

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

110

- Photos
- 34:3 southwest room
- 34:4 staircase
- 34:8 northwest chamber, inner wall
- 34:11 exterior
- 33:24A Detail, Summer beam at fireplace wall, southwest room

Town Wayland 017

Address 252 Old Connecticut Path

Historic Name Hopestill Bent Tavern

Use: Present Residence

Original Tavern

DESCRIPTION

Date ca. 1710

Source J.S. Draper, "Location of Homesteads"

Style 1st Period core/Federal vernacular exterior

Architect Unknown

Exterior Wall Fabric Clapboards

Outbuildings Barn - rebuilt 1980s
after fire.

Major Alterations (with dates) A second one-over-one frame drawn up and attached ca. 1800, 2-story addition within L at rear - late 1980s

Condition Good

Moved part of it Date ca. 1800

Acreage more than 1 acre

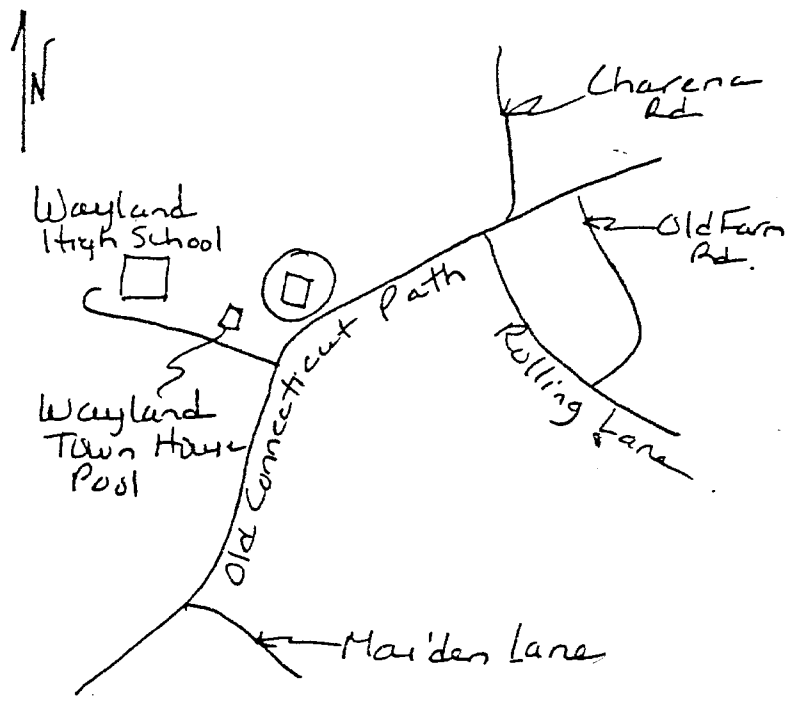
Setting residential street, adjacent to Wayland Town House pool

Recorded by Anne Grady

Organization Boston University

Date May 1986

Sketch Map:



M REFERENCE 19 / 304-710 / 4690-230

GS QUADRANGLE Natick (now Framingham)

SCALE 1:25,000

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: WAYLAND	Form No: 110
Property Name: Hopestill Bent Tavern	

Indicate each item on inventory form which is being continued below.

SIGNIFICANCE

The Hopestill Bent Tavern retains integrity of location, design, materials, and workmanship in its First Period frames which manifest distinctive characteristics of design and construction under Criterion C. The joining many years after construction of two separate First Period frames represents an occasional practice among New Englanders and has been noted elsewhere in the survey area. Two more distinctive features of the house are the absence of a fireplace in one upstairs chamber (noted in less than half a dozen houses surveyed) and the extent of the use of reused material. Reused timbers were frequently employed by First Period carpenters, but usually in the attic or cellar. The amount and location of reused material in upstairs rooms sets the Hopestill Bent Tavern apart from other buildings surveyed. The all principal rafter roof is a variant roof framing system found primarily in Middlesex County.

EXTERIOR DESCRIPTION

The Hopestill Bent Tavern is a two and one half story, L-shaped clapboarded structure, with a recent addition partially filling in the ell. The original house of c. 1710 on the site was a double cell building facing west and composed of the current south and northwest rooms and the chimney bay between. About 1800 a one over one plan building, also originating in the First Period, was drawn up and attached to the east side. The Federal vernacular exterior of the house reflects the period that the structures were joined. Regularly spaced and vertically aligned sash windows have simple, molded and mitred architraves. The doorway on the south side has a suggestion of pilasters and an entablature, while the doorway on the west side has just the entablature. The perpendicular gable roofs are hipped where they join together. Two chimneys pierce the roof--at the center ridge of the original portion on the west (a replacement of the original chimney), and at the rear of the east part.

MAJOR FIRST PERIOD FEATURES

First Period features in the form of exposed, decorated framing members are seen in the lobby, the west rooms and chambers, and the east chamber. Some of the framing is reused material. Most of the posts are of oak, while some horizontal beams, in particular those which are quirk-beaded, are pine.

In the southwest room, the longitudinal summer beam has for embellishment a suggestion of a quirked bead. The summer beam is reused; empty joist pockets are visible along the sides. The chimney girt has a flat chamfer and elaborate stops with lamb's tongue and flat collars cut on a diagonal to form a deeper recess at the beginning of the lamb's tongue. These elaborate stops are found on either side of the summer beam and at the outer extremities of the chimney girt. The girt is also a reused timber, for a beam with similar chamfers and stops is found in the cellar. The

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cellar beam has in addition empty tusk tenon mortises. Joists in the southwest room, also probably reused, are of oak and have small flat chamfers. They are spaced 21 1/2 inched on centers.

When the plaster ceiling of this room was removed during a 20th century restoration, the original ceiling was found blackened from smoke, but not whitewashed. Possibly, then, the ceiling was covered with plaster fairly quickly after construction (one half of the ceiling retains the blackening today). On the east side of the southwest room, the girts of the two separate frames are seen spaced about a foot apart.

The triple run staircase appears to date from the original construction of the house. Transitional in style, the staircase is trimmed with a molded closed stringer, molded hand rail and a turned newel post four inches in diameter. The walls and soffit of the staircase are trimmed with vertical feather-edged sheathing. Vertical feather-edged sheathing also fills the area between the handrail and stringer in the stairs to the attic.

In the northwest room, there is no summer, joists span the entire c. 12 foot span. Posts and girts are unchamfered.

In the southwest chamber, the chimney tie, summer tie, and the end tie beam are all softwood and have a suggestion of a quirked bead. The posts are of oak and flat chamfered.

In the northwest chamber, the ceiling is plastered below the summer tie, the end girt is quirk beaded. The inner wall of the room is entirely covered with feather-edged sheathing as there is no fireplace.

In the chamber of the east portion of the house, that part drawn up and attached c. 1800 the only evidence of First Period construction is the summer-tie beam which is flat chamfered.

Each axis of the roof is framed with principal rafters approximately three feet apart. Rafters over the west portion of the house (original to the site) are bridle jointed at the ridge and are bird mouthed but not pegged over the plates.

The roof of the added one over one plan frame appears to date from the period when the frames were joined as principal rafters are nailed together.

LATER SIGNIFICANT FEATURES

Raised-field paneling embellishes the fireplace wall in the southwest chamber, while simple Federal finishes, including a mantelpiece, trim the east room.

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HISTORICAL INFORMATION

Hopestill Bent (1672-1725) had a tavern here about 1710. The tavern continued in operation until 1780.

REFERENCES

Hudson, Alfred S. The Annals of Sudbury, Wayland and Maynard, 1891:
James S. Draper Appendix "Location of Homesteads" p.117 #19.

2/24/90

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Multiple Resource Area
Thematic Group

Name First Period Buildings of Eastern Massachusetts TR
State _____

Nomination/Type of Review

Date/Signature

91. Bullard, Isaac, House

Entered in the
National Register

Keeper Melrose Byers 3/9/90

Attest _____

5-^N 92. Foster, Samuel, House

Substantive Review

Keeper Beth L. Savage 3/9/90

Attest _____

93. Gardner, Addington, House

Entered in the
National Register

Keeper Melrose Byers 3/9/90

Attest _____

94. Green House

Entered in the
National Register

Keeper Melrose Byers 3/9/90

Attest _____

5-^N 95. Hammond House

Substantive Review

Keeper Beth L. Savage 3/9/90

Attest _____

Entered in the
National Register

96. Hapgood House

Keeper Melrose Byers 3/9/90

Attest _____

97. Hill, Abraham, House

Entered in the
National Register

Keeper Melrose Byers 3/9/90

Attest _____

98. Hill, Deacon Samuel, House

Entered in the
National Register

Keeper Melrose Byers 3/9/90

Attest _____

99. Hopstill Bent Tavern

Substantive Review

Keeper Beth L. Savage 3/9/90

Attest _____

100. Hosmer, Joseph, House

Entered in the
National Register

Keeper Melrose Byers 3/9/90

Attest _____

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hopestill Bent Tavern

MULTIPLE NAME: First Period Buildings of Eastern Massachusetts TR

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 1/24/90 DATE OF PENDING LIST: 2/07/90
DATE OF 16TH DAY: 2/23/90 DATE OF 45TH DAY: 3/10/90
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 90000188

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3/9/90 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept C
REVIEWER Salvage
DISCIPLINE Architectural History
DATE 3/9/90

DOCUMENTATION see attached comments Y/N see attached SLR (Y/N)

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

summary paragraph
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



34:11

Hopestill Bent Tavern
252 Old CT Path

Wayland, MA

EXTERIOR

1985

1st Period Buildings of E. Ma., TR



Wayland, MA

34:9

Hopetill Best Tavern

252 Old Conn. Path

north west chamber

1985

1st Period Buildings of E. Ma, TR



Wayland, MA
Hopkirk - Best Tuxen
252 Old Conn. Patz
detail: summer beam
1985

1st Period Buildings of E. Ma, TR



Wayland, MA 34:4
Hopedell Bent Tavern
252 Old Conn. Path
Staircase
1985

1st Period Buildings of E. Ma, TR



34:3

Wayland, MA
Hopestill - Best Tavern
252 Old Conn. Path
Southwest room
1985

1st Period Buildings of E. Ma, MA



Tap 38 Lot 252
 Hopestill Bent Tavern
 252 Old Connecticut Path

32	33	34
37	38	39
42	43	44

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000281