

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Whitcomb Inn and Farm

other names/site number David and Tilly Whitcomb House and Farm; Samuel Wheeler House and Farm

2. Location

street & number 43 Old Sugar Road N/A not for publication
city or town Bolton N/A vicinity

state Massachusetts code MA county Worcester code 027 zip code 01740

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon 2/12/02
Signature of certifying official/Title Brona Simon, Deputy State Historic Preservation Officer, MHC Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

- ☐ entered in the National Register
☐ See continuation sheet.

- ☐ determined eligible for the
National Register

- ☐ See continuation sheet.

- ☐ determined not eligible for the
National Register

- ☐ removed from the
National Register

- ☐ other (explain):

Whitcomb Inn and Farm
Name of Property

Worcester, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Non-contributing	
3	0	buildings
2	0	sites
8	0	structures
1	1	objects
14	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single and double dwelling

COMMERCE/TRADE: restaurant/tavern

AGRICULTURE

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

COLONIAL: Postmedieval English; Georgian

Materials

(Enter categories from instructions)

foundation STONE: fieldstone

walls WOOD: weatherboard

roof ASBESTOS/CEMENT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets)

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Bolton (Worcester), MA

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7. DESCRIPTION

General description.

The early 18th-century Whitcomb Inn and Farm at 43 Old Sugar Road, part of Bolton's oldest settled acreage, maintains the feeling of a colonial farm better than any other in town. The double 18th-century saltbox farmhouse faces south, opposite a mid 19th-century barn, at a curve in a quiet country road that formerly continued northwest to Harvard, but now dead-ends at I-495 just to the west. Once a farm of over 150 acres, the property still covers 76 acres. 75 more were divided out in the 1980s as conservation land for the town of Bolton. The house and the surviving features of the farmstead are set into a 30-acre clearing of rolling pastures and meadows, surrounded by mixed deciduous woods. Walking and riding trails criss-cross the land, some of them remaining from early cart- or footpaths that are still evident in the land forms or marked by fieldstone walls and culverts. A natural brook meanders west, then descends north across the pastures, widening to a swimming pond (Map #3) created by a ca. 1940 stone dam. The double-ended New England barn (Map #2) stands side to the road across from the house, and remnants of the foundations of a carriage house and a poultry house or shed (Map #7) are visible between them, close to the north side of the road. Two mid 20th-century intrusions interrupt the tranquility of the otherwise completely pastoral setting, however--the raised corridor of Interstate Route 495, which passes north-south about 500 feet west of the house, and a modern fieldstone residence, 29 Old Sugar Road, built in the early 1950s as a guest house, which stands on its own small parcel 150 yards east of the Whitcomb house.

Exterior description.

Physical evidence indicates that the general form of the house is the result of three 18th-century building campaigns, with the west portion being the house referred to in a 1708 deed from his father as the one that David Whitcomb "hath built" and where he "now dwelleth." A jet-by, or "Beverly jog," was added to the east end a decade or so later (possibly during the period when David Whitcomb held a tavern-keeper's license), and the long east section was constructed at the end of the 18th century. 19th-century updates resulted in changes to doors, windows, and other details; until a major stabilization and renovation effort under architect/archaeologist Philip Phillips in 1937-1938 returned the building to a more colonial appearance. The building has a fieldstone foundation, an asbestos-cement shingled roof, and walls clad in 1990s wood clapboards.

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The double-house configuration of the Whitcomb house is composed of two side-gabled, 2 1/2-story blocks, each with a full-width rear lean-to, connected by a narrow jet-by (photo #1). The westernmost section, or west house, is the early 18th-century building traditionally called the Whitcomb Inn, the first tavern in Bolton. This is a half-house with a lobby entrance and interior chimney in the westernmost bay, a southeast room and a chamber above it east of the entry, and, across the rear, a low lean-to which extends east past the rear wall of the house, where it projects forward to form the two-story jet-by. With the exception of crawlspaces under the southwest and northwest corners, the West House has a full basement. The south face of the massive interior chimney is exposed inside the entry bay. The chimney is built of fieldstone from the base to about three feet above the attic floor, and is built of brick above that point. (The location of two chimney-bay purlins positioned well away from the brick part of the upper chimney suggests that the entire chimney stack was originally stone, and considerably wider at the top than the brick section is now.)

The main south facade of the west house is three bays wide. The facade of the jet-by is one bay, with an entry at the first story, and a second-story window aligned above it. Above the window is a small front-facing section of roof, giving the jet-by a gabled roof, rather than the more common shed roof. The east gable end of the house has a single window centered at each story, aligned one above the other. The west end displays the full saltbox silhouette. On that elevation, one first-story window is located forward of the midline, and a recently-installed 6-pane sash-and-louvered window is positioned at the gable peak. In the west end of the lean-to are a first-story window and a small, high loft window. The rear elevation of this portion of the house is dominated by the low sweep of the lean-to roof. A rear entry is centrally located; there is one window just west of the door, and another in the rear wall of the jet-by.

The east portion of the building, or east house, is also a 2-1/2-story saltbox, somewhat lower in overall height than the west house, due partly to the shallower pitch of its roof (photo #2). That shallow pitch makes possible a rear lean-to that is extraordinarily deep, incorporating a range of rear first-story rooms which are nearly equal in depth to the front section. The south facade of the east house is set back several feet from the line of the west house facade, flush with the front plane of the jet-by. A small one-story shed-roofed addition, built ca. 1938, also continues the front wall plane, and projects east from the southeast corner. The arrangement of the front wall of the east house was altered during the renovations of 1937-38. It now displays five bays at the second story, rather than the former six, and four at the first. The Phillips family removed a second-story window just west of the easternmost bay,

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walled in a wide first-story pass-through at the east end, and filled another low, segmentally-arched opening just west of it with a higher, arched arrangement of multi-light glass over panels. (See Historic Photo C) While enclosed sheds are a more common type of attachment to 18th-century houses in the area, a few other early houses in Bolton are known to have had wings in which a second story sheltered an open utility area on the ground floor. At a house built by another Whitcomb, the ca. 1795 Moses Wilder House at 185 Main Street (MHC #60), the well was located there, in a small yard area paved in a very similar manner to the rough granite paving stones that still form the floor inside this enclosed arched opening. Here at Old Sugar Road, the open center structural bay sheltered two animal stalls as late as the mid-1930s. Photographic evidence shows that the bay to its east was also open from front to rear. Historic photo C, probably taken in the 1930s, shows that this outer bay had neither a rear wall nor an east wall at the first story, and that its second-story rear lean-to wall was positioned several feet forward of the present rear wall of the lean-to. It was the Phillips renovations of 1937-38 which enclosed the pass-through as well as the animal-stall area, and extended its rear roof slope down to the north to complete a full-width rear lean-to.

A large brick chimney, reduced in height since 1937, rises from the west portion of the rear roof slope of the east house. Early 20th-century photos show the second-story east end wall as windowless, and marked with the shadow lines of a gable-roofed wing, about 1 1/2-stories in height, which once extended east from the east house. The wing was an added feature which was gone by the mid-1930s. Today its position is occupied by the one-story, shed-roofed ell, which has one 6/6 sash east window that is vertically aligned with another 6/6 sash in the second story of the main wall, and a small louvered opening under the gable peak, which recently replaced a 6-pane window (photo #4). To the rear of the ell on the main east wall are three more windows that also date to the 1930s renovations – three 6/6 sash, including one in the loft of the lean-to, and a multi-light casement in the wall just north of the ell at the first story. The entire northwest corner portion of the eastern section thus dates to the late 1930s, having been built as an extension of the lean-to that existed across the west part of the rear. The west elevation of the east house retains its earlier saltbox profile, with two windows – one toward the rear, and one in the loft, and a door which was inserted after 1936. The rear north wall, rebuilt in 1937-38, displays all 20th-century fenestration – two 6/6 sash, and a paired multilight casement installed when the kitchen was renovated in the late 1930s (photos # 5-6).

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Exterior details. As the historic photos show, by the 1930s the house had virtually no intact window sash. Most of the sash shown in the photos appear to be late 19th-century 2/2s or 2/1s, with at least one 6/9 visible. With the exception of the windows described above, 6/9s predominate in the building today. Those in the west house appear to be consistent with the dimensions of the existing openings, and may employ parts of some earlier window frames. Those in the east portion, however, have narrower proportions than the windows visible in the early photographs, which appear to have had frames set flush with the walls. Today the 6/9s are set into projecting plank frames, with a narrow molding across the top at the lower stories. Those at the second story of the facades extend upward into the main cornice. The roof eaves are boxed, and the top of the façade wall is trimmed with a prominent bed molding in late 18th-century fashion. The house is fitted with wooden gutters, which form returns at the gable ends.

While much of the exterior detailing dates to the Phillips' renovations, as was common with the restorations of many New England colonial houses during the 1930s, the Phillipses may have employed a good deal of reused or reconstructed woodwork on the interior. Some doors, in particular, may have been relocated, either from this building or from another property, and some timbers reused. It appears from photographs that the Wheeler family, who owned the building from 1792 through 1884, replaced the main entry in the west house with a wide, recessed, sidelighted doorway of Greek Revival proportions. The Phillipses removed that doorway, installing in its place a narrower, academically correct version of a frontispiece taken from a design in a late 18th-century builders' guide. The entry surround has flat, tapered pilasters with molded capitals, a high frieze with architrave, and a horizontal, projecting cornice. The six-panel door is also apparently a Colonial Revival recreation, although its interior, batten, side is hung on long strap hinges of 18th-century type, with pointed cusps. The door in the front of the jog is also a handsome double-thickness, 6-panel door. Other significant exterior doors in the building include two two-part "Dutch" doors. One in the rear of the west house lean-to is constructed of vertical feather-edge sheathing; another in the west end of the eastern lean-to has four long strap hinges on heavy pintels, and a variety of latches. Two other exterior doors, both of which open into the stone-floored utility area in the east house, also illustrate the carefully-studied, antiquarian tastes of the 1930s owners. The door in the west wall of the bay is a four-panel/batten combination; in the east wall is a former four-panel door, fitted with glass in the top section, and hung on strap hinges.

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Interior description

West house.

The west part of the house has a typical 18th-century half-house plan, with a lobby entrance, a large room beside it, and a kitchen across the back. In the northeast rear corner of the kitchen is an enclosed stair. The jet-by just east of it has a small entrance hall in the front, and a small modern bathroom in the rear. The second story of the main house is divided into a small room/closet over the lobby entrance (the stairs have been removed), a southeast chamber, and a two-part loft area at the rear. A modern bathroom occupies the second story of the jet-by.

All the major rooms of the west house have plastered ceilings and walls. Low wainscoting of wide horizontal boards topped with a simple molding covers the lower part of most of the walls in a fashion typical of the middle and latter part of the 18th-century. The window and door openings are trimmed with simple 3-inch casings--all apparently dating to the 1930s. The two-story wall posts of the main part of the house have flared top shoulders, as does the one-story rear chimney post of the lean-to. The posts are uncased, but lack chamfers. The south end of the chimney girt is tenoned into the front chimney post in the lobby entrance, and seated on a shallow, angled shelf cut into the face of the post--a type of joint common in First Period houses, and less common after 1725.

The lobby entrance stairs to the second story are no longer extant. Upon entering, one is instead confronted with the dramatic face of the mortared fieldstone chimney. The door between the entry and the southeast room (parlor) is a fine example of a mid 18th-century two-panel door, with raised panels on both sides, hung on H-and-L hinges. The west fireplace wall of the parlor, which has an overmantel embellished with a double row of eight square raised panels, leaving no masonry reveal around the fireplace opening, is of a style characteristic of the mid-eighteenth century (photo #13). (It has been suggested that the paneling is a scholarly reproduction of the 1930s; paint analysis will be necessary to determine its date). North of the shallow, brick-lined fireplace is a projecting wall cabinet with a high raised-panel door. Opposite it, built into the northeast corner of the room, is a simply-finished china cabinet with curved shelves above a low batten door (photo #14).

All three original stone fireplaces in the west house were later lined with smaller brick fireboxes. While stone chimneys and fireplaces were common in 18th-century

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houses in rural northeastern Connecticut, they were far less frequent in eastern and east central Massachusetts. Scattered First-Period examples are known in Middlesex County, including in Stow, (just east of Bolton), and in towns to the south in the eastern part of Worcester County. No other stone chimneys have been identified in Bolton, however. Measurements and physical evidence suggest that the original large stone firebox serving the southeast room may still be substantially intact behind the later brick insert. The end of its wooden lintel can still be seen in the masonry of the chimney exposed in the front entry. In addition to its large size, (approximately eight feet long) and its massive lintel, other aspects of this fireplace's construction, including the recessing of the firebox face back from the face of the fireplace wall, are also characteristic of the First Period. The existing shallow brick fireplace, with angled side-walls and iron lintel, appears to date to the second half of the 18th-century.

The brick fireplace in the rear kitchen, and the brick bake-oven and ash pit beside it to the west, are also later insertions into an original fieldstone fireplace (photo #15). (The broad stone hearth may be a skillful recreation of the 1930s, however, as pieces of 8-inch-square brick hearth tiles--i.e. from a hearth associated with the brick firebox--have been found in the crawl space beneath the present hearth). A level stone platform protruding into the narrow space that exists between the west exterior wall of the house and the stone chimney appears to remain from the base of an earlier bake oven located at the southwest corner of the back wall of the original stone firebox. The woodwork surrounding the lean-to fireplace has molded trim in a typical Federal profile; above the firebox are two vertically-oriented raised-field panels and two paneled cupboard doors with butterfly hinges. The unchamfered bottom face of the rear chimney girt is exposed in the ceiling behind the fireplace. The stairway in the northeast corner of the room is enclosed with vertical feather-edge sheathing, which also forms the door to the stair; a door to a closet underneath it is of beaded board. Both are hung on H hinges.

At the second story, the chimney bay above the lobby contains the stairs to the attic. The exterior-wall posts of the second story are exposed, though undecorated, and display the distinct flared tops of typical eighteenth-century two-story posts. The doors of the southeast chamber are four-panel, flat on the reverse side in the fashion of the late 18th-century, with Suffolk and Norfolk latches. The small brick fireplace of this room (another insertion of the second half of the 18th century), has a simply-molded surround and a low, shallow mantel shelf that probably represents a later

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modification. A cupboard with a four-paneled door is built into the north end of the fireplace wall (photo #16).

Across the rear is the loft of the lean-to, primarily an unfinished space, with exposed rafters that measure about 5 x 6 inches. A small room at the west end of the lean-to is lined with 20th-century paneling. A modern bathroom that fills the second story of the jet-by displays a very wide, flat chamfer on its southeast corner post, and a narrow flat chamfer along the edge of its exposed front plate (photo #17). The end of the second-story rear (north) wall plate of the west house extends about 15 inches beyond the east wall of the house into this space. (This type of extension is a common feature of First Period buildings that was typically sawn off during later 18th-century renovations.)

While most of the framing in the finished interior spaces of the west house is covered with plaster, much of the house structure is still visible in the attic. The roof structure is a system of similar-sized 5- to 6-inch-wide rafters, spaced about 44 inches on center, and joined at the ridge with bridle joints. There is no ridge beam and no purlins, except in the chimney bay, where one short set of purlins supports similar rafters supported by the chimney stack. The roof boards are laid horizontally. Each rafter on the north slope of the roof is notched over the wall plate of the two-story north wall, and extends to the low plate of the north lean-to wall – a hallmark of integral lean-to construction. While the feet of the principal south-slope rafters that set upon the three girts are flat, and apparently tenoned into the girts in usual fashion, the other rafters are joined to the south wall plate in a highly unusual manner for colonial buildings in this part of Massachusetts (photo #18). The rear part of each foot is cut away in a shallow curve, reducing the point of contact between rafter and plate to only a few inches. That reduced front foot is pegged into a shallow, angled, trench in the plate wall (see drawing Detail B).

Other aspects of the visible portions of the west house framing suggest that a significant amount of information useful in understanding the evolution of early buildings in east-central Massachusetts may be revealed if concealed parts of the structure are exposed in the future. Although the first- and second-story ceiling structure is obscured by later plaster, portions of the second-story frame seen in the attic indicate that the Whitcomb house bears certain similarities to early 18th-century Connecticut framing systems, rather than to those of Massachusetts Bay. For instance, the upper summer beam is longitudinal, i.e. parallel to that at the first story.

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rather than running in the transverse front-to-back direction found throughout Middlesex County. The beam is set into the east end girt with an unusual half-dovetail joint (photo #19). The joists of the main attic apparently represent a later alteration, as they are of unusually deep, narrow dimensions for an early 18th-century house (2 inches wide by 7 inches deep). Their proportions suggest that they were probably installed when the ceilings were plastered later in the century. At least one empty joist cog of the more typical early 18th-century 2 3/4 x 3 1/2-inch dimensions is visible in the rear plate of the lean-to, however--remaining from a joist that was removed for the installation of the rear stair. Similarly, the main first-floor framing visible in the cellar is of a common First-Period type, without summer beam and joists, but with heavy half-hewn sleepers spanning the full east-west distance from the east sill to the chimney girt.

East house. The west end of the east part of the house at the first story is composed of a front parlor and a rear kitchen with narrow pantry to its east. Since 1937-38, the rest of the first story of this section has consisted of the enclosed stone-floored utility space (where the two animal stalls were formerly located), and, in the redesigned east end, a large modern master suite with northeast master bedroom, southeast dressing room extending into the shed-roofed ell, and a bathroom between them. (See Plan E2). The second story contains a southwest and a southeast bedroom, and in the rear loft, a small modern office alcove at the west end, a modern bathroom at the east end, and an open storage space/passage between them.

As in the west part of the house, the older rooms of the east section are plastered, with detailing that includes wainscoting of horizontal boards, and two- and four-paneled doors, most fitted with Suffolk latches. Except for the deliberate treatment of the corner posts in the 1930s additions and renovations (see below), there are no exposed posts in this part of the house. Plainly cased, unflared corner posts appear in the second-story rooms.

The southwest parlor, now a dining room, contains straight-run stairs to the second floor and the basement, partially enclosed with beaded-board paneling. Built in 1937-38, these stairs replaced a rear enclosed stairway in what is now the pantry area behind them which jutted partway into the open pass-through that is now the master bedroom. The small brick fireplace in the rear wall of the parlor has a simple Federal-style surround with recessed-panel plasters, a high frieze and a shallow mantel shelf (photo #20). The rear kitchen behind it has been renovated with modern

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cabinetry and flooring, and the large kitchen fireplace, with exterior bake oven, has been rebuilt. The simplicity of finish in the pantry east of the kitchen, as well as in the bedroom and the dressing room show the 1930s owners' interpretation of an old farmhouse. Wide, unpainted vertical boards form a paneled fireplace wall in the bedroom, for instance, where a batten door with H hinges and a Suffolk latch opens into the pantry. The 1930s northeast corner post of this room is exposed, while other posts are cased.

At the second story, the southwest chamber of the east house, which served in the 20th century as Dr. Phillips' study, displays such early-modern alterations as a large built-in bookcase and an arched opening into the rear loft alcove. The chamber has a tiny brick fireplace in the rear wall, hardly higher than the wainscoting, with a simple Federal surround and a shallow shelf. The framing of the southeast bedroom shows evidence that it was once divided into two small rooms (photo #21).

Except for the area under the stone floor of the utility space and a large section of exposed ledge toward the rear northeast corner, there is a full cellar under the east house. In contrast to the massive fieldstone base of the west-house chimney, the eastern chimney base is characteristic of the latter part of the 18th-century--formed as a brick barrel vault, now filled in. Much of the first-floor framing of the east house was replaced in the 1930s renovations. The floor framing under the front (south) part, however, consists of a replaced sill and what appear to be original hewn sleepers spanning north to south.

Ca. 1938 photographs of renovation work to the lean-to reveal that, in addition to being extended to the east, all of its sills, studs, posts, and rear plate were replaced. Much of the lean-to floor framing also dates to the 20th-century. The main attic floor framing, however, which is divided into three structural bays, includes deep joists of the same dimensions as those in the west house in west and center bays, and 3 by 4-inch joists in the east bay. The roof is framed with rafters similar to those in the west house, and with the same type of arched-foot configuration and trenched connection to the front plate. The top ends of the rafters, however, are butted against a narrow (2 x 5-inch) ridge board that appears to have been part of the 1930s restoration campaign. In contrast to the west house, the north rafters do not continue over the lean-to, which is framed with its own rafters, somewhat smaller in size than those in the gable roof. Based on the configuration of the cellar and the locations of both the

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chimney mass and earlier stairway, however, the east house lean-to, like the west, was built at the same time as the front section.

Outbuildings and landscape features.

A few hints of the property's 18th-century agricultural origins are present in its meandering fieldstone walls (Map #9), the line of Old Sugar Road (Map #13), once part of the main route northwest through Bolton to Harvard, and numerous cart- and footpaths (Map #14) through the woods (photo #22). Narrow brooks flow through the property, and several fieldstone culverts (Map #12) which bridge them may be of quite early date (photo #26). The other outbuildings and structures on the property, however, date either to the Wheeler Farm of the 19th century, or to the early 20th-century country retreat created by the Phillipses in the late 1930s.

Historic photographs of the late 19th-and early 20th-centuries show several outbuildings standing near the house (see Historic Photos A and B). Two buildings which were demolished in the early 20th century, apparently those referred to in Assessor's records as the Carville carriage house and poultry house, were located close to the north side of the road, southwest of the house. Parts of their fieldstone foundations still form sections of a long rubble retaining wall (Map #7) that runs from the road to the southwest corner of the east house.

The earliest known view of the property, Photo A, shows the east end of the barn appearing much as it does today, facing a working barnyard with wooden rail fences and a fieldstone wall. The barn (Map #2) is a handsome double-ended New England barn, approximately 60 by 80 feet. Characteristic of the middle third of the 19th-century, it has a large interior rolling door centered at either end, each surmounted by a multi-light transom. Built into the natural slope of the hill, the barn is banked at the west end, and stands on a fieldstone foundation that forms a large cellar supported on later granite posts that were installed by Dr. Phillips (photo #8). He is reported to have had an office in the upper part of the barn for many years. New horse stalls have recently been built, but most of the building's interior, including the four-bent H-frame structural system, is still intact. The barn is clad in board-and-batten siding, and has an asphalt shingle roof. Abutting its south side is a mid-century three-car gable-roofed, concrete-block garage (Map #3) with vertical-board gables and 2-over-2-sash windows (photos #9-10).

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Just south of the barn and garage, also facing the west side of the cartpath leading to the woods, is a small gable-roofed structure of native stone built ca. 1938 by the Phillipses--an incinerator (Map #4) with a heavy stone chimney rising from its rear west wall (photo #11-12). The only other intact structure on the property is a rustic hiproofed, screened summerhouse of about 1940 located in the woods on the south part of the property (Map #5)(photo #23). The mortared stone lower walls of a small gable-roofed greenhouse, which has lost all its glass and upper wood structure, stand at the edge of the woods north of the house (Map #6).

The most ambitious landscape project undertaken by the Phillipses was the creation, in about 1940, of a swimming pond (Map #10) about 500 feet northwest of the house in a natural hollow. About five feet deep and sixty feet in diameter, it is nearly circular, with a dam of mortared stone block at its north outlet, and stone steps leading down into the water. Its source is a narrow spring-fed brook which flows through a stone-block-lined channel (Map #11) south of the pond (photos #24-25).

At the front of the house, the Phillipses removed a portion of stone wall and created the present curved drive. They also built a new fieldstone wall (Map #8) behind and northeast of the house to enclose a flower garden. Remnants of some of their plantings, including a stand of lilacs, clumps of peonies, and an Oregon grapevine, still grow there.

Today, the remaining acreage of this historic farm continues in agricultural use through the mowing of the meadows and the pasturing of the horses that are housed in the barn. Split-rail fences (Map #15) enclose large paddock areas and a riding ring on the south side of the road, and, on the hill east of the barn, an open meadow now occupies the site of a 19th-century orchard.

Since 1962, when part of the property was taken for the Route I-495 corridor, the highway has formed a notable intrusion along the northwest boundary of the property. At that time, Old Sugar Road, which was formerly part of Sugar Road, became a dead end just west of the house. It was bypassed by a new section of Sugar Road (laid out in 1962) that forms the northeast boundary of the Whitcomb Inn and Farm property.

Archaeological Description

While no ancient Native American sites have been recorded within the nominated

(continued)

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Whitcomb Inn and Farm
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boundaries of the Whitcomb Inn and Farm or in the general area (within one mile), sites may be present. Environmental characteristics of the property indicate the presence of several locational criteria (slope, soil drainage, proximity to wetlands) that are considered favorable indicators for some types of ancient Native American sites. The Whitcomb property contains several well-drained terraces and other locales of level to moderately sloping topography in close proximity to wetlands. Tributary streams, ponds and wetlands of Great Brook are located within 1000 feet of the northern and southern property boundaries. An unnamed pond is also located immediately west of the property and Route 495. A natural wetland area and stream has also been dammed northwest of the house for use as a swimming area. The entire area lies within the Assabet/Concord/Merrimack River drainage. Given the above information, a high potential exists for the recovery of ancient Native American resources on the nominated property. The high potential for recovering ancient Native American resources on the Whitcomb Farm property is supported by the results of a recent community-wide archaeological reconnaissance survey conducted for the town of Bolton by Umass Archaeological Services (Binzen et al 2001, Draft). That study included the nominated area in the East Bolton Survey Unit, an area that contained no Native American archaeological sites. The study concluded that the lack of recorded resources in the eastern portion of town was likely a function of the absence of survey rather than an accurate reflection of actual landuse by Native Americans. The study further identified the terraces along Great Brook and its tributaries as highly sensitive. Portions of the nominated area are included in that locale.

There is also a high potential for locating historic archaeological resources within the nominated boundaries of the Whitcomb Inn and Farm. Structural evidence of a foundation from a carriage house, torn down in the early 20th century, are visible near the existing barn. Similar evidence from an earlier barn may also survive. Structural evidence of outbuildings may also survive on the property. Historic photographs dating to the late 19th and early 20th centuries show several outbuildings near the house. Two of these buildings, a carriage house and poultry house or shed, have been identified on the north side of the road, southwest of the house. Portions of the fieldstone foundations from those structures form part of the rubble retaining wall that runs from the road to the southwest corner of the east house. Additional outbuildings related to agricultural and domestic activities at the farm should also exist. Stratigraphic evidence of construction features related to the main house and outbuildings may also be present. Archaeological evidence of occupational related features (trash pits, privies, wells) related to three centuries of landuse at the farm should also be present.

(end)

Whitcomb Inn and Farm

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Worcester, MA

County and State

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

AGRICULTURE

Period of Significance

ca. 1708-1951

Significant Dates

ca. 1708

1792

1937-38

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Philip Phillips (1937-38 renovations)

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Whitcomb Inn and Farm
Bolton (Worcester), MA

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8. SIGNIFICANCE

The property traditionally known as the Whitcomb Inn and Farm at 43 Old Sugar Road is one of Bolton's earliest properties, and portions of its farmhouse are believed to represent the oldest extant building in the community. It qualifies for the National Register at the local level under Criterion A as Bolton's oldest settled farm, and as its first licensed tavern. It meets the same Criterion for its long association with two of northeast Bolton's most prominent farming families, the Whitcombs and the Wheelers, and for the information it provides about their home life and farming practices. The house is a rare example of a double eighteenth-century saltbox and a notable illustration of an early rural double-house composed of connected two-story blocks, each with its own cellar, stairs, and kitchen. The building meets Criterion C for the wealth of architectural features that illustrate aspects of regional building design and techniques of the early- through late-eighteenth century. Due to the presence of some unusual architectural features and the high likelihood that later finishes conceal information that will contribute to our understanding of regional First- and Second-Period construction methods, the Whitcomb Inn also meets Criterion D. Also contributing under A, C, and D is the abundant evidence of a scholarly 1930s approach to colonial building restoration under architect and archaeologist Philip Phillips. Today operated as a small horse farm, with seventy-six acres still open and displaying evidence of land management by a succession of owners over the course of two and a half centuries, the Whitcomb Inn and Farm maintains the integrity of its rural setting to an unusual degree. It also retains integrity of location, design, materials, workmanship, feeling, and association.

Bolton, formerly the east part of Lancaster, was incorporated as a town in 1738. Located at the eastern edge of Worcester County astride today's I-495, it was a farming community until the latter part of the twentieth century, when rapid single-family residential development began to transform much of the rural town to an exurb of Boston and Worcester.

Well before the incorporation of Bolton, most of what later became its northeast quarter was owned by Josiah Whitcomb (spelled Whetcomb at the time), who had come to Lancaster as a young boy, and built his house in 1680-81 at what is now the corner of Sugar and Golden Run Roads. He was the youngest son of original settlers

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Whitcomb Inn and Farm
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John and Frances Whitcomb, who immigrated from England to Dorchester in about 1635. The family first lived in Scituate, and by 1654 had moved to Lancaster, where, in addition to his proprietor's house lot near the center of the settlement, John Whitcomb acquired large amounts of outlying land. Much of his property was located in the part of Lancaster that eventually became the town of Bolton; in fact, he soon owned about a quarter of the land presently within Bolton's borders. Included in his vast holdings was all of the northeast section of town, from Main Street north and east to the present Harvard and Stow borders. Over the course of the eighteenth century, that area was populated largely by his descendants.

Whitcomb family ownership

John Whitcomb died in 1662, leaving most of his property to his sons. This region of Massachusetts had entered a time of unrest, however, and none of the second generation established homesteads on their outlying land for many years. In 1676, during King Philip's War, the center of Lancaster was burned, and all the surviving settlers moved away until the conflict was over. After it ended, former Lancaster colonists gradually returned. At this time, many, including John Whitcomb's son, Josiah, who built his house (MHC #935--demolished) a short distance southwest of 43 Old Sugar Road, elected to settle on the outlying land, expecting that isolated farms might actually be safer from Indian raids than a clustered settlement. This belief proved to be well founded, as in the thirty years after King Philip's War Lancaster center was repeatedly attacked by small Native bands, while there were no raids on the scattered homes in the Bolton territory. Still, Lancaster designated certain houses in the rural areas as "garrisons" to which members of neighboring households could go in case of danger. Among the three garrison houses in the Bolton territory designated in 1704, and the twelve in 1711, was Josiah Whitcomb's. By that time he had three grown sons, two of whom apparently lived with him. A third son, David (b. 1668), built his own house on his father's land a half-mile to the northeast, at today's 43 Old Sugar Road. In 1708 Josiah conveyed the land on which the house stood to David outright.

In 1700, David Whitcomb had married a widow, Mary (Hayward) Fairbank, and it is she who is perhaps the most widely-known person associated with 43 Old Sugar Road. Her first husband, Jonathan Fairbank, and two of their children were killed in an Indian raid in Lancaster in 1697. She was taken captive, and lived with a Native tribe for nearly two years, during which time she acquired an extensive knowledge of herbal medicine. After the Treaty of Ryswick between England and

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Whitcomb Inn and Farm
Bolton (Worcester), MA

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France, she was released in Maine, and returned home in 1699. After her return, she dispensed medicines made from roots, bark, and herbs, and ministered to the sick. Her services were in great demand, as for many years there was no physician nearer than Concord. She was called "Doctress" Mary Whitcomb for the rest of her life.

Doctress Mary had two surviving daughters from her first marriage, and she and David eventually had six or seven children of their own. The deed from Josiah to David of 1708 refers to a dwelling David had built on the property, and the presence of a house by 1718 is reconfirmed by the fact that in that year David Whitcomb acquired a license to sell "strong Drink by Retale" there. This was a so-called innkeeper's license--hence the traditional name of the house as the Whitcomb Inn. It is likely that what he kept was primarily a tavern and retail establishment for both local folk and travelers along Sugar Road, part of the main route northwest through the Bolton territory to Harvard and Groton. David Whitcomb's was the first tavern established in Bolton, for which he held a license for three years. It is possible that the building of the jet-by, with its own facade entrance, was associated with the opening of the tavern.

David Whitcomb was one of the most prosperous farmers of early-eighteenth-century Bolton. At the time of his death in 1730 he owned a herd of twenty cattle, and had fifteen sheep, eleven swine, six oxen, and four horses. When Doctress Mary died in 1734, the property was divided among their five sons. The eldest, David Whitcomb, Jr., married Elizabeth (Betty) White of Lancaster in 1731. He bought out the interests of his siblings, and built his own house on part of the farm a short distance to the northeast, at 496 Sugar Road (MHC #108). He was one of the first Deacons of the Bolton Church, and Town Treasurer in the early 1740s. It is not known who lived in his parents' house in the years after their deaths, but by the early 1760s it was apparently occupied by Dea. David and Betty's eldest son, John Whitcomb (b. 1731).

In 1763 John moved with his young family to New Hampshire, and in 1765 Deacon David sold the old place, along with considerable land, to his second son, Tilly Whitcomb. Given the architectural evidence, much of which is consistent with the third quarter of the eighteenth century, it would have been one of David Whitcomb, Sr.'s grandsons, either John or Tilly, who was responsible for the updating of the building with two- and four-panel doors, brick fireplaces, raised-field paneling on the fireplace walls, and other Georgian features.

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Little is known about Tilly (Tilley), the third of Dea. David and Betty's nine children, who was born in 1737. While his younger brother, David Whitcomb III, became a Corporal during the Revolution (he died as a result of wounds received at the Battle of Kip's Bay in 1778), Tilly, who would have been of an age to serve in the French and Indian Wars, is not known to have been a soldier. Their youngest brother, Abel, became the patriarch of several generations of Whitcombs who operated one of Bolton's most prosperous farms at their father's homestead at 496 Sugar Road. The Whitcomb ownership of 43 Old Sugar Road, however, ended with Tilly. He married a cousin, Rachel Whitcomb, in 1765, the same year he bought the farm from his father, but he died in 1771 at the age of thirty-three. He and Rachel had only one child, Eunice, born in 1767. Rachel later married John Sampson, a neighboring Bolton farmer. They and Eunice had moved to Templeton by 1782, the year that Eunice married Isaac Gregory of that town.

Many Bolton property owners suffered financially in the hard years after the Revolution – a time when farmers were deeply in debt, and many were forced to sell their holdings, often to speculators. In 1785 Rachel Sampson and Isaac Gregory sold the old farm for considerably less than Tilly Whitcomb had paid for it, to Luke Brooks of Stow. He apparently never lived there, and resold it four years later to his son, Nathan Brooks, then living in Bolton. In 1791 Nathan Brooks sold it to Jabez Walcutt, a wealthy gentleman who had acquired at least two other former Whitcomb farms in the previous decade.

Wheeler family ownership, 1792-1884.

The next year, Mr. Walcutt, who apparently lived on the farm for a short time, sold the core property flanking Old Sugar Road where the farmstead was located to the family who was to care for it for nearly the next hundred years. The buyer was Samuel Wheeler (1765-1830). Mr. Wheeler, who had come to Bolton from Rowley, was soon to marry Anna Hosmer of Acton. He was a cooper as well as a farmer, and thus provided a much-needed service to the residents of Bolton. He and Anna eventually had four children, all of whom grew to adulthood on the farm. Their youngest daughter, Mary, married James Farwell of Waltham in 1838, and subsequently moved to Leominster. The other three, daughter Anna (1794-1875), and sons Samuel, Jr. (1797-1876) and Jonathan (1801-1858) apparently lived their entire lives in the former Whitcomb house.

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The elder Samuel and Anna died in 1830 and 1848, respectively, and through the middle of the nineteenth century the farm was owned jointly by their two sons, Samuel, Jr., and Jonathan. Samuel, Jr., like his father, married an Acton girl, Abigail Keyes, in 1832. Jonathan may have been married twice; the wife who survived him was a Bolton neighbor, Lucinda Burnham. She had been employed for many years as a housekeeper for Mr. and Mrs. Henry Sargent of Boston. Although she had purchased the original Josiah Whitcomb homestead at the corner of Sugar and Golden Run Roads in 1834, she apparently rented that house to tenants. She returned to Bolton in about 1850, and married Jonathan Wheeler in 1851.

While it is not known who occupied which parts of the building, it is clear that the farmhouse at 43 Old Sugar Road served as a double-house for both brothers and their families. In 1855, Samuel, Jr. and Abigail are listed as living in one part, together with their two sons John and James, then 22 and 20. Occupying the other part were Jonathan and their older sister Anna (Annie). Lucinda is not mentioned. Jonathan Wheeler died in 1858, and Lucinda survived him until 1874.

The farm that the Wheeler brothers operated in the early 1850s was eighty acres--smaller than David Whitcomb's prosperous colonial farm, but a medium- to large sized acreage for Bolton at that time. The mix of dairying and general farming which they followed was typical of most of the mid-nineteenth-century farmers in the vicinity. While David Whitcomb had possessed large numbers of cows, sheep, pigs, and six oxen, the Wheelers had only a half-dozen cows, which they fed largely on the hay and corn they raised. One pair of oxen worked the fields, where potatoes and modest crops of vegetables were grown. The Wheelers also had a small commercial apple orchard. Butter-making was a profitable farm commodity at mid-century, and in 1850 the Wheelers produced 500 pounds. They were also among the minority of Bolton's farmers who made and marketed cheese, and did a brisk business as coopers. By 1860 Jonathan had died, however, and judging by the reduced amount of agricultural products reported for that year, Samuel, Jr., then sixty-three years old, was clearly struggling. Ten years later the farm's overall output had still not increased, but appears to have stabilized somewhat, perhaps due to the management of Samuel and Abigail's son, James Keyes Wheeler (1835-1928), who was then thirty-five.

Samuel, Jr. retained his portion of the ownership after his brother died in 1858, and purchased his sister Mary's interest at that time, as well. Jonathan's widow,

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Lucinda, however, gave her rights in the property to his older sister, Anna, who conveyed them as a gift to her nephew, James. The next year, James Keyes Wheeler married Harriette Nutting of Harvard. By 1865 they had two children, and again two families, spanning three generations, shared the house. It appears that at that time the seventy-year-old Anna occupied the older, west part of the building, while Samuel and Abigail lived in the east portion with James, Harriette, and their children.

Samuel Wheeler, Jr. died in 1876 at the age of 79, and James inherited the entire farm, which then covered 105 acres. While his predecessors had been general farmers, James Wheeler specialized in some agricultural products that were different from those on most of the neighboring farms. In 1880, for instance, he grew 500 pounds of grapes, the largest amount produced in Bolton. He was also one of only a few local farmers to keep bees, and that year produced 150 pounds of honey--three times the amount of the other largest bee-keeper in Bolton.

Brown/Martin/Zink ownership, 1884-1907.

James K. Wheeler owned the farm for less than ten years, however. In 1884 he sold it to Henry B. Brown, who had grown up on a neighboring farm to the northwest, on Corn Road. He, too, owned the property for only a few years, and in 1889 he resold it, at a substantial loss, to George D. Martin. The late 1880s were a time of demographic change in Bolton and its neighboring communities, when immigrant farmers were buying up some of the old agricultural properties to start their own farms. Several large properties along Sugar Road, for instance, were acquired by Irish-born farmers at this time. Mr. Martin, however, was from Nova Scotia, another place of origin for many new farm owners. George Martin also owned the property for only a short time. He reduced the farm to 92 acres, which he sold in 1895 to Barbara Zink, a member of a large family who were to own several properties in northeast Bolton through most of the twentieth century.

Early twentieth-century ownership

It is possible that Mrs. Zink did not live here during the full course of her ownership, but may have resided for some years at one of the other farms on Sugar Road owned by the Zink family. In 1907 she sold the 92 acres, along with another five acres which had once been part of it under the Wheelers, to Nathan S. Carville. The Carville period of ownership represents another phase in the evolution of many of Bolton's rural properties, some of which were acquired after the turn of the century

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by out-of-towners, and which by then were more likely to be operated as poultry farms than dairy farms. Mr. Carville was from neighboring Berlin. In 1897, at the age of nineteen, he had married Minnie Freeman of Clinton. She had been born in Nova Scotia, and was then working as an operative in one of the Clinton carpet factories. The Carvilles kept one cow, but are listed as owning a poultry house as well as the house, barn, and a carriage house. (The carriage house and poultry house are apparently part of the complex of outbuildings, removed by 1936, which appear between the southwest corner of the house and barn in Historic Photos A and B).

Over the course of the early twentieth century the house and outbuildings deteriorated considerably. The run-down farm eventually became known as the "old Carville place," and in 1926 it was sold to Stanley Stevenson.

Phillips ownership, 1936-1996.

By the time the Great Depression began the house had been unoccupied, except by an assortment of animals, for some time. It had long stood at the mercy of the elements, with broken windows and open doors, when it was bought by Harvard professor and archaeologist Philip Phillips and his wife Ruth in 1936. Dr. Phillips (1900-1994), who at that time was in the early years of a distinguished academic career, had received both a master's degree in architecture and a Ph.D in archaeology from Harvard University. The Phillipses lived in Cambridge for a year or two while they restored the house and barn, following plans drawn up by Dr. Phillips himself. They expanded the east part of the house to its full saltbox dimensions, replaced the nineteenth-century doorway of the west part with an academically-correct frontispiece apparently based on an illustration from an eighteenth-century builders' guide, and replaced the broken late-nineteenth-century 2-over-2-sash windows with multi-paned sash appropriate to the late-eighteenth century period of the doorway design. They also made some landscaping changes which helped transform the old farm to a true country estate of the late Colonial Revival era. A curved drive was laid out in front of the house, and across the road, just south of the barn, they constructed a picturesque gable-roofed fieldstone structure to serve as an incinerator. The lower part of a small greenhouse (Map #6) built against a bank north of the house in the same era is also fieldstone. A low wetland area northwest of the house was transformed into a large swimming pond by damming a small brook, part of which was channeled with fieldstone and rough-cut granite blocks (Map #s 10 and 11).

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Dr. Phillips, who died in 1994, was a professor of archaeology at Harvard, and a longtime curator at the university's Peabody Museum. He was a noted authority on the Native American culture of the southern United States, and during the time he lived in the Whitcomb House he published many works, including *Method and Theory in American Archaeology*.

The Phillipses were also farsighted conservationists. They acquired many more acres of adjacent land over the years, and constructed only one other building within sight of the old farmstead--the early 1950s cottage at 29 Old Sugar Road, which was built as a guest house for their grown children and their families (now on a separate parcel). During the six decades of Phillips ownership, the family maintained the property as a combination of woods, meadows, and pasture land where they grazed several horses. They preserved existing trails and cart paths while establishing a few new ones, and encouraged townspeople to use the land for recreation. In 1989 Dr. Phillips and his second wife, Wilhemina, donated 75 acres of open and wooded land west of Rattlesnake Hill to the Town of Bolton. They also placed conservation restrictions on most of the rest of the Sugar Road property, as well as on other small parcels. The restrictions are held and administered by the Bolton Conservation Trust and the Trustees of Reservations.

Today, the Route I-495 corridor, (built through Bolton in 1962), which passes 500 feet west of the house, stands in vivid juxtaposition to this well-preserved historic rural property. While most of Bolton's old farms have been subdivided for residential development, the foresight and philanthropy of the Phillipses has ensured that the town's oldest continuous farm will be preserved in perpetuity--a legacy which is perpetuated by the present owners, who acquired the property in 1996.

Archaeological Significance

Since patterns of ancient Native American settlement and subsistence in Bolton are poorly understood, any surviving sites could be significant. Ancient Native American sites in this area can contribute important information relating to the local and regional importance of Native American settlement in the Assabet River drainage and its relationship with Native settlement along the Sudbury River, both of which form the larger Concord River drainage. This information can be used to further understand the extent and regional importance of Native American settlement in the overall Merrimack River system. Ancient Native American sites in the vicinity of the Whitcomb Inn and Farm can help define the pattern of

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Native settlement in upland areas beyond the floodplains of the major drainages stated above. Interior upland areas are underreported in the Bolton locale, indicating an important part of the regional and local Native American subsistence and settlement system may be missing in our current data base. Ancient Native sites in this area can help more fully define local and regional subsistence and settlement models through time by contributing examples of site variability and resource use in the nominated locale.

Historic archaeological resources described above have the potential to contribute detailed information on the settlement and landuse changes that occurred on Bolton's oldest settled farm and first licensed tavern and the relationship of that information to the inhabitants of the farm and town of Bolton. Historical research combined with systematic archaeological survey and testing can be used to identify structural evidence of barns and outbuildings associated with the different periods of ownership and agricultural use that characterized the farm. Similar research can also identify occupational related features (trash pits, privies, wells) associated with the same periods of landuse and function. Detailed analysis of the contents from those features can contribute important information relating to the lives and activities of the inhabitants of the farm at specific points in time as well as families over longer periods of occupation. Stratified deposits may also be present within features that enable comparisons within and between different individuals and families over time. Detailed analysis of the contents from occupational related features can also help identify the type and extent of agricultural activities at the farm through its history. Similar detailed information might also be present relating to the use of the property as an inn or tavern.

(end)

Whitcomb Inn and Farm
Name of Property

Worcester, MA
County and State

10. Geographical Data

Acreage of Property 76.65 acres

UTM References

(Place additional UTM references on a continuation sheet)

1. 19 287630 4702700
Zone Easting Northing

2. 19 287830 4702620
Zone Easting Northing

3. 19 287680 4702480
Zone Easting Northing

4. 19 287700 4702400
Zone Easting Northing

X See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Anne Forbes, Preservation Consultant, with Michelle Hoeffler; Betsy Friedberg, National Register Director, MHC

organization Massachusetts Historical Commission date February 2002

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state Massachusetts zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Michael M. and Karin I. Hoeffler

street & number 43 Old Sugar Road telephone 978-779-2997

city or town Bolton state MA zip code 01740

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503.

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Section number 9 Page 1

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Whitcomb, Esther K. *About Bolton.* Bowie, MD: Heritage Books, 1988 and 1993.

_____. *History of Bolton.* Bolton, MA: Town of Bolton, 1938.

Public Documents

United States government
Federal Census.

Commonwealth of Massachusetts

Massachusetts Historical Commission. Survey of Historical and Architectural Resources, Bolton, Mass. Boston: Massachusetts Historical Commission, 1980s; 1997.

_____. Historic and Archaeological Resources of Central Massachusetts. 1985.

Worcester County Registry of Deeds and Probate.

Town of Bolton

Bolton Assessors Records.

Bolton Historical Society. Building Files, Obituary Files, Photograph Collections.

Bolton Vital Records.

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Section number 9/10 Page 2/1

Plans, maps, atlases

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Holman, Silas. Map of the Town of Bolton. Boston: Pendleton's Lithography, 1831.

Richards, L.J. New Topographical Atlas of Worcester County. Philadelphia: L.J. Richards, 1898.

Walling, Henry. Map of Worcester County, Massachusetts. Boston: William Baker, 1857.

10. GEOGRAPHICAL DATA, continued

UTM References, continued

5. 19 287860 4702520

8. 19 287640 4701880

6. 19 287940 4702480

9. 19 287500 4702060

7. 19 287820 4701900

10. 19 287360 4702280

Verbal Boundary Description

The boundaries of the Whitcomb Inn and Farm are those recorded and shown on Bolton Assessor's Maps 5D and 6D, as Parcels 5D-25, 5D-51, 6D-59, and 6D-86.

Boundary Justification

The National Register boundary includes the four parcels which comprise the remaining portion of the original farm and farmstead associated with the Whitcomb Inn that are still under the same ownership as the house.

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Whitcomb Inn and Farm
Bolton (Worcester), MA

Section number photo Page 1

PHOTOGRAPHS (8" x 10")

Photos 1-12: Michelle Hoeffler, 1996

1. Whitcomb Inn: south and west elevations
2. Whitcomb Inn: south and east elevations
3. Whitcomb Inn: west and south elevations, with 1950s guest house
4. Whitcomb Inn: east elevation
5. Whitcomb Inn: east and north elevations
6. Whitcomb Inn: north (rear) elevation
7. Whitcomb Inn: east and south elevations, with stone retaining wall and road
8. Outbuilding 1 (barn): looking northwest
9. Outbuilding 1 (barn): looking southeast
10. Outbuilding 1 (barn): looking north, with garage
11. Outbuilding 2 (incinerator) and cart path: looking south
12. Outbuilding 2 (incinerator): looking southeast

SUPPLEMENTARY PHOTOGRAPHS (3 1/2" X 5")

Photos 13-26: Anne Forbes, 1999-2000

13. Southeast first story room, west house: fireplace wall
14. Southeast first story room, west house: northeast corner cupboard
15. Rear kitchen, west house: fireplace
16. Southeast chamber, west house: fireplace wall
17. Jet-by: ceiling, looking southwest, with chamfered front plate and extension of rear west house plate
18. West house: front top plate, with rafter feet
19. West house: east end girt, with half-dovetailed summerbeam
20. Southwest first-story room, east house: rear fireplace wall
21. Southwest chamber, east house: rear fireplace wall, with lean-to alcove
22. South carpath, looking northwest to incinerator, garage and barn
23. Summerhouse
24. Swimming pond, looking south
25. Brook channel to swimming pond, looking southwest
26. Fieldstone culvert over brook, south carpath

(continued)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number photo Page 2

Whitcomb Inn and Farm
Bolton (Worcester), MA

HISTORIC PHOTOGRAPHS (photocopies)

- A. View northwest, with barnyard, outbuildings and house (late 19th century)
- B. View east, ca. 1930, with house and outbuildings
- C. Whitcomb Inn: view northwest, with south and east elevations, ca. 1937
- D. Whitcomb Inn: center section of façade and east elevation, west house, ca. 1937

(end)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Whitcomb Inn and Farm
Bolton (Worcester), MA

Section number data Page

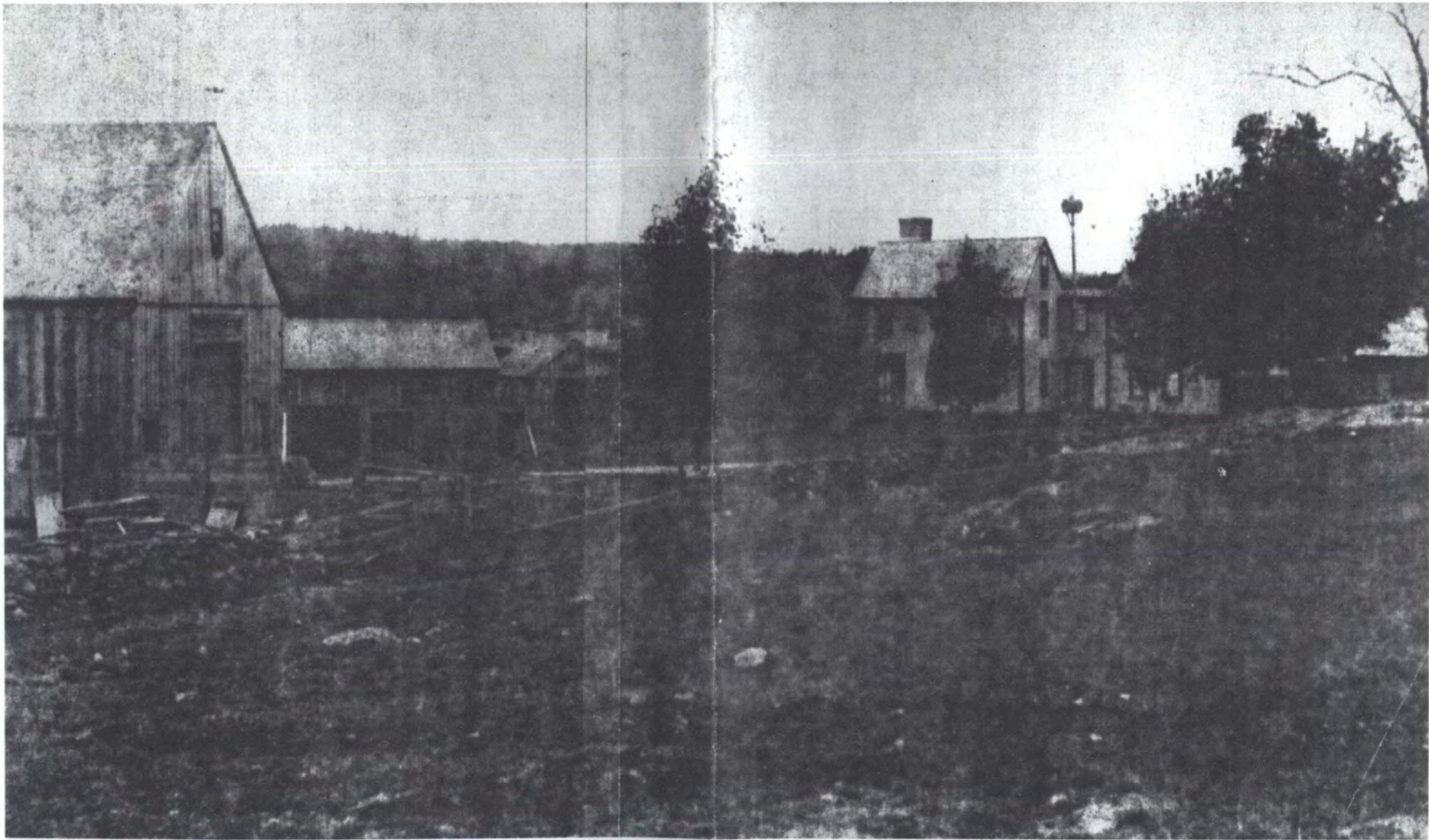
RESOURCE COUNT

MAP	NAME OR DESCRIPTION	DATE	STATUS/TYPE
1.	Whitcomb Inn/D. & T. Whitcomb House	early/late 18 th C.	C/B
2.	Wheeler Barn	mid-19 th C.	C/B
3.	Garage	ca. 1940s	C/B
4.	Incinerator	ca. 1938	C/ST
5.	Summer House	ca. 1940	C/ST
6.	Ruins of Greenhouse	ca. 1940	C/SI
7.	Fieldstone retaining walls/foundations	19 th C.	C/SI
8.	Fieldstone garden wall	ca. 1940	C/O
9.	System of fieldstone walls	pre-1900	C/ST
10.	Swimming pool	ca. 1940	C/ST
11.	Stone-lined channel	ca. 1940	C/ST
12.	System of fieldstone culverts	pre-1900	C/ST
13.	line of Old Sugar Road	pre-1800	C/ST
14.	Path and trail network	pre-1950	C/ST
15.	Split-rail fences	late 20 th C.	NC/O

TOTAL COUNT	CONTRIBUTING	NON-CONTRIBUTING
Buildings	3	
Structures	8	
Objects	1	1
Sites	2	
 TOTAL	 14	 1

WHITCOMB INN
BOLTON, MA

PHOTO A. View northwest, with barnyard, outbuildings,
and house. Late 19th century.



Earliest Photo

WHITCOMB INN
BOLTON, MA

Photo B:

View ^{looking} east, ca. 1930, with house and outbuildings



Three Building w View

WHITCOMB INN
BOLTON, MA

PHOTO C:
ca. 1937

view northwest with south
and east elevations.



Whole House SE View through Fence

WHITCOMB INN
BOLTON, MA

PHOTO D:
ca. 1937

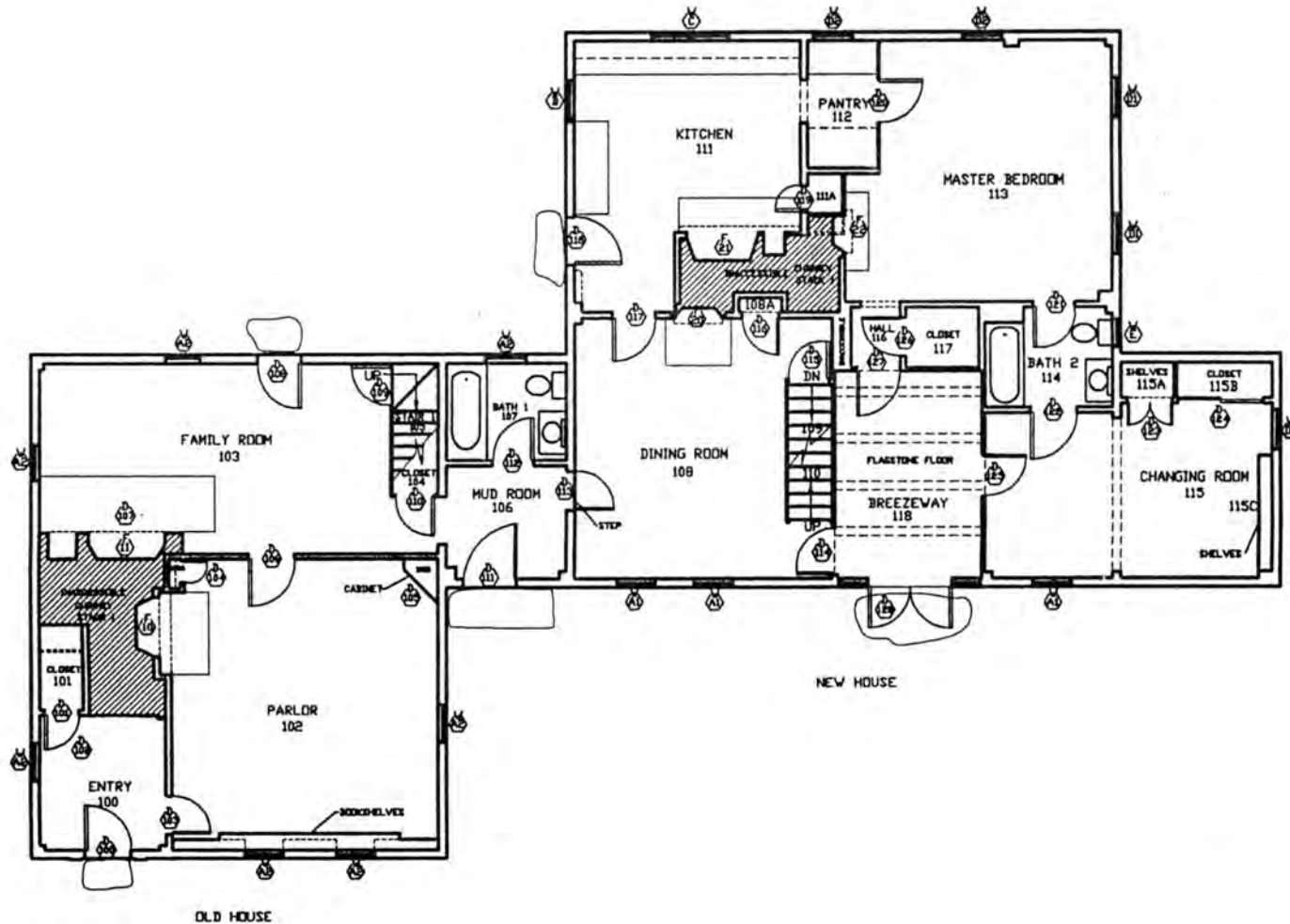
Center section of facade
and east elevation of
west house.



Connector

WHITCOMB INN
BOLTON, MA

FIRST STORY FLOOR PLAN



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

ASSUMED RIGHT ANGLES

NORTH

NO.	DATE	REVISION

NOTES:
1. SEE PLAN FOR
2. SEE PLAN FOR
3. SEE PLAN FOR
4. SEE PLAN FOR

PROPOSED
REVISIONS TO
"WHITCOMB INN"

THE RESIDENCE OF
MR. & MRS.
M. HOFFLER

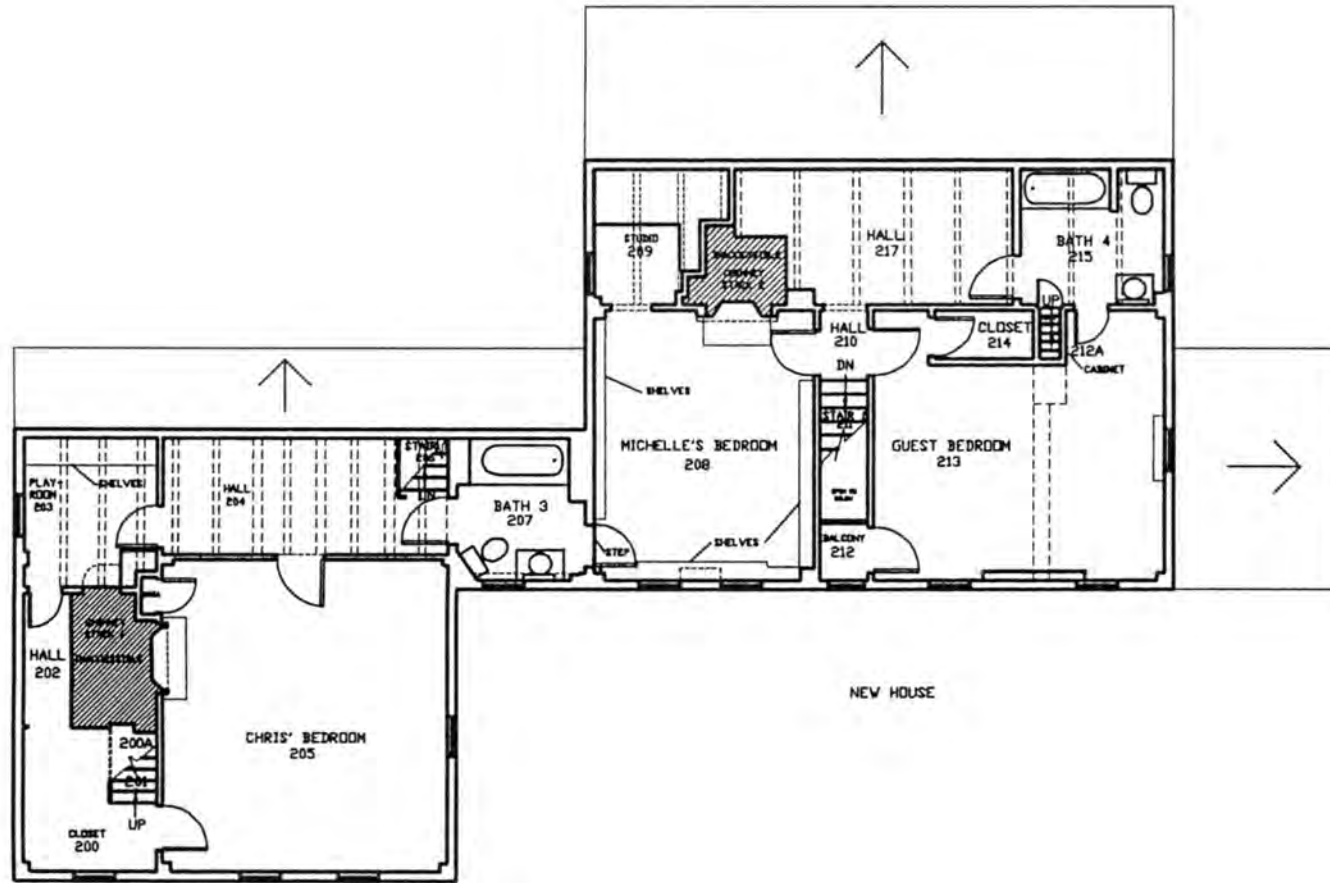
DATE
DRAWN FIRST FLOOR PLAN

DATE
SCALE 1/4" = 1'-0"

E2

WHITCOMB INN
BOLTON, MA

SECOND STORY FLOOR PLAN



OLD HOUSE

NEW HOUSE

EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

ASSUMED RIGHT ANGLES

NORTH

NO.	DATE	REVISION

NOTES:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

Project:
RENOVATIONS TO THE
"WHITCOMB INN"

THE RESIDENCE OF
MR. & MRS.
M. HOFFLER

Scale:
OTHER WORK FLOOR PLAN

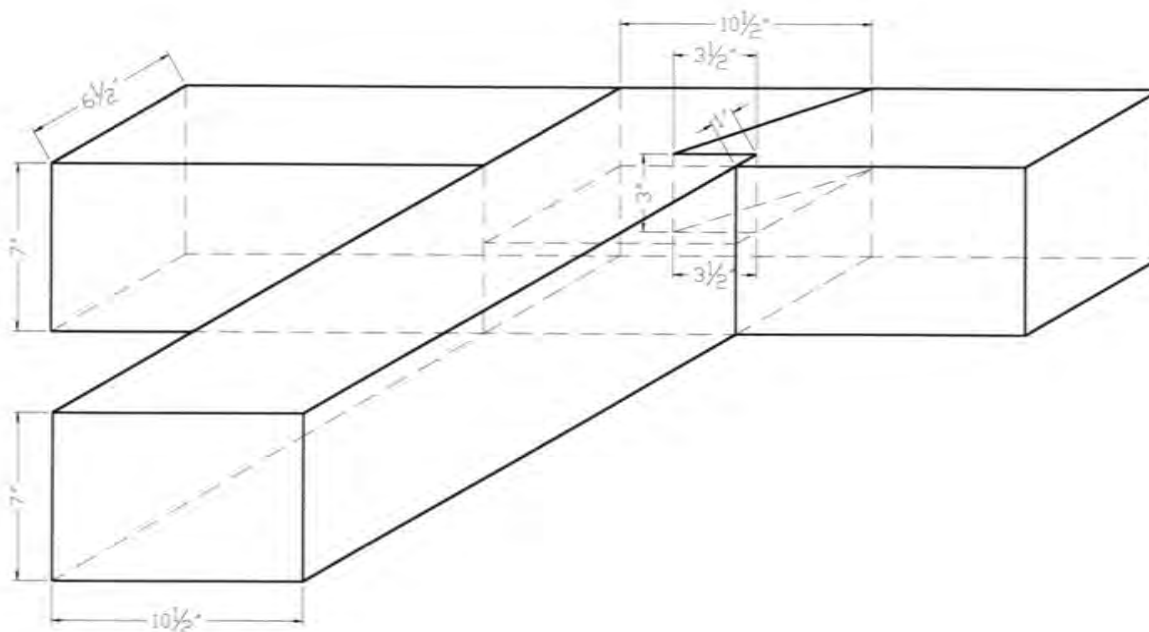
Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

Sheet 1 of 10

E3

NO. 1000



WEST HOUSE ATTIC SUMMER BEAM/ GIRT CONNECTION AT EAST END WALL
 SCALE: 1/2"=1'-0"

Whitcomb Inn
 Michael & Karin Hoeffler
 43 Old Sugar Road
 Bolton, MA 01740

Sheet Title:

DETAIL A

Issued For: HOFFFLERS

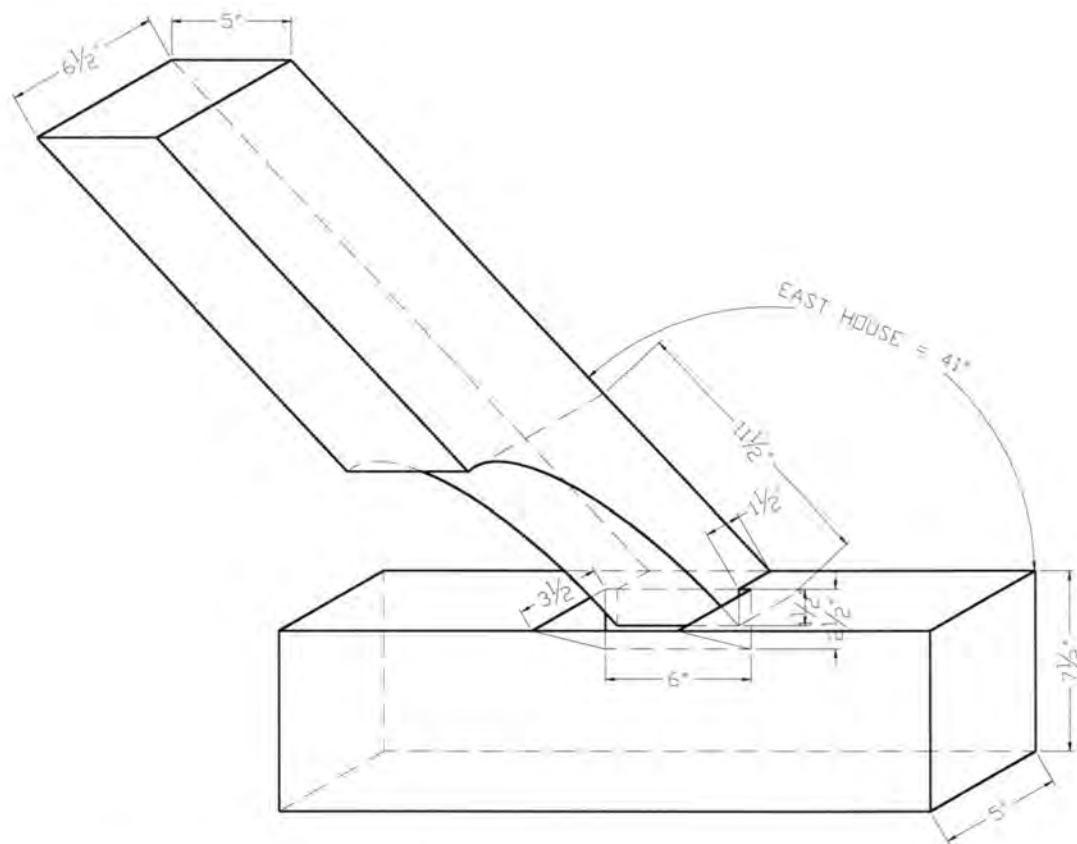
JUNE 10, 2000

Scale: 1"=1'-0"

Drawn By: MLH

Checked By: MMH

Revision:



TYPICAL SOUTH RAFTER /PLATE CONNECTION AT EAST HOUSE

SCALE: 1 1/2"=1'-0"

WEST HOUSE SIMILAR

Whitcomb Inn
Michael & Karin Hoeffler
43 Old Sugar Road
Bolton, MA 01740

Sheet Title:

DETAIL B

Issued For: HÖEFLERS

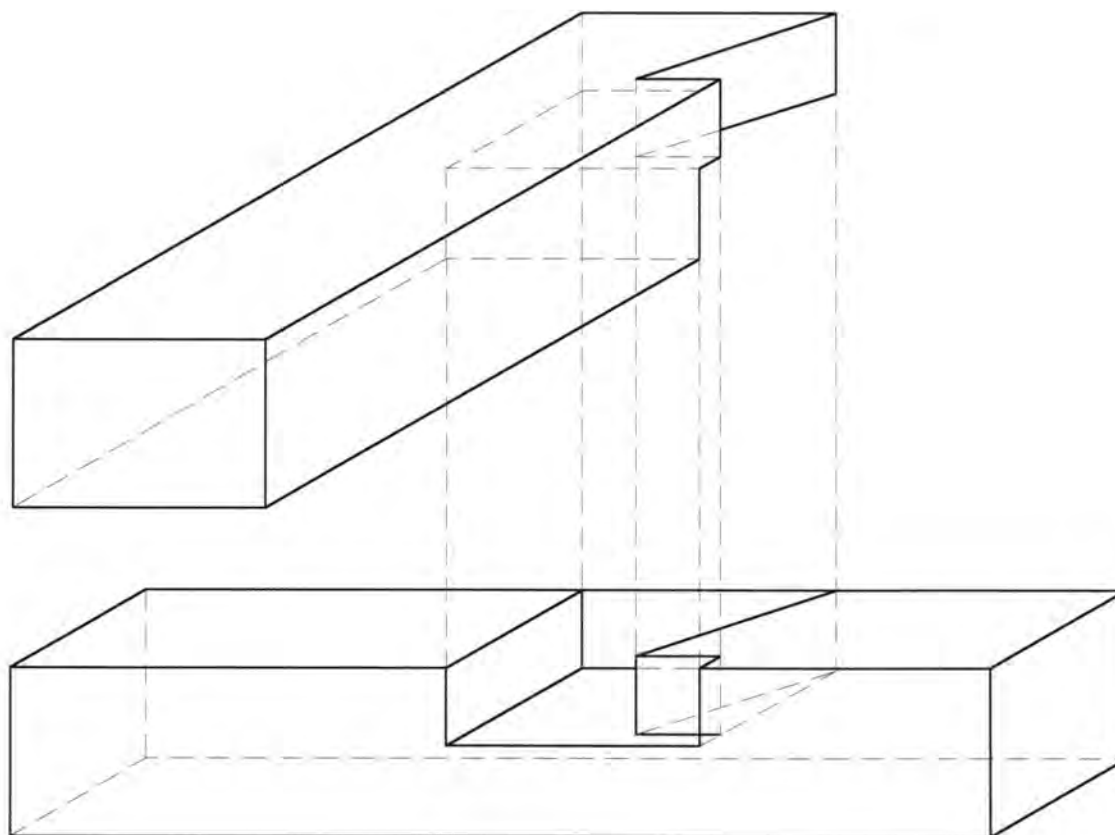
JUNE 10, 2000

Scale: 1"=1'-0"

Drawn By: MLH

Checked By: MMH

Revision:



ATTIC SUMMER BEAM/ GIRT CONNECTION - EXPLODED AXONOMETRIC
 SCALE: 1 1/2"=1'-0"

Whitcomb Inn
 Michael & Karin Hoeffler
 43 Old Sugar Road
 Bolton, MA 01740

Sheet Title:

DETAIL C

Issued For: HOFFFLERS

JUNE 10, 2000

Scale: 1"=1'-0"

Drawn By: MLH

Checked By: MMH

Revision:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Whitcomb Inn and Farm
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 3/20/02 DATE OF PENDING LIST: 4/10/02
DATE OF 16TH DAY: 4/26/02 DATE OF 45TH DAY: 5/04/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000431

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: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 5/2/02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



SOUTH : WEST ELEVATIONS

WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

1

MANUFACTURED
BY KODAK
THIS PAPER
MAINTAINS
ITS QUALITY
FOR 100 YEARS



SOUTH & EAST ELEVATION

WHITCOMB INN

43 OLDSUGAR ROAD

BOLTON, MA 01740

2

MAY98 P563
IS 0122N-4 N-1 24201



SOUTH : WEST ELEVATION

WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

3

MRV98 P553
350122N4N224.33



EAST ELEVATION

(4)

WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

APP98 #563
26 0122 N 142 241 10



NORTH & EAST ELEVATIONS

WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

5

MAY98 P363

35 0122 N4 N3 241 89



NORTH ELEVATION

6

WHITCOMB INN

43 OLD SUMMIT ROAD

BOLTON, RI 02840

APR 30 1983

25 0122 N5 N 241 07



WEST & SOUTH ELEVATIONS

7

WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

APR 98 #505
25 0122 N 5 N 32 12 11



OUTBUILDING 1 LOOKING NORTHWEST

(bam)
WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

8

MA 98-8563

35 0122 H-4 H-3 2 42 96



OUTBUILDING 1 LOOKING SOUTH EAST
Charn

WHITLOMB INN

9

43 OLD SUGAR ROAD

BOLTON, MA 01740

APR 30 1965
26 0122NNNN 24112



OUTBUILDING 1 LOOKING NORTH

(barn)
WHITCOMB INN

43 OLD SUGAR ROAD

BOLTON, MA 01740

10



OUTBUILDING 2 LOOKING SOUTH
WHITCOMB INN (incubator)
43 OLD SUGAR ROAD
BOLTON, MA 01740

MAY 98 P563
35 0122 N4 +12 42 39



OUTBUILDING 2 LOOKING SOUTHEAST

WHITCOMB WH

(Incinerator)

12

43 OLD SUGAR ROAD

BOLTON, MA 01740

MAY 93 8553

85 0122 44 N-1 242 97



WHITCOMB INN
BOSTON, MA

13



WHITCOMB INN
BOLTON, MA

14

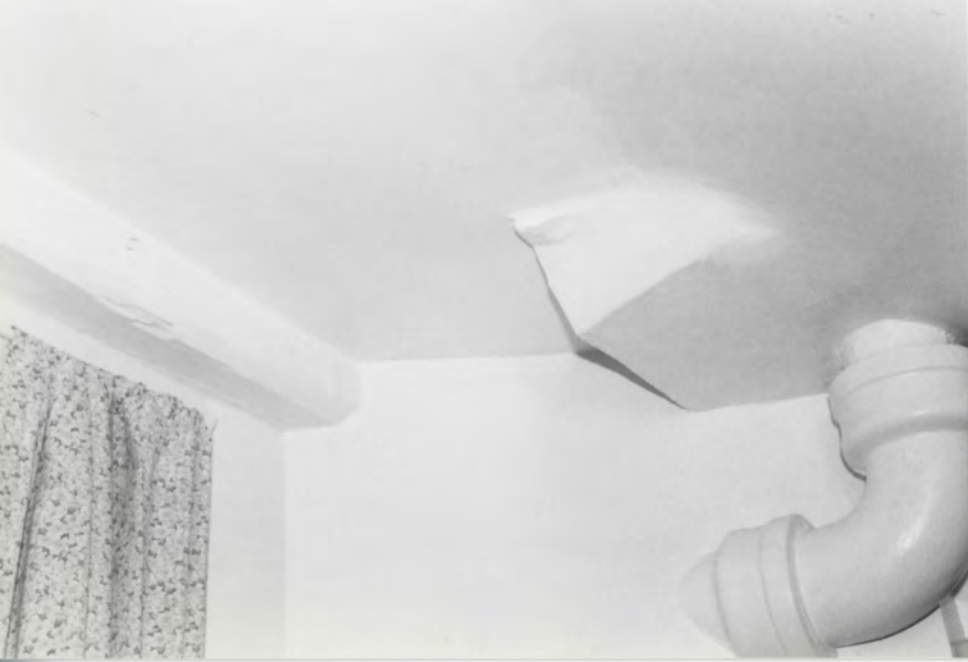


WHITCOMB INN 15
BOLTON, MA



WHITCOMB INN
BURLTON, MA

16



WHITCOMB INN
BOLTON, MA

17



WHITCOMB INN
BOSTON, MA

18



WHITCOMB INN
BOLTON, MA

19



WHITECAMP INN 20
BOLTON, MA



WINTHROP INU
BOLTON, MA

21



WHITCOMB INN 22
BOSTON, MA



WATCOMB INN
BOLTON, MA

23



WHITCOMB INN
BOSTON, MA

24



WHITCOMB INN

BOLTON, MA

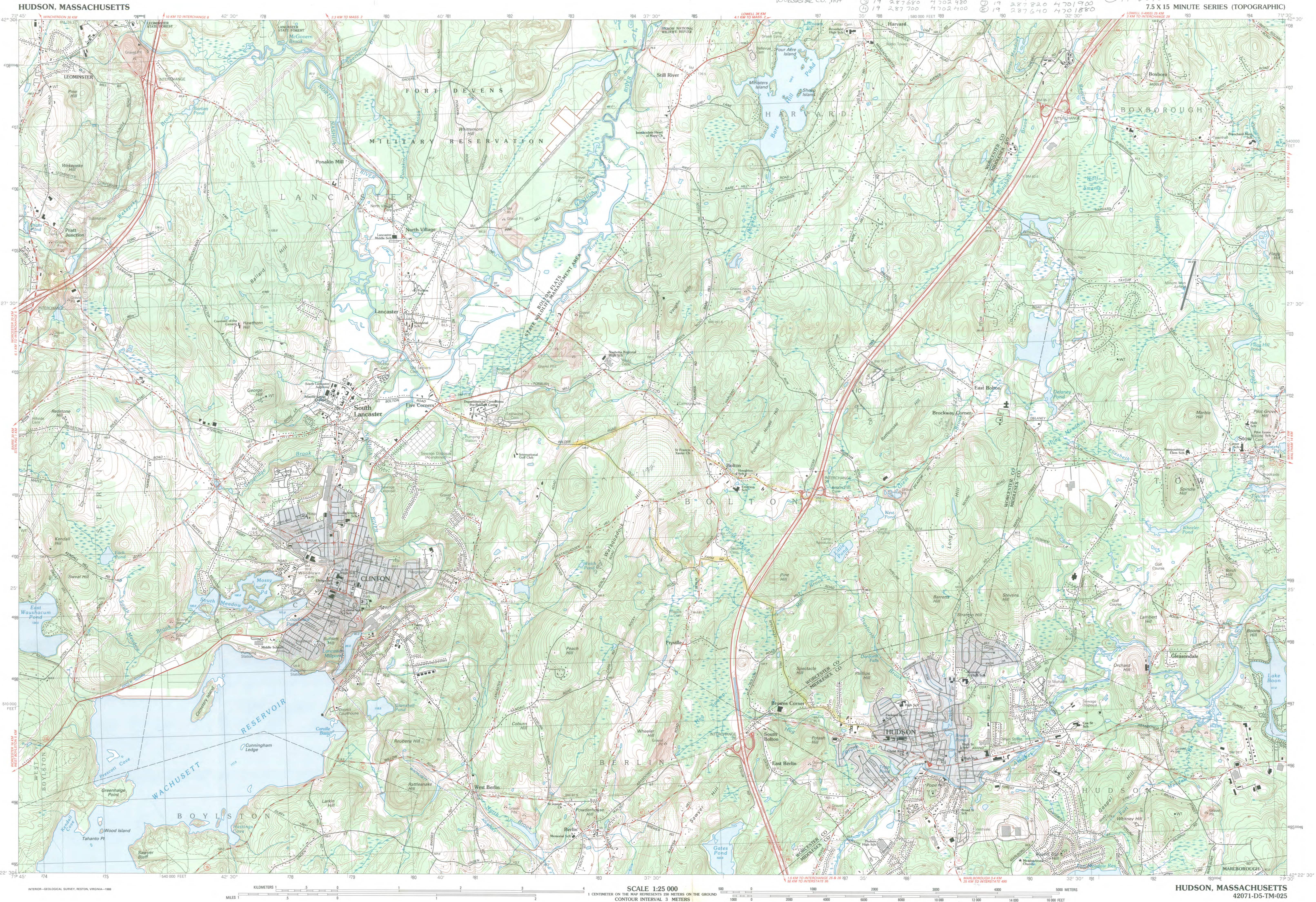
25



WHITCOMBS INN

26

BOLTON, MA



Hudson

MASSACHUSETTS

1:25 000-scale metric topographic map

WATCOMB INN + FARM
BOLTON
WORCESTER CO., MA

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

GEOLOGICAL SURVEY

1988 X50329

Produced by the United States Geological Survey
Control by USGS, NOS/NOAA, and Commonwealth of Massachusetts agencies

Compiled by photogrammetric methods from aerial photographs taken 1980. Field checked 1981. Map edited 1988
Supersedes Clinton 1965 and Hudson 1966
1:25,000-scale maps

Projection and 1000-meter grid, zone 19
Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone. 1927 North American Datum
To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 40 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.3 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS			
Meters	Feet			1	2	3	
1	3.2808			4	5	6	
2	6.5617			7	8		
3	9.8425						
4	13.1234						
5	16.4042						
6	19.6850						
7	22.9659						
8	26.2467						
9	29.5275						
10	32.8084						

To convert meters to feet multiply by 3.2808
To convert feet to meters multiply by 0.3048

UTM grid convergency (GCM) and 1983 magnetic declination (MD) at center of map
Diagram is approximate

1 Fitchburg
2 Andover
3 Billerica
4 Sterling
5 Maynard
6 Worcester North
7 Marlborough
8 Framingham

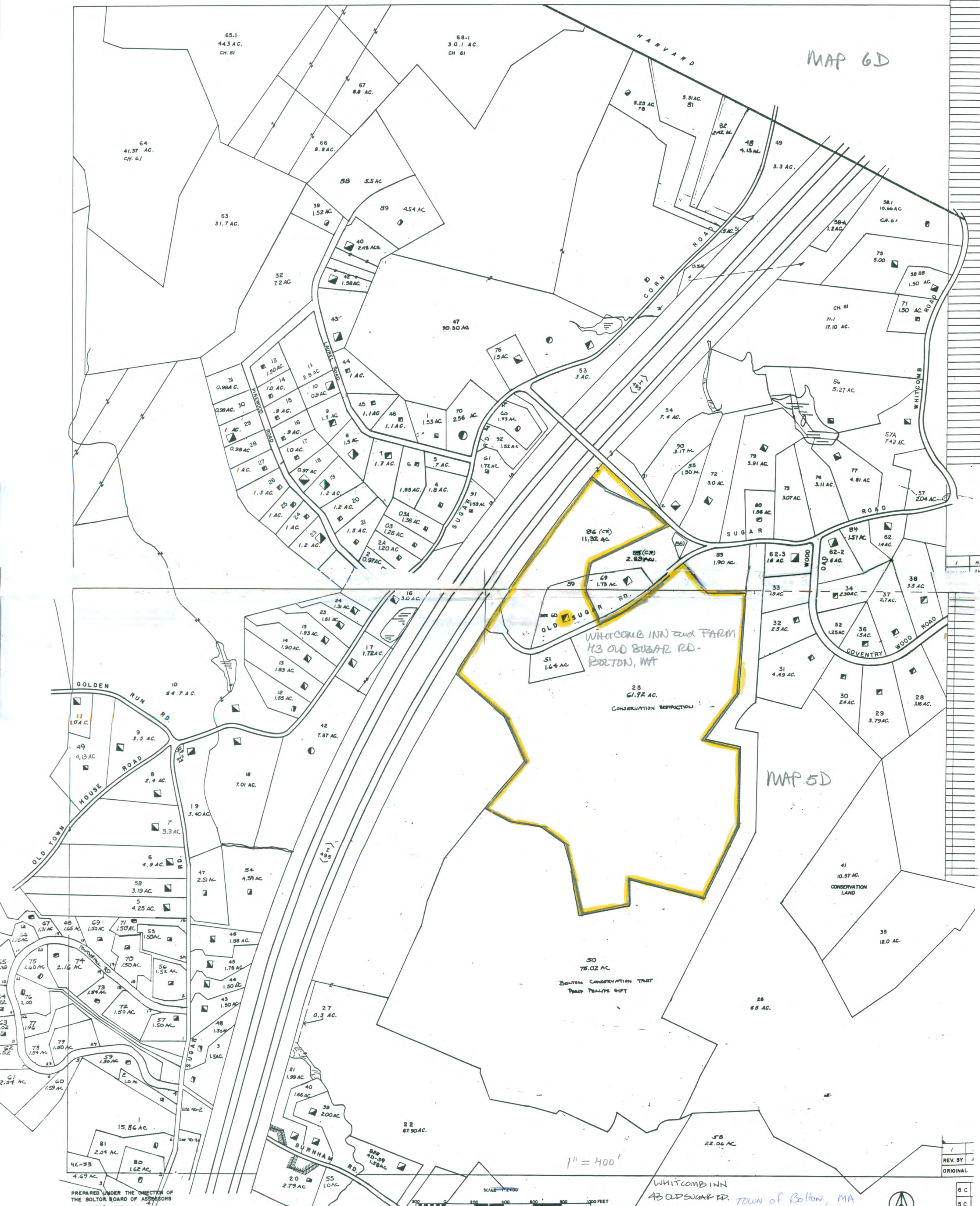
ISBN 0-607-23479-2
9 780607 234794

Topographic Map Symbols

Primary highway, hard surface	.....
Secondary highway, hard surface	.....
Light-duty road, hard or improved surface	.....
Unimproved road; trail	.....
Route marker: Interstate, U.S., State	.....
Railroad: standard gauge; narrow gauge	.....
Bridge: drawbridge	.....
Fortbridge; overpass; underpass	.....
Build-up area: only selected landmark buildings shown	.....
House; barn; church; school; large structure	.....
Boundary:	.....
National, with monument	.....
State	.....
County, parish	.....
Civil township, precinct, district	.....
Incorporated city, village, town	.....
National or State reservation; small park	.....
Land grant with monument; found section corner	.....
U.S. public lands survey: range, township, section	.....
Range, township; section line: location approximate	.....
Fence or field line	.....
Dam; dam with lock	.....
Cemetery; grave	.....
Campground; picnic area; U.S. location monument	.....
Wellhead; water well; spring	.....
Mine shaft; prospect; adit or cave	.....
Control: horizontal station; vertical station; spot elevation	.....
Contours: index; intermediate; supplementary; depression	.....
Distorted surface: 500 m, line, sand	.....
Sounding; depth curve	.....
Perennial lake and stream; intermittent lake and stream	.....
Rapids, large and small; falls, large and small	.....
Swamp; marsh	.....
Submerged marsh; land subject to controlled inundation	.....
Woodland; scattered trees	.....
Scrub; mangrove	.....
Orchard; vineyard	.....

A pamphlet describing topographic maps is available on request

MAP 6D



MAP 5D

1" = 400'

WHITCOMB INN
43 OLD SUGAR RD. TOWN of Bolton, MA

REV. BY
ORIGINAL

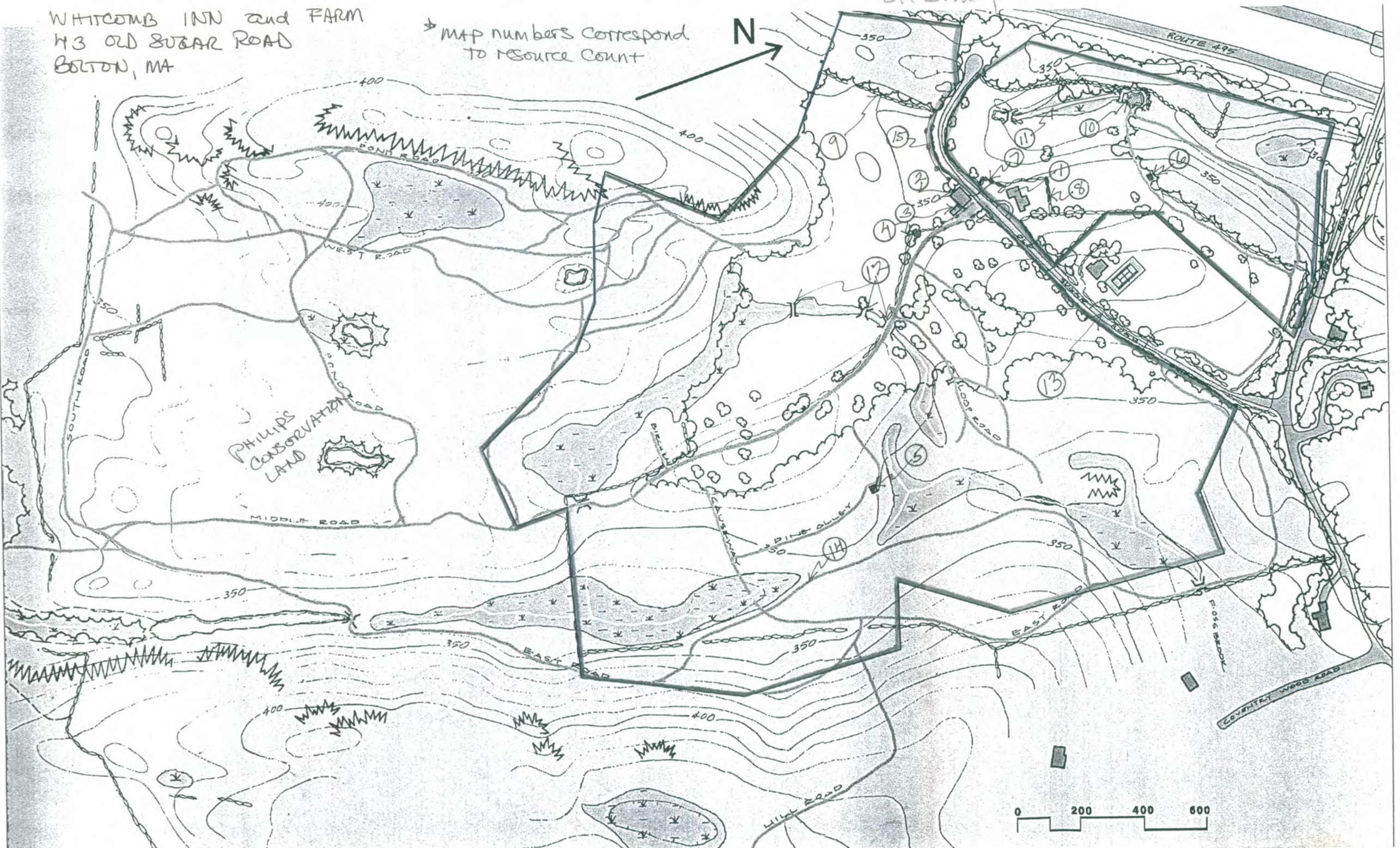
6 C
5 C

WHITCOMB INN and FARM
43 OLD SUGAR ROAD
BOLTON, MA

MAP numbers correspond
to resource count

N

Site map



0 200 400 600



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

February 12, 2002

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Whitcomb Inn and Farm, 43 Old Sugar Road, Bolton (Worcester), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Linda Engelman, Chairperson, Bolton Historical Commission
Anne Forbes, Preservation Consultant
Michael and Karin Hoeffler
Stanley Wysocki, Bolton Planning Board
Kenneth F. Troup, Chair, Bolton Board of Selectmen