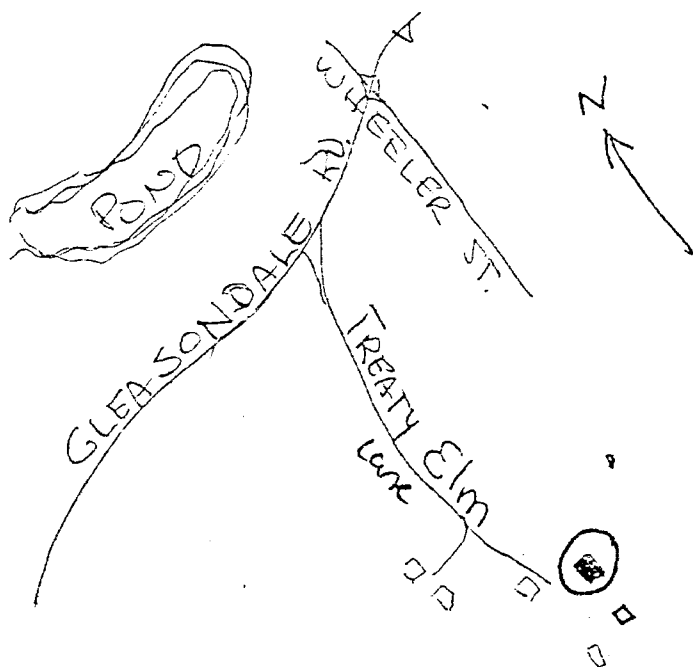


MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

Photos

- 7:8 exterior
7:9 exterior
7:10 first floor, left-hand room
fireplace
7:11 first floor, left-hand room
summer and joists
7:13 first floor, stair hall
7:14 2nd floor, stair hall

Sketch Map:



UTM REFERENCE 19 / 293-520 / 4699-300

USGS QUADRANGLE Hudson

SCALE 1:25,000

Town Stow

Address 76 Treaty Elm Lane

Historic Name Hapgood House

Use: Present Residence

Original Residence

DESCRIPTION

Date ca. 1726

Source visual assessment; first owner marriage date of

Style First Period

Architect None

Exterior Wall Fabric Clapboards

Outbuildings Barn - 19th c.

Major Alterations (with dates) In 1960s:
door, clapboards, roof, chimney and windows
restored, attached 1-story wing, shed and
chimney added.

Condition Good - restored by present owner

Moved No Date N/A

Acreage 1.3 acres

Setting Faces south on slight rise at end of
long forested lane which branches off a
post-1794 road

Recorded by Nora Pat Small

Organization Boston University

Date August 1985

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: STOW	Form No: 113
Property Name: Hapgood/Treaty Elm House	

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

SIGNIFICANCE

The Hapgood house retains integrity of location, design, materials, workmanship and setting as an excellent example of a transitional First Period house under criterion C. The intact balustrade in the front stairway represents a rare survival of a common late First Period feature. The second floor longitudinal summer beam combined with a common-rafter roof is an unusual framing method worthy of further study which may yield information important to our understanding of early 18th century framing options under criterion D.

EXTERIOR DESCRIPTION

The Hapgood House is a 2 1/2 story clapboarded central chimney structure five bays wide with an added lean-to and a small one story ell projecting from the right gable end. The roof deeply overhangs the front facade. The first floor windows have been 'restored' to paired casements by the present owner.

MAJOR FIRST PERIOD FEATURES

The house exhibits good transitional features, with beaded beams on the first floor, and unusual longitudinal summer beams on the second floor combined with a common rafter roof. The first floor left room has exposed longitudinal summer beam, front, rear, and chimney girts with late First Period quirk beading. The exposed joists are 22" apart on center. The original fireplace, exposed by the present owner, measures 89" x 57" and has a wide smoke panel in the rear wall and the remains of a beehive oven in the left side, which would have originally projected out of the rear wall of the house. The right first floor room has exposed quirk-beaded longitudinal summer beam and chimney girt. The exposed joists are 22" apart and have slightly planed edges, resulting in a very narrow flat chamfer decoration.

The lobby retains its original two-landing stairway. The original balustrade has a handrail molded on the outside only, and turned balusters with 1/2 balusters at the top and bottom of each section of the balustrade. The square newels have holes in their tops. The second floor shows evidence that the balustrade originally continued up to the attic (it is now enclosed in vertical sheathing). The top newel post has a mortise hole in the top, and there is a cut off newel at the bottom of the attic stairs. At the point where the balustrade would have joined the wall on the side of the attic stairs, there is a mortise hole filled with a cut off tenon.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: STOW	Form No: 113
Property Name: Hapgood/Treaty Elm House	

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

The second floor right room has exposed but unfinished longitudinal summer beam and joists, indicating that the ceiling was probably originally plastered from the start. (The chamber rooms were commonly the first to have plaster ceilings in transitional First Period houses.)

In the second floor lean-to, the original exterior horizontal sheathing is visible. Each horizontal board is feathered on all edges to lap over or under the neighboring boards.

The roof structure consists of common rafters with no purlin or ridge pole. The cellar has squared log steps between the stone chimney foundation and a stone wall on the south (not under the front sill).

HISTORICAL INFORMATION

The house has a two-hundred-year association with the same family in Stow. It was probably built by Hezekiah Hapgood, who married in 1724 and settled on this property (the western part of his father's farm) in 1726. Hezekiah was a member of a "Standing Company" of State Militia from Stow. The Hapgoods remained a prominent farming family in Stow until the 20th century.

REFERENCES

Architecture in Colonial Massachusetts, Colonial Society of Mass., 1979, p. 186.
Stow, Massachusetts, 1683-1933, by Rev. and Mrs. Crowell.

1/24/90

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 _____

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 _____

95. Hammond House

Substantive Review

Keeper Beth L. Savage 3/9/90

Attest _____

96. Hapgood House

Entered in the
National Register

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 Hapgood House
NAME:

MULTIPLE First Period Buildings of Eastern Massachusetts TR
NAME:

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: 90000180

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: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/9/90 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

Signed _____ Phone _____

Date _____



Stow, MA

76 Treaty Elm Lane
Hapgood House

1st Floor Buildings of E. May, TR

1985-



76 Treaty Elm Lane,
Stow, MA

7:9

Hapgood House

1st Period Buildings of E. Ma., TR

1985



7:14

Stow, MA

76 Treaty Elm La-
Hapgood House

1st Period Buildings of E. Mass. TR

1985



Stow, MA

7:13

76 Treaty St Lane
1 top good house

1st Period Buildings of E. May, TR

1985



7:13

Stow, MA

76 Treaty Elm Lane

Hapgood House

1st Period Buildings of E. May, TR

1985-



7:11

Stow, Ma

76 Treaty Wm Lane

Hapgood House

1st Period Buildings of E. Ma., TR

1985



7:10

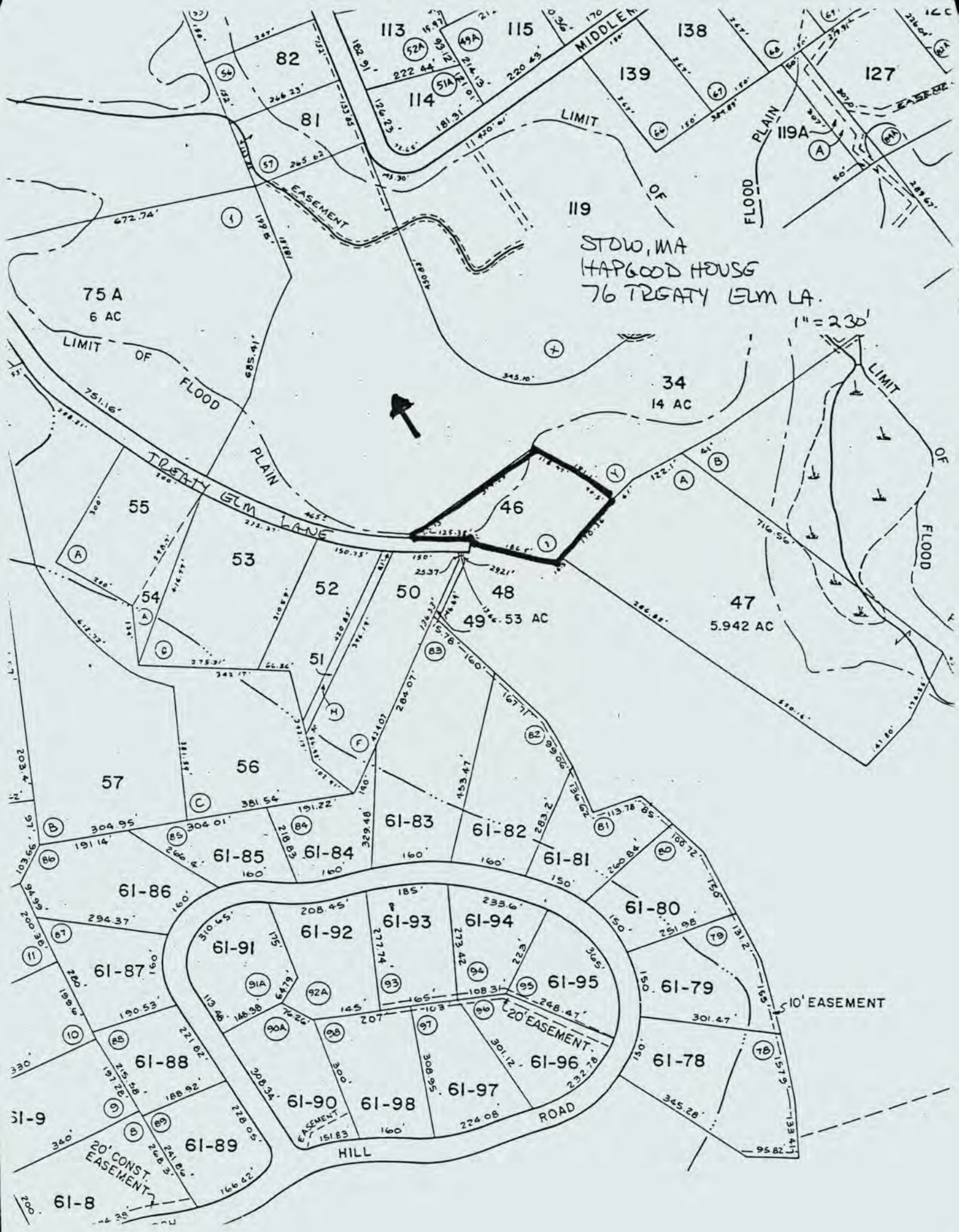
Stow, MA

76 Treaty Elm Lane

Hapgood House

1st Period Buildings of E. Ma., TR

1985



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

Multiple Property Cover Sheet Reference Number: 64000281