interest placed on Cornet John Farnum House by both Historic Society and Commission. Massachusetts Historical Commission set out forms for grant to do a Historic Survey. Forms were fill out, submitted to the State given we were awarded grant for $3500.00. Total cost of project $7000.00 to be done by professional historic architect in 10 to 12 month period. Presented budget requests to Finance Committee for $9000.00. This represents $2000.00 annual allowance plus additional $1700.00 of which $3500.00 to be reimbursed to the town. Finance Committee seemed receptive to the idea since would be a big plus for the town when seeking development funds, HUD! Etc. Cornet John Farnum House will probably be on the National Register this month.

8/81

General Annoucement: August 2, 9, 16, 23 & 30, 1981 (Sundays). Cornet John Farnum House, opened to the public from 1:00 to 4:00pm.

2/8/84
PH

A couple weeks ago the Historical Commission approached Barry McCloskey (President of the Historical Society) regarding the Historical Society's participation to the tune of up to 50% of the cost of putting a new heating system in the Cornet John Farnum House.
Francis Cove, Chairman of the Historical Commission was introduced by resident McCloskey to comment. The Historical Commission normally receives from the town $1700.00 per year to maintain the Cornet John Farnum House and pay all the expenses. In fact, to have continuing expenses—electricity, telephone (alarm system), and any other incidental expenses arising during the year. About three years ago the budget was higher but was reduced by "Proposition 2 ½:! Really doesn't leave the Commission with that much money when faced with a relatively large

purchase of putting a heating system into the house. Commission would like to say to the Society you have a home and that is would be the CJFarmum House due to the fact that over several years the Society has raised funds and put the house into the condition it is in at the present time. Unable to use the house during the winter months—out of the question to leave heating system on due to the large electric bulls. Face with a possibility of installing forced air looking at a figure estimating $3000 to $3500—no bids to date—no money. Mr. Cove, as chairman of the Historical Commission submitted to the Finance Committee request for $1700 for 1984 budget and they approved. They considered his request for the new heating system but replied questioning the Historical Society could come up with 50% or the cost and they would issue a special article to come up with the additional funds. Historical Society could use the C.J.F. House any time they would want to! Electric heat was a reasonable way to heat before the oil embargo. Will have to change the method of heating—no heat during winter months is having a deteriorating effect on the property. Water is drained in September or October—for Christmas party France has Joe Darcy, Supt. Water Department turn the water on. The electric bill for two days is around $65.00, plus water has to be drained again. NO way to insulate the house since the install is also the outside wall. A new circuit breaker panel is required in the cellar due to the fact the panel has rust on it because it is so damp.
Edward Hanson state the Historical Commission when originally went to the electric heat rates were a lot more reasonable than today. With hot air heat almost impossible to put ducts upstairs to heat the second floor now with the price of electricity would have been better to have gone with hot air heat. He move to be in favor of putting in hot air heat—with oil could run at 40 or 50 degrees during cold winter months and would preserve the house. Otherwise the house will rot away before too long. President Barry McCloskey, made the motion that the Uxbridge Historical Society vote to raise funds for the proposed heating system for the Cornet John Farnum House. Passed unanimously.

3/5/91 FH — Discussion came forth from the members concerning the much needed repairs to the Farnum House roof or possible replacement of the roof. The Historical Commission has been aware of this need for about two years. Francis Cove will write a warrant to be placed before the next town meeting.

11/10/92 FH — Historical Society President Shirley Begin announced that roof repairs were coming along.

Location Codes — UC-Unitarian Church, Ux Lib-Uxbridge Public Library, FH-Farnum House, UInn-Uxbridge Inn, DAR-DAR House.

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