

770

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Reeves Tavern
Other names/site number: Matthew Hasey-Jacob Reeves, Sr. House
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 126 Old Connecticut Path
City or town: Wayland State: MA County: Middlesex
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

national statewide local
Applicable National Register Criteria:
 A B C D

Brona Simon September 8, 2016
Signature of certifying official/Title: **Brona Simon, SHPO** Date:
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official: _____ Date _____
Title: _____ State or Federal agency/bureau or Tribal Government _____

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

Leon Elson H. Beall
Signature of the Keeper

11.15.16
Date of Action

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

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>2</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u>1</u>	<u>1</u>	structures
<u>1</u>	<u> </u>	objects
<u>4</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling/hotel
COMMERCE/tavern

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL/Georgian

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation STONE & CONCRETE;

Siding WOOD/weatherboard;

Roof WOOD/shake & ASPHALT

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Reeves Tavern, Wayland, MA, is a well-preserved 18th-century farmhouse that started as a modest two-room house ca. 1715, and was expanded in 1762-1763 to function as a tavern and residence for the proprietor and his family. Having experienced few modifications over the past 250 years, the building retains a high degree of architectural and historic integrity. Reeves Tavern is considered the best remaining Wayland example of the days when taverns were numerous. It retains architectural features of the 18th century, as well as some features that relate specifically to its commercial use as a tavern. The rural setting of the tavern/farmhouse is retained. Neighboring properties are farmlike, and a few are modest 20th-century dwellings built on land that once was part of the Reeves property. Located on the old route from Boston to Hartford, CT, now known as Old Connecticut Path, Reeves Tavern is one mile southwest of the junction of Old Connecticut Path and Boston Post Road (US Route 20). It is one mile south of Wayland Center, where a succession of Sudbury meetinghouses were located, beginning in 1725.

Reeves Tavern began as a single-cell dwelling before 1720. In 1762-1763 it was enlarged with a Georgian five-bay, two-story, saltbox roof addition, when it became known as Reeves Tavern. Around 1875 the house was modernized with changes to windows and doors, but more significantly, raising the

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

saltbox roof to accommodate a full second story. Then in the early 20th century, during the Colonial Revival movement, the windows and doors were returned to their earlier configurations. At about the same time, a small one-story rear ell was added behind the kitchen to accommodate a laundry area and larder. The property includes four contributing resources: the house, the barn, the system of stone walls, and a milestone. There is one noncontributing resource, a high board fence installed in front of the house in 2014.

Narrative Description

Setting. Situated close to the road, the **Georgian-style farmhouse** has late 19th-century sheds that connect the house to a large, mid to late 19th-century **New England Barn** (Photo #1). A **stone retaining wall** with **milestone** (Photo #20) lines the road frontage along the length of the house. The construction date of the stone retaining wall is unknown; it is shown in historic photographs as early as the 1870s. The milestone that is situated just in front of and leaning on the stone wall states that it is seventeen miles to Boston, and shows the date "1768." The mileage at this location is consistent with other markers along Old Connecticut Path. Two large hemlock trees that were planted by the late 19th century loom over the southeast corner of the house. The house, sheds, and barn form a broad U shape that is open to the road and frames a graveled barnyard that serves as a wide driveway. The more than two acres lot has 360 feet of road frontage. In 2014, a six-foot-high board fence was installed on top of the stone wall, extending east from the gravel barnyard to beyond the hemlock trees.

Behind the building complex, the land slopes down to a Massachusetts Water Resource Authority (MWRA) aqueduct that runs north of the Reeves Tavern property. Two small garden areas behind the house are defined by stone walls including a dry-laid stone retaining wall that is about three feet high directly behind the house and extends easterly, where it is about six feet high due to the land dropping off in the easternmost garden area. A brick terrace (1980s) fills one corner of the westerly garden, and perennial beds line the edges of the garden area. In the far northeast corner of these two garden areas is another brick terrace that was unearthed (1980s) from under soil and weeds. A wisteria vine forms an arbor-entry to this small terrace. Of note in the easternmost garden is a tall boxwood hedge that started as two small boxwood plants, brought to the owner in the 1930s from Mount Vernon. Steps on the easterly side of the garden area lead to the land east and north of the house and barn. On the west side, a long, wide, grassy path leads from the gardens behind the building complex down to a pasture area. This path is lined on the building side by large boulders forming a retaining wall, some of which has been rebuilt with mortar. North of the wall lining the two gardens noted above, there is a rolling hill that descends westerly to this same pasture area on the west and woods on the north. Evergreen trees line some of the edges of the hill and the eastern boundary of the property. Woods, sloping down to the aqueduct and along the western property boundary, are a mix of deciduous and evergreen trees.

Exterior. The six-bay, 2 ½-story, side-gabled Georgian dwelling faces south toward Old Connecticut Path. The house rests on a stone foundation with exterior concrete parging, is clad with wood clapboard siding (some of the shiplapped clapboards remain on the west end), and is capped by a wood-shingled roof on the front roof slope and asphalt on the rear roof slope. (Photos #2 and #3) For much of the 20th century, the east and north sides of the house were shingled. The siding was changed to clapboards on those two sides in the 1980s. The house consists of the main block and a small, one-story, rear ell with a nearly flat roof behind the northwest corner of the house, added in the late 19th or early 20th century. On the west side of this small rear ell, a section of the attached sheds was converted to a laundry/mud room (1983). On the east side of the rear ell is a screened porch, spanning two thirds of the rear house elevation. The porch was updated in the late 1980s and expanded in 2012.

Reeves Tavern

Name of Property

Middlesex Co. MA

County and State

The six-bay façade (south) includes one bay on the east end that was part of the original (ca. 1715), two-room, single-cell house and a five-bay, through-hall house added in 1762-1763 on the west side of this early part. The five-bay section of the house is slightly asymmetrical, with the two windows on the west side of the main entry closer together than the two on the east side. The two interior chimneys, repointed above the roof line in the 1990s, straddle the ridge, but are not symmetrically placed on the ridge. The eastern chimney rises above the space between the second and third bays from the east; the western chimney is partially aligned with the second bay from the west side of the structure.

The west gable end facing the barnyard driveway has a graduated fenestration pattern, with three first-story bays, two second-story bays aligned with the end bays of the first story, and a single, full-sized window in the gable peak (Photo #3). The sheds are attached to the west side of the rear ell where one short section of the sheds was converted to interior space, and has a projecting bay window on its south elevation. The east gable end of the house has two sets of three windows at the first-story level, three single windows at the second story, and one in the gable peak. The rear (north) elevation has four first-story bays between the northeast corner and the rear ell, six second-story bays, and a broad, two-bay (two windows each), shed-roof dormer slightly off center on the rear roof slope (Photo #4). The first-story bays include three windows and the rear through-hall door. Only the door is aligned with a second-story window, and it is also aligned horizontally with the main entry in the façade, which it mirrors in design. Rear second-story windows are set in slightly projecting frames with molded surrounds, and have exterior combination storm/screen windows.

The tavern/house has three entries, all of which date from a later period than either of the 18th-century periods of construction. The main façade entry is in the third bay from the southwest corner, and consists of a six-panel door (3/3 vertical recessed panels) set into a plain, flat casing with a transom light, and capped by a splayed, unadorned frieze and molded projecting-corniced lintel. A modern, wood, glazed storm/screen door covers the entry. At the far end of the through-hall is a rear entry with a six-paneled door (3/3) of less than six feet in height with a transom light above, mirroring the front entry. The transom lights are shorter than those in the front, and appear to be older glass. Each of these hall doors is hung with butt hinges, and retains a decorative (Suffolk-style) thumb latch—brass on the front, and iron on the rear entry. It is likely that at least the front entrance door was replaced during the early 20th-century “restoration.” It is likely that the front door opening had to be made narrower for the present door; however, there are no interior features that substantiate this assumption. It is not known if the rear entry had been altered during the 1870s; however, its similarity to the front entry leads one to believe that it was replaced at about the same time as the front door in the early 1900s. A reproduction, conventional, six-paneled door provides entry to the rear ell from the attached sheds on the northwest end of the west elevation.

Window openings were enlarged in the 1870s. Most windows are early 20th-century replacements of the 1870s windows. Photo documentation shows the original windows (pre-1875, Fig. #1), new, large 2/2 windows (ca. 1875, Fig. 2), and replacement windows that exist today (Photos #2 and #3). Window sash are set in unadorned flat casings with slightly projecting sills; original windows had projecting casings (Fig. 1), that were typical of the Georgian period. Second-story windows on the façade rise to the frieze under the boxed, corniced eave. A few exceptions to the ca. 1915 replacements are the rear first-story bay on the west end, which consists of a set of two 6/9 windows set in one frame (1983,) replacing short kitchen windows that had been installed in the second quarter of the 20th century; and the two sets of three first-story windows on the east side that were installed in the second quarter of the 20th century, when plumbing and heating were added. The more elaborate casings of the second-story rear elevation windows date to the ca. 1875 renovations that included lifting the steep saltbox roof. Windows in the rear

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

ell, renovated in 1983, include a string of three 6/6 in the north end over the kitchen sink, and one 8/8 on the east side, within the screened porch.

Architectural trim is minimal and includes six-inch-wide flat cornerboards, a plain, flat frieze board lining the eave with no overhang in the gable ends, and a boxed eave across the front of the house, with short returns in each gable end. The rear elevation has the same detailing, which has been somewhat covered by an extended eave edge to correct ice and water flow.

Interior Plan. The plan (figs. 5, 6) resembles a traditional center through-hall with two front parlors—one on each side of the hall—and two rear rooms, also one on each side of the hall. The plan is not symmetrical, which would be more typical of a Georgian design. Yet many of the interior finishes are Georgian in style, which would be expected during the third quarter of the 18th-century. Each room is of a slightly different size. Five rooms on each floor, located on the east end of the house, are from the earlier, single-cell house dating from the first quarter of the 18th century. Second-story rooms mirror the first-story rooms in the front and the east end. Across the back of the house there are two large, second-story chambers that were added ca. 1875 when the saltbox roof was raised. The stairs run up the left side wall of the hall and end on a landing, from which there are two steps to enter the left rear chamber and two steps to the right terminating in the hall. The hall runs front to back and ends at a door entering the right rear chamber. Three second-story bathrooms were added in the 1920s; one is located in the space between the chimney stack and the hall wall on the west side, and two back-to-back bathrooms were built into the rear-stairs space in the northeast corner of the house.

The house retains eight fireplaces (one with a Franklin front), raised field paneling, and bolection molding around one fireplace opening (photo 15). Some doors are board and batten; others have two, four, or six panels, with Suffolk and Norfolk latches and butterfly and HL strap hinges. Most walls are plaster on lath; most floors are wide-board chestnut and pine. There are also two hinged walls: The one between the second-story hall and the left front chamber could be lifted to form a ballroom in the tavern days. The other could create smaller or larger rooms across the rear of the house. It was installed during the ca. 1875 renovations, which included lifting of the “saltbox” roof to form the rear second-story rooms.

The unfinished cellar has large stone foundation walls on about two thirds of the east wall and only about twelve feet of the south wall, corresponding to the dimensions of the ca. 1715 one-room footprint. The rest of the foundation in the cellar was reinforced with poured concrete in the 1950s. About half of the floor has been covered with concrete, while the rest is dirt (now covered with plastic and piping for radon mitigation). The unfinished floor is under the eastern end of the house. The large stone base of the eastern chimney is about twelve feet square, tapering to slightly smaller at the cellar ceiling. On the south side of the stone chimney base there is a low door (five feet high) hung by strap hinges that opens out providing access to a shelved storage space within the chimney walls. The base of the chimney on the western side of the house has been rebuilt with concrete block, topped with several rows of brick where it passes through to the first floor. Within the western chimney there is also a shelved room accessed through a vertical-board door that opens out into the cellar. A brick, splayed lintel tops this door opening. The cellar steps descend from the kitchen (rear room on the west side of the house), just inside the hall door to the kitchen, and run under the main first-to-second-story staircase. The cellar stairs are unique for a 1762 house, and were likely moved to this location from the cellar of the original ca. 1715 house. The steps are large, triangular wedges laid on heavy stringers (Photo #5). These stairs are similar to those pictured in J. Frederick Kelly's *Early Domestic Architecture of Connecticut* p. 186, Figure 203. There are two exterior entries to the cellar: one through a bulkhead on the west side of the house, and one into the rear ell from the back garden, now boarded up.

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

The attic is partially finished, with a broad dormer added in the 1930s and nearly centered on the rear roof slope. Within the dormer space pasteboard walls were erected to create two rooms plus a bathroom along a narrow hall. At each end of the house the attic is open, exposing the rafters and wide floorboards. In the west end a rafter of the old saltbox roofline is visible on the end wall (Photo #6). Most roof rafters have been reinforced with new rafters between each set of old common rafters that are tied into the ridge. One side of each parged chimney is exposed in the corresponding unfinished end of the attic.

As noted before, the house achieved its present form in three main periods: ca. 1715, ca. 1762, and ca. 1875. Features from each period remain, and are described below.

First Period. The eastern most bay of the house was constructed before 1720 – ca. 1715, according to local histories. First Period construction and decorative features remain in the twelve-by eighteen-foot, single-cell part of the existing house. The first-story First Period room extends along part of the eastern wall of the main Georgian house (1762-1763), with a depth of the parlor and the chimney stack. The room has exposed, chamfered beams and plates including a summer beam, of which only part is exposed, due to a plaster ceiling installed at a later date (Photo #7). Walls are covered with feather-edged boards. Three wall surfaces have horizontal boards, and the fireplace wall has vertical boards. A fireplace surround has been applied to the feather-edged sheathing, is edged by an ovolo molding, and has a narrow mantel ledge that extends across to the right side of the firebox, over a wood storage area covered with a plain board door (Photo #8). This arrangement may date to the 1762 construction of the main house, or the later Federal period, when other fireplace changes in the adjoining parlor and keeping room are likely to have been made. In addition, there is a cupboard cut into the chimney face above and to the right of the firebox. The door leading to the keeping room is a board-and-batten door mounted with butterfly hinges.

The foundation under the First Period room is made of larger stones than the rest of the house, and the massive twelve-foot-square chimney base is also indicative of an earlier date than 1762, when the rest of the house was constructed. A long threshold that extends from the end of the fireplace wall to the front of the house was removed during repairs in the 1970s. (Most of the fireplace [west] wall was removed at some time after the 1762 addition was created.) Revealed below the threshold were large notches that in all likelihood carried the stringers for cellar steps of the original house. It is likely that those steps were relocated when the house was enlarged, and are now the only interior access to the cellar as described above. There is no remaining evidence of the roofline of the two-room house; the only evidence that there was a second story is in the flared cornerposts in the easternmost second-story, First Period room above this early first-story room. Although the structural members in this second-story room have been cased, the shape of the posts with a wider, flared top—gunstock posts—is noted on three of the four posts (Photo #9). The one that does not show a flared top appears to have been altered when plumbing was installed. No other posts in the house are flared.

Second Period. Each room of the tavern added in 1762-1763 has evidence of Second Period construction and Georgian decorative features. Ceilings are relatively low, with cased summer beams, plates, and posts. As noted above, the plan is a through-hall arrangement with rooms on each side of the hall. (Although similar to a center-hall plan, it has not been referred to as such due to the asymmetry of the rooms.) The Georgian-style house is attached to the west side of the First Period section (ca. 1715). The wall between the First Period room and the parlor was removed, and opens into the parlor. The rear room on the east side of the hall, known as the keeping room, is behind the north walls of both the First Period room and the east parlor.

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

Features in the hall are the staircase and the tavern desk. The open staircase has turned balusters, a plain newel at top and bottom, and a raised-field paneled wall on the hall side (Photo #10). Opposite the stairs on the east wall is a tavern desk with drop gate (Photo #11). This small, nearly square space is the width of the chimney stack, filling the space between the front parlor and the rear keeping room. A board-and-batten drop gate is hung by HL hinges and hooked to the ceiling, providing an opening into the tavern desk. A small, four-light window is to the right of the drop-gate opening. Within the tavern desk there are beaded-edged shelves lining the wall under the drop-gate opening, and opposite the opening set into the chimney face. Doors into the tavern desk include a board-and-batten door from the keeping room, and a two-paneled door from the front east parlor.

There is a room on each side of the through-hall at the front of the house. The doors to these two rooms are not aligned with each other. To the left is the dining room (20th and 21st-century use), in which there is a raised-field paneled fireplace wall, a cased summer beam parallel to the chimney breast, a four-paneled door into the hall, and a 20th-century, swinging, dining-room door into the kitchen (Photo #12). A mantel and more elaborate molding than found elsewhere in the house was added over the firebox at a later date. To the right side of the hall is a parlor that is slightly smaller than the dining room, by a foot, in both width and depth. Features include a Franklin front/fire frame fireplace, off-center on the north wall of the room (added in the early to mid-19th century), flushboard wainscoting on the south and west walls, a cased summer beam, also parallel to the chimney/fireplace wall (north wall of room), and a four-paneled door between this room and the hall (Photo #13). The room is adjacent to the ca. 1715 room, and the wall between was removed when the house was expanded so that the two rooms form a large, open, L-shaped space. The addition of the fire frame in the firebox required some infill of the original, larger fireplace opening.

The rooms at the rear of the house are also accessed from the hall, where their doors are aligned with each other. To the left is the modern kitchen with eating area in the 1762-1763 room that is about the same size as the dining room. Kitchen appliances are in the rear ell, now open to the 1762-1763 room. Doors to a dish pantry and to the cellar are four-paneled, hung with butterfly hinges, and have Suffolk latches. On the right side of the through-hall is the tavern's keeping room, where there is a large cooking fireplace with crane, an exterior beehive bake oven that was likely reworked in the late 18th or early 19th century when bake ovens were relocated out of the main firebox, and a broad, brick hearth edged with brick squared tiles (Photo #14). Above the fireplace is a small cupboard. It is possible that there were changes completed in the Federal period consistent with the relocation of a bake oven on the exterior of the firebox, the narrow moldings applied to the wide-board firebox surrounds of the three fireplaces in the three rooms on the east side, and the installation of the fire frame in the front east parlor. The fireplace surround that has an ovolo molding framing is similar to the one in the First Period room and the parlor.

The keeping room has two board-and-batten doors on strap hinges—one to the tavern desk and one to the ca. 1715 room as described above. Horizontal feather-edged boards cover the west wall of this room. At the east end of the room there is a board-and-batten door hung with butterfly-strap hinges that led to enclosed back stairs, now replaced with plumbing, the first two steps remain. A bank of three windows and bookcases set into an alcove lining the side walls are part of early 20th-century renovations made by the second family to own the house. The windows and bookcases were added when the plumbing was installed and the back stairs were removed.

Second-story rooms of the 1762-1763 period of construction are the front chambers and the hall. The left front chamber has a raised-field paneled fireplace wall with bolection molding around the firebox (Photo #15). The hearth is made of square stone tiles. The wall between this room and the hall has raised field panels on both sides. It is hinged at the top/ceiling with HL hinges on the hall side so that the wall could

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

be lifted and hooked to the ceiling, creating what tradition states was the ballroom of the tavern (Photo #16). The eyes for the hooks remain in the ceiling, while the hooks have disappeared. A similar configuration is found in the Golden Ball Tavern (NR, WSN.130) in Weston. The right front chamber has cased posts, plates, and summer beam, a three-paneled door with butterfly-strap hinges and a Suffolk latch, and a raised-field paneled wall covering the chimney. It is the only room without a fireplace; however, there is a slightly recessed, raised-field paneled wall along part of the north wall of the room. It is of a different pattern than others in the house; the middle panels have warped and are slightly askew. There is an added floorboard inset in front of the recessed paneled wall, which may have been a hearth.

Ca. 1875 Renovations. The saltbox roof was lifted ca. 1875 to create a long, habitable space at the rear of the second story. Presently this space consists of two bedrooms: a left rear chamber and a right rear chamber. However, when first added, the wall now dividing these two rooms did not exist. It was one long space with two "swinging" walls that could be up or down, making one room into two or three rooms spanning the rear of the house. One of these swinging walls is extant, and is hooked to the ceiling in the right rear chamber (Photo #17). The other was removed, but the seams along the ceiling and wall remain as evidence of its existence. Doors are hung on butt hinges, have six panels with a beaded molding articulating each panel, and Norfolk door latches. The doors entering these two rooms from the stairs and hall are nearly side by side with only a narrow wall of fourteen inches between the door casings. They are not identical. The door into the left rear chamber is wider (34 inches) than the door into the right rear chamber (28 inches) and has a molded surround, while that of the right rear chamber is a flat, unadorned casing. Two exceptions to the six-panel, Federal-style door are the relocated doors at the east end of the right rear chamber, where there are two four-panel doors hung on HL and H hinges. This east end wall was moved into the room by three feet in 1978 to create a larger bathroom and a closet.

Each of these two rooms has a fireplace that is more delicate in design than other fireplaces in Reeves Tavern. These features resemble Federal period design; however, records indicate that this renovation of lifting the saltbox roof and creating these second-story spaces occurred in about 1875. In the left rear chamber there is a Federal-style fireplace with pilasters (fluted caps), dentil molding, and a projecting mantel ledge (Photo #18). In the right rear chamber the fireplace is recessed, and features a small, shallow, brick firebox, a shallow hearth, and a mantel ledge with undermantel that has cut-out decorative shapes (Photo #17). Chair rails wrap around these two rooms as well. It is likely that the Federal-style doors, chair rail and fireplace surrounds were added in the early 20th century as Colonial Revival updates to the long room across the back; the chair rail and door on the swinging wall match those of the rest of the two rooms.

Ca. 1915 Renovations. Windows and doors that had been replaced in the ca. 1875 renovations were replaced again with those that more closely resemble the original windows and doors. The original window openings had been enlarged; thus the early 20th-century 6/9 sash that are in Reeves Tavern today are slightly larger in scale than the original ones (Figs 1, 2, 3). The door and door hood of the ca. 1875 renovation were removed and replaced with the existing recessed-paneled door set in a plain casing. It is possible that the Federal-style updating of the two rear chambers also occurred at this time.

1983 Modifications.

Throughout most of the 20th century, the one-story rear ell at the northwest corner of the main house consisted of an unheated larder and a small laundry room. It is likely that those spaces had been added by the late 19th century, because the sheds that connect the barn to this one-story ell were built by then (Fig #2). In 1983, the wall between the larder and laundry room was removed, and the new space was joined and opened to the 1762-1763 part of the house to become a modern kitchen. The fireplace in the kitchen had been bricked in during the winterizing of the house in the 1920s. During the 1983 kitchen renovation,

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

an old chestnut floor of wide boards was installed in place of mid 20th-century Armstrong brick linoleum. At the same time, the easternmost section of the connecting sheds was converted to interior space; a laundry/mud room with a projecting bay window on its south side. Thus the side exterior door was moved out from the small laundry room in the rear ell to this new interior space that had been a shed.

Sheds.

A series of attached sheds lead from the house to the barn (Fig.7). They are clad in wood clapboards and have a wood-shingled, front-slope roof, and asphalt-shingled rear slope. Presently the sheds include an entry shed with sliding door from the south barnyard side of the building complex; a workshop; a two-car garage finished with tongue-and-groove beadboard siding on walls and ceiling; and a small wood shed with dirt floor and a stall-door (half-door) opening to the barnyard/driveway. This last shed is attached to the barn by two steep steps and a sliding door leading into the northeast corner of the barn. The garage and wood shed are deeper than the two sheds closer to the house, and appear to be of a later construction. The easternmost sheds display post-and-beam construction, with sheathing made of boards twelve to fifteen inches in width. Some of the joists carrying the floor of the loft above these two sheds are made of small, birch-tree trunks. Floors now are wood, except for that in the garage, which is concrete; however, the flooring was dirt until 1983. The workshop shed, which now has a work bench relocated from the house cellar, was once an equipment bay with carriage doors and six-light windows. During the 1983 modifications the doors were removed, and the windows that had been in the doors were reused in the new clapboard siding. Also in 1983, carriage-shed doors were added to the two garage bays that had been open bays.

Barn. The six-bent New England-style barn (Photo #19) has its long south side parallel to Old Connecticut Path, with its gable ends in an east-west orientation, and the main entry from the barnyard driveway in its east end. It was a stand-alone barn until the late 19th century when the sheds were added, connecting the house and barn. This has been determined by photo documentation and construction methodology. The large barn sits on a stone foundation with enormous stones, particularly along the south side, where the understory is open to the road. It is sheathed in wood clapboards and has a wood-shingled roof on the south slope and asphalt on the north. Much of the sheathing and clapboards have been replaced. The barn is topped by a louvered cupola with a tall, tapered finial. In each gable end there is a large, herringbone-patterned sliding door on an interior track, with two four-light windows centered on each door. There is also a small pass-through door hung on interior sliding tracks on the north corner of each gable end of the barn. On the west end is a cow door leading out from the cow stanchions and on the east end is a pass-through entry leading to the connecting sheds. In each gable peak there is a 6/6 window, set in a flat casing with a slightly projecting sill. The barn has a long shed across half of its back wall (north), with an entry just inside the east end's pass-through door. This shed rests on a stone and mortar foundation.

The interior post-and-beam construction of the large main barn displays six bents, posts, plates, tie beams, purlins, and braces. The main floor of the barn is divided longitudinally (east-west) into three aisles, with a center through-aisle, livestock stalls to the right/north side with hayloft above, and an open storage bay to the left/south side. The aisle of the barn running along the south wall is divided into three open bays with a built-in tack and storage closet near the front (east) of the barn. The livestock stalls along the north wall of the barn include two large box stalls, and a long enclosed area of cow stanchions on the west end, where the cow door is located. There are two six-light windows in the cow stanchion area, and one in the middle box stall. Over the center aisle there are two raised platforms near the gable peaks. On one there is a wooden water tank for collecting rainwater. The understory of the barn is accessed from the road on the long south side of the barn by way of a wide driveway or ramp. The dry-laid, large stone foundation

Reeves Tavern

Name of Property

Middlesex Co. MA

County and State

is exposed under the barn. A series of posts carrying the main barn floor above divides the understory into three wide bays (north-south), and corresponds to those dividing the long left bay above.

Archaeological Description

While no Native American sites have been recorded on the tavern property, sites may be present. Eleven sites have been recorded in the general area (within one mile), most located along the floodplain margins on riverine and streamside terraces of the Sudbury River and its tributary streams. Environmental characteristics of the property represent locational criteria (slope, soil drainage, distance to wetlands) that are favorable for the presence of many types of Native American sites. The tavern is located on a well-drained, level to moderately sloping terrace, less than 1,000 feet from a small pond and tributary stream of Pine Brook, and ultimately the Sudbury River, which is located less than a mile to the north and west of the tavern. The Sudbury River eventually drains to the Merrimack River. The Massachusetts Water Resource Authority's Weston Aqueduct is also present, less than 500 feet to the north and west of the tavern. It is unknown whether or not a stream preceded the aqueduct at this location. Extensive ancient Native American settlement has been documented in the Sudbury River drainage throughout most periods of history, especially from Middle Archaic through Contact Periods. Given the above information, the size of the nominated property (2.25 acres), and impacts related to construction of the tavern and farmstead additions and landscaping, a moderate to high potential exists for locating significant ancient Native American resources on the Reeves Tavern property.

A high potential also exists for the recovery of historic archaeological resources on the Reeves Tavern property. Additional documentary research, combined with architectural analysis and archaeological survey and testing, may locate the sites of remnants of the ca. 1715 First Period homestead of Matthew Hasey that later became the Reeves Tavern in 1762-1763. Structural evidence of the early house may survive that verifies the extent of adaptive reuse of the earlier structure, as well as evidence of barns, stables, carriage houses, and occupational-related features (trash pits, privies, wells). A number of formerly freestanding 19th and 20th-century sheds standing between the barn and the house were all connected by the late 20th century. No 18th-century sheds or outbuildings of any kind have been identified. Structural evidence of domestic, agricultural, and possibly even industrial sheds may exist in the tavern area. Evidence of potential trash pits is also present. A small number of pieces of ceramics and glass have been collected over the last 30 years. Many are blue and white patterns, including Canton and Blue Willow Ware and others. There are two areas where potential trash pits have been recognized. One area is located northwest of the building complex; the other area is in a depression at the northeast corner of the property, where a number of old bottles were found. The depression may also represent potential evidence of a former structure with a filled-in cellar hole and/or foundation.

Archaeological research may also reveal evidence of garden areas located behind the house. One potential garden area, evidenced by another brick terrace, was unearthed from under soil and weeds, and is located at the extreme northeast corner of the two garden areas mentioned above. More buried brick terraces and other evidence of gardens may exist.

Reeves Tavern may also contribute important evidence related to the early 20th-century trend of Boston families purchasing older homes as rural retreats. Archaeological survey and testing may also locate potential structural evidence of outbuildings, renovations to the house, and the contents of occupational-related features that contain evidence of that trend and the social, cultural, and economic patterns that characterized residents of the farm/tavern, both before and after the property's purchase by the Hubbards as their rural retreat and later full-time home.

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

The extensive array of stone walls at the tavern may also contribute important evidence of the farm's development. Additional documentary research, combined with archaeological survey and testing, may produce evidence that the wall configuration may represent the original land divisions in the area and any additions to the farm.

The land-use history of this homestead tavern, the long occupancy of the structure by the same family for such a long period of time, the potential for written records for the homestead and tavern, and the presence of a ca. 1715 First Period homestead make a high degree of integrity one of the characteristics of the Reeves Tavern property. These factors, plus the presence of trash deposits on the surface, make the potential for archaeological research at the site also high. The potential for both locating archaeological deposits and for interpreting these deposits is high. This may be important to the interpretation of life at the farm and tavern.

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

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.)

- A. Owned by a 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 old or achieving significance within the past 50 years

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

ca. 1715-1966

Significant Dates

ca. 1715—single-cell dwelling
1762 - construction in near present form
ca. 1875—modification by Charles W. Reeves

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

none

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Reeves Tavern, constructed in two phases, ca. 1715 (single-cell dwelling) and 1762-1763 (five-bay Colonial/Georgian structure), has a mid to late 19th-century New England barn, and is the best preserved 18th-century residence that also served as a tavern in Wayland. At least five taverns operated at the same time as Reeves Tavern. In addition to the Reeves Tavern, two remain today: the Hopestill Bent Tavern (252 Old Connecticut Path, NR First Period TRA, 1990) and the Luther Moore Tavern (1 Oxbow Road). Reeves Tavern, which operated as a tavern for about 70 years, was constructed by Jacob Reeves, the head

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

of a prominent East Sudbury (now Wayland) family whose members helped shape the town of Wayland, and who, along with farming, kept a tavern, a business that was central to the 18th - and early 19th-century development of New England towns. The mid to late 19th century barn continues the historical narrative of farming in Wayland, part of its significance under Criterion A.

The property also meets Criterion C for its well-preserved architecture and craftsmanship, including First Period construction in the earliest part, the Georgian interior of the ca. 1762 construction of the main part, and Colonial Revival attributes of the early 20th-century restoration of windows and doors. Reeves Tavern is significant at the local level and retains integrity of location, setting, design, materials, workmanship, feeling, and association. The period of significance extends from ca. 1715 to 1966, the date of its earliest section to 50 years from the present. During that period, the house has retained much of its setting, and has been little altered.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Reeves Tavern was the home of one of Wayland's first town fathers, Jacob Reeves, Sr. (1720-1794), who built the tavern. His son, Jacob Reeves, Jr. (1763-1846), was an early Justice of the Peace who was called on to settle many disputes, and was the next tavern proprietor. Reeves Tavern was constructed on the road from the Massachusetts Bay Colony to Hartford, CT, and was a location where John Adams stopped, when he was Massachusetts representative to the First Continental Congress. General Knox passed in front of the tavern during the winter of 1776 when delivering the cannons from Fort Ticonderoga to General George Washington in Cambridge. In the 19th century, Reeves Tavern was the home and property of the third, fourth, and fifth generations of Reeveses, who were relatively successful Wayland farmers, having a farm that was in the top 25 percent in value of farms in the town. Later, Reeves Tavern was one of several local old houses purchased by Boston families as rural retreats, a trend of the early 20th century in Wayland and nearby towns close to Boston. Here, Dr. Joshua C. Hubbard and his family used Reeves Tavern as a retreat until ca. 1929, when they took up permanent residency in Wayland.

Perhaps more significant is the architecture of Reeves Tavern—particularly its preservation. It is one of 24 extant buildings constructed in Wayland prior to 1800, yet can be compared to only a few in terms of the preservation of its architectural features. The 18th-century Grout-Heard House Museum (12 Cochituate Road, NR, 1974) has comparable features as does the Deacon Jonathan Griffin House (184 Glezen Lane) and the John Bryant House (75 Old Sudbury Road). Two 17th-century and early 18th-century dwellings also retain features similar in quality to those at Reeves Tavern: the Noyes-Parris House (196 Old Connecticut Path) and the Hopedill-Bent Tavern (252 Old Connecticut Path), both of which were listed in the National Register as part of the First Period Thematic nomination, and both of which have Georgian updates in addition to their First Period characteristics.

At Reeves Tavern, construction details and decorative finishes display a catalog of popular design from each period in which the house was built, expanded, and modified. Preserved features include raised-field paneling; wainscoting; board-and-batten, two-panel, four panel and six-panel doors; strap, butterfly, HL and H hinges; Suffolk, and Norfolk door hardware, large and small; cooking and other fireplaces; a tavern desk; and a swinging wall from 1762, and possible Federal changes in the early 19th century such as the exterior bake oven, fire frame, and narrow molded mantel ledges. The rear roof was raised to create rear second-story rooms, and the likely Federal-style updating of the rear chambers as well as the Colonial Revival replacement of exterior doors and windows, have also been retained. One reason that Reeves

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

Tavern has been so well preserved is that it has been owned by only three families in its 250 years. They are: five generations of Reeveses (1762-1906); two generations of Hubbards (1906-1976); and one generation of Schulers (1976-present).

Wayland was part of Sudbury from its founding in 1638; and by 1725, present-day Wayland was referred to as the East Precinct of Sudbury. In 1780, when those living on the east side of the Sudbury River petitioned the General Court, East Sudbury was set off as a separate town from Sudbury. Jacob Reeves, Sr. was among the successful petitioners. It was not until 1835 that the town's name was changed to Wayland, honoring the Reverend Francis Wayland (1796-1865), who was president of Brown University (1827-1855), a friend of prominent East Sudbury residents, and donor of funds for Wayland's first library.

In the early 1700s, when Wayland was still part of Sudbury, two brothers, Nathaniel and Matthew Hasey, located their small houses close to Old Connecticut Path. The house now known as Reeves Tavern is reported (by James Sumner Draper in "Location of Homesteads," 1891) to have been started by Matthew Hasey. His brother Nathaniel built a dwelling, no longer extant, in about the location of 68 Old Connecticut Path (WAY.108). Matthew Hasey's modest two-room (1 over 1) First Period house (single-cell plan) is incorporated in the easternmost bay of the existing dwelling. Some architectural details substantiate a ca. 1715 (pre-1720) date, including an extremely large stone chimney base carrying the easternmost chimney; chamfered, partially exposed timbers in the First Period first-story room on the east end of the house; and notches in timbers under the floorboards on the west side of this room, which probably indicate the location of early stairs to the cellar. Those early stairs are likely to be the existing stairs (relocated) in the cellar. (Photo #5) They are consistent with what would have been in place in a ca. 1715 house, as they are large, triangular, solid wood wedges laid on two stringers. There are also gunstock posts, although later cased, in the second-story First Period room.

The house was enlarged to its present six-bay, 2½-story form in 1762-1763, when Jacob Reeves, Sr. (1720-1794) purchased the small farm and established Reeves Tavern on the road to Connecticut. In 1762 Jacob Reeves, Sr., listed as a "heelmaker" of Roxbury, purchased two parcels of land in Sudbury from Grindley Jackson. Combined, they included a dwellinghouse, barn, and about four acres of land.

Grindley Jackson had come to East Sudbury in 1753 when he married local resident Hepsabeth Flagg. Several Jackson children were born while living here, and in 1762, after they removed to Hopkinton, more children were born to the Jacksons, including Nathaniel Hasey Jackson in 1767.

Jacob Reeves, Sr.'s mother was born Judith Hasey (1689-1762), and she died the year that Jacob and his family came to East Sudbury. Furthermore, she had a brother Nathaniel (b. 1692). The link between Matthew Hasey, who is reported to have built the first part of this house, Reeves's mother, Judith Hasey Jackson Reeves (and her brother Nathaniel), and Grindley Jackson, who gave one of his children the name Hasey, has not been firmly established. However, it is likely that there was some familial connection between the Haseys and Reeveses. The only references to a Matthew Hasey are in local Wayland histories, with no primary source documentation. Judith and her brother Nathaniel are mentioned in primary resources, as well as other siblings of Judith, but not Matthew.

Jacob Reeves turned the small dwelling into a tavern that was in business by 1764. Reeves, his wife Abigail Furgesen Reeves (1721-1813), and four children had moved to East Sudbury by 1763, where their son, Jacob, Jr. was born on January 31, 1763. It is not known whether the family moved into the small house and began construction or finished the construction first, but it is known that the tavern was in business by 1764, when Reeves filed a complaint with the "sheriff of Middlesex County or constables of the Town of Sudbury" that someone had stolen a silver spoon from his tavern. Over the next decade,

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

Jacob Sr. acquired surrounding land, expanding the size of his farm. Although generally listed in deeds as an "innholder," Reeves is likely to have engaged in farming as well.

Reeves Sr. was active in his new community soon after moving to East Sudbury. He served as a highway surveyor in 1768 and 1769, overseer of the poor in 1771, and selectman of Sudbury in 1776 and 1777. Reeves was a signer of the petition requesting of the General Court that East Sudbury be set off as a separate town from Sudbury. When permission was granted and East Sudbury was incorporated in 1780, Reeves was elected one of the first five selectmen, a position that he held for six years.

During Jacob Reeves, Sr.'s proprietorship, John Adams (1735-1826), who would later become second President of the United States (1797-1801), stopped at the tavern when traveling back to Boston from the First Continental Congress in Philadelphia. Adams's diary entry for November 9, 1774, stated that he "break fasted at Reeves in Sudbury." Other evidence that Reeves operated a tavern is a collection of receipts from the 1780s showing that Jacob Reeves regularly purchased large quantities of rum, sugar, salt, tea, coffee, and even some brandy.

Reeves Tavern was one of many Sudbury taverns on both sides of the Sudbury River at a time when Wayland was part of Sudbury. One of the earliest that still stands is the Hopedill Bent Tavern (ca. 1710, 252 Old Connecticut Path, NR TRA 1990) farther southwest on Old Connecticut Path. It operated from about 1720 until ca. 1780. Others were established in the 1770s, most notably the Pequod Inn (no longer extant) at Wayland Center. Reeves Tavern operated for about 70 years. Its location on Old Connecticut Path was important as the road was the main route to Connecticut during the 18th century, and more than one tavern operated along its route even in Wayland. Old Connecticut Path branched off of the Boston Post Road, and was a more direct route to Framingham and on to Connecticut than the Post Road. It was along this route that milestones were laid in 1768, one of which is in front of Reeves Tavern (17 miles), and another was located at Hopedill Bent Tavern (18 miles), since relocated across the street in front of 269 Old Connecticut Path.

Jacob Reeves, Jr. (1763-1846) was the fifth child of Jacob and Abigail, the first four of whom had been born in Roxbury before the family came to East Sudbury. Known as "Squire," Jacob, Jr. married Elizabeth Robinson (1758-1849) in 1783. Elizabeth's father, Samuel Robinson, had moved his family to Reeves Tavern during the winter of 1775-1776 when British troops occupied Boston. Once Dorchester Heights was fortified and General Howe of the British troops sailed for Halifax in March of 1776, the Robinsons returned to their Purchase Street home in Boston. Family lore written by the great-great-grandchildren of Jacob Reeves, Sr. states that Robinson took what he could to Reeves Tavern, but knowing he would be searched, had buried the family silver under a tree in his garden. When they returned in March 1776, the house was in bad shape, but the silver was found undisturbed.

In 1783 Elizabeth and Jacob Reeves, Jr. were married in Boston and returned to Reeves Tavern, where they lived with Jacob, Jr.'s parents, and eventually had ten children. In 1816 Jacob and Elizabeth Reeves were admitted into the First Parish Church by the Reverend John B. Wight. Like his father, Jacob Jr. served in many local offices, including Town Clerk, and was the representative to the General Court for a short time. It is possible that when he took over as proprietor of the tavern in 1794, or following his mother's death in 1813, he may have made some changes to update the architecture and improve domestic life.

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

Squire Jacob Reeves died (January 1, 1846) intestate, and eventually the house and farm passed to his and Elizabeth's son, Walter Reeves (1791-1872), who had married [E]Almira Griffin in 1820 and lived in the house with his parents. It was at about the time of Walter's and Almira's marriage that Reeves Tavern was discontinued, and the family resorted to farming as the primary occupation. Records of valuations for 1850 and 1860 showed that Walter Reeves owned a house, two barns, two sheds, and about 88 acres of land—most in pasture and tillage. The Agricultural Census of 1860 accounted for 70 acres on his home farm, where he had six milking cows, two oxen, two other cows, two pigs, and grew rye, Indian corn, barley, potatoes, some orchard produce (apples), and 23 tons of hay. Of the 80 farms listed in the 1860 census, Walter's was valued in the top quarter of Wayland farms.

When Walter died in 1872 the farm passed to his and Almira's son, Charles Walter Reeves (1825-1894). Charles had married Harriet E. Hill (1829-1911), and they had four children. Charles W. was the fourth generation to live at the family homestead, which he shared with his parents, just as Walter and his family had lived here with his parents in the generation before.

According to James Sumner Draper's 1891 "Location of Homesteads," Charles W. Reeves enlarged the house in 1875 by raising the saltbox roof to form a long, second-story room across the rear. This is accepted as the most accurate date of this late 19th-century modification of Reeves Tavern, because Draper had firsthand knowledge of most of Wayland's houses and owners, and created his list over a period of several years before publishing it in 1891. At about the same time, Charles W. Reeves modernized his Colonial house with larger windows of 2/2 lights and a "modern" double-leaf front door, with two long lights and crowned with a projecting doorhood (Fig.2).

Charles W. Reeves continued to farm on 80 acres some of which was on the south side of Old Connecticut Path. In 1870 Charles W. had five cows and produced 100 bushels of corn, 40 of potatoes, thirteen of peas and beans, 30 tons of hay, and 100 lbs. of butter. Of the 88 Wayland farms listed in the agricultural census of that year, his was in the top quarter in size and the top third in value. Only a few farms had more than 100 acres. The 1880 Agricultural Census bears out the same type and intensity of farming. It is likely that Charles W. also updated the barn. A barn of similar size and position is shown in the oldest photograph of the house, with vertical-board siding and a double-leafed, large barn door in the gable end (Fig.1). When the modifications to the house were completed ca. 1875, it is likely that the barn was also updated with new siding and doors; however, there is no photograph until ca. 1915 showing these changes (Fig 3).

Charles and Harriet's children included a son, Walter Edwin Reeves (b. 1861), who eventually inherited the place from his father; a daughter, Harriet Elmira Reeves (1858-1928), who went on to become a physician specializing in nerve disease; a son Jacob (b. 1865); and a daughter Elizabeth, who married Harry Rutter from a nearby Wayland family. Dr. Harriet Reeves had a private practice in Boston, and later returned to Wayland where she began her research as a nerve specialist. Later she established an institute in Medford and then Melrose for treating mental and nervous diseases. Walter was married briefly; however, his wife, Sarah, died soon after their marriage in 1890, after which he lived in the family homestead with his widowed mother until 1906, when he sold the property out of the family, thus ending 144 years of Reeves family ownership. At that time his mother moved to Medford with her daughter, Dr. Harriet Reeves.

In 1900, Walter E. was assessed for 26 ½ acres of homestead land. In 1905, some of this land was taken by the Commonwealth for what would eventually become the aqueduct that was built to carry water from the Quabbin Reservoir to Boston. The aqueduct would not be constructed until 1930, 25 years after the taking.

Reeves Tavern

Name of Property

Middlesex Co. MA

County and State

In July 1906 Marion Richardson Hubbard (1872-1947), wife of Dr. Joshua Clapp Hubbard (1869-1934), purchased Reeves Tavern from Walter E. Reeves, including about seven acres with the buildings. Hubbard was a surgeon at the Boston City Hospital and lived with his wife and children on Bay State Road in Boston. They purchased this house as a rural retreat, where they brought their children to spend the summers away from the city. In the late 19th and early 20th centuries many well-to-do Bostonians bought old farmhouses in Wayland and surrounding communities for retreats from the city life. Other examples include: Mainstone Farm (WAY.104), purchased by William Powell Perkins of Brookline in 1873 for a rural retreat (the property descended to the Hamlen family, which used it as a country estate while living in Boston and Brookline); a next-door farm, the Isaac Carver House (WAY.112), also was a summer retreat during the 1910s; and in Wayland Center, Kirkside (WAY.72), a summer home for Willard Bullard of Cambridge.

The youngest Hubbard child, Marion Hope Hubbard, was born in the house during the summer of 1911. The Hubbards also had a summer home on the North Shore in Magnolia. During the Hubbard's time at Reeves Tavern, very few changes were made after the initial "restoration" of windows with 6/9 sash and front door with the existing six-paneled door described above. Both of those features had been changed by Charles W. Reeves in the 1870s to be more in keeping with the fashion of the late 19th century. However, the Hubbards were more interested in the authenticity of the original house, and strove to restore features that had been altered.

This change is accounted for in Joseph Seabury's book, *New Homes Under Old Roofs*. Seabury was well known locally for studying old houses, and for a short time lived next door in the Isaac Carver House (140 Old Connecticut Path, WAY.112). He included Reeves Tavern in his book, with photographs showing the old house close to the road with small 6/9 windows set in slightly projecting casings, and the barn with vertical-board siding (Fig.1), taken before Charles W. Reeves's renovations of ca. 1875, and a second photograph showing larger window openings with 2/2 sash and wood louvered shutters and the barn with clapboard siding (Fig.3). At the end of the text, Seabury stated: "When the original windows are reproduced and reinstated the restoration will be complete." The Hubbards installed 6/9 windows in the larger openings that had been enlarged for the 2/2 sash, and replaced the double-leaf Italianate door with one more in keeping with the earlier period of this house (Fig. 1 and Photo #2). This interest in recalling the past coincided with the founding of Society for the Preservation of New England Antiquities (1910, now Historic New England), Joseph Everett Chandler's restoration of the Paul Revere House (1908), and his restoration of the House of Seven Gables in 1908-1910. It is likely that the Hubbards added the Federal-style elements to the rear chambers as Colonial Revival changes. It is possible that the remaining swinging wall in the right rear chamber was lowered to apply the chair rail. Mr. Richard Hubbard recalled having an army of teenage boys to lift the swinging wall before plumbing was installed.

In the 1920s, the Hubbards installed heating and plumbing that forced some modest changes, such as removal of the enclosed back stairs, bricking-in of the fireplace in the room that would become the 20th-century kitchen, and splitting the rear upstairs long room into two rooms by erecting a wall front to back, the width of the long room. At some time before 1920 the Hubbards had built another house on the property (now 112 Old Connecticut Path), because from 1920 on Dr. Hubbard and later his wife were assessed for two houses on their seven acres. This was likely the house at 112 Old Connecticut Path that eventually became the home of the Hubbards' daughter, Hope Hubbard, in the mid 20th century.

By 1929 the Hubbards had moved to Wayland permanently, and Dr. Hubbard had retired by 1931 due to Parkinson's disease. Following Dr. Hubbard's death, his widow remained here until her death in 1947. Before that, a son, Richard Hubbard (1903-1986) and his two young daughters moved in with Richard's

Reeves Tavern

Middlesex Co. MA
County and State

Name of Property

mother, following the loss of his first wife. Richard remarried in the late 1940s, after which he and his second wife Priscilla M. Hubbard (1907-1993) lived here until July 1976. After Mrs. Joshua Hubbard's death in 1947, the estate settlement turned the small second house at 112 Old Connecticut Path over to Richard's sister, Hope. Soon thereafter the Hubbard siblings had a subdivision plan drawn up, and the lot between Reeves Tavern and Hope's house (112) was sold to a developer, who built a house at 120 Old Connecticut Path. This plan left Reeves Tavern with 2.25 acres, as it remains today. Seventy years after their parents had purchased Reeves Tavern, Richard and his siblings, Joshua C. Jr. (1907-1985) and Marion Hope (1911-1983), sold the house to John G. and Gretchen G. Schuler, who continue to make Reeves Tavern their home.

John Schuler, M.D. is a retired Boston/Cambridge surgeon, who trained at Boston City Hospital (now Boston Medical Center) where Dr. Hubbard had practiced. A portrait of Dr. Hubbard hung in the Chief of Surgery's office, a fact that endeared the Schulers to the Hubbards when selling their family home. The present owners have combined the rear one-story ell (laundry room and larder) and opened it to the main house kitchen to create an enlarged eat-in kitchen. One part of the sheds, closest to the house, was converted into a mudroom and laundry room. No other changes have been made to the historic house.

The property has been included in Wayland Historical Society historic house tours several times, including 1959, 1966, 1982, and most recently in 2013, when it was the 18th-century example for the Wayland Five Century House Tour, part of the town's activities celebrating Wayland's 375th anniversary.

Archaeological Significance

Although numerous ancient Native American sites have been recorded in Wayland and within the Sudbury River drainage, few sites have been systematically studied in the area, limiting their interpretive value. Any sites that survive in the area may potentially be significant by providing intact examples from which controlled survey and excavation can obtain reliable information related to ancient Native American subsistence and settlement in the locale. The location of the Reeves Tavern along an upland terrace, located within 1,000 feet of a small pond and a tributary stream of the Sudbury River, may contribute significant information relating to the importance of sites in that area to sites along the main drainage of the Sudbury River. Ancient sites in the Reeves Tavern area may represent a seasonal/functional role within a settlement core focused at larger sites along the main drainage of the Sudbury River.

Historic archaeological resources described above have the potential to contribute important information related to the initial construction of the house, its occupation as a First Period homestead, its later use as a tavern (for a 75-year period beginning in 1764), its use as a rural retreat, and finally as a permanent residence once again. Additional documentary research, combined with archaeological survey and testing, may establish the original construction date for the First Period homestead, as well as the layout of its barn, outbuildings, agricultural structure, and occupational-related features.

Detailed analysis of occupational-related features may contribute evidence of the social, cultural, and economic patterns that characterized a First Period homestead as it evolved into a farm/tavern in the 18th century, then later residential functions in the 19th century. Detailed analysis of the contents of these features may contribute importance related to the lives of the farm's occupants, clients of the tavern, and the differences and/or similarities between the tavern/farm occupancy and later residency as a rural retreat. Important evidence may exist that indicates manufacturing was conducted as some type of cottage industry; other evidence may exist related to the treatment of customers at the tavern.

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

The Hubbards had built a second house on their property by ca. 1920. When Priscilla Hubbard died in 1947, the property was subdivided and later sold, leaving the present house and 2.25 acres of land. The location of the second house is not included in this nomination.

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- www.ancestry.com Vital Records, (Accessed April 2013, February 2015).
- www.ancestry.com Chamberlain, Mellen. A documentary history of Chelsea including, the Boston precincts of Winnisimmet, Rumney Marsh and Pullin Point, 1624-1824. Boston, Printed for Massachusetts Historical Society. 1908. (Accessed February 5, 2015 for Hasey geneology) Atlas/Maps: 1831; 1856 Walling (W. Reeves); 1866 (W. Reeves); 1875 Beers (C. W. Reeves); 1889 Walker (C. Reeves); 1908 Walker (Dr. J.C. Hubbard).
- Conklin, Edward P. *Middlesex County and Its People*. 1927 (Dr. Harriet E. Reeves, p. 50).
- Directories, Waltham Suburban Directories. 1893, 1906-1907, 1911-1912, 1913-1914, 1915-1916, 1917-1918.
- Draper, James S. "Location of Homesteads." Appendix to *Annals of Sudbury, Wayland, and Maynard*, By Alfred S. Hudson, p. 117 #11.
- Emery, Helen. *The Puritan Village Evolves*. Canaan, NH: Phoenix Publishing, 1981.
- Gage, Mary E. and James E. *Milestones and Guideposts in Massachusetts and Southern New Hampshire*. Amesbury, MA: Powwow Books, 2014.
- Historic American Buildings Survey. Frank O. Branzetti, Photographer, September 4, 1940. 17-mile stone, Old Connecticut Path, Wayland, Milestones MM, NN and OO, HABS MASS 9-WAYL, 2-1.
- Kelly, J. Frederick. *Early Domestic Architecture of Connecticut*. New York: Dover Publications, Inc., 1924, 1952.
- Middlesex South Registry of Deeds. Book Page; Book 836, Page 459; Book 952, Page 141.
- Seabury, Joseph Stowe. *New Homes Under Old Roofs*. Norwood, MA: The Plimpton Press, 1916.
- United States Federal Census. 1860, 1880, 1900, 1910, 1920, 1930.
- Wayland Historical Society. Reeves Tavern files. Milestones files.
- Wayland Valuation List. 1872, 1882, 1900.
- <http://www.masshist.org/digitaladams/aea/cfm/doc.cfm?id=D22&numrecs=3&archive=diary&hi=on&mode=&query=Reeves&queryid=&rec=3&start=1&tag=person#firstmatch> John Adams Diaries. (Accessed April 2013, January 2015).

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 # _____
- recorded by Historic American Landscape Survey # _____

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

Boundary Justification (Explain why the boundaries were selected.)

The boundaries coincide with the legal boundaries of the property, and include land that was owned by Jacob Reeves when Reeves Tavern was constructed. Other adjacent land that once was part of the same property has been subdivided, and is no longer associated with this property.

RESOURCE COUNT

Map #	Name	Date	Status	Type
1	House	ca.1715, 1762	C	B
2	Barn	mid to late 19 th c.	C	B
3	Stone Wall	19 th c.	C	St
4	Milestone	1768	C	Ob
5	High Board Fence	2014	NC	St

C=Contributing, B = Building, St = Structure, Ob = Object, NC = Noncontributing

11. Form Prepared By

name/title: Gretchen G Schuler, ed. Consultant/owner with Betsy Friedberg, National Register Director, MHC
organization: Massachusetts Historical Commission
street & number: 220 Morrissey Blvd.
city or town: Boston state: MA zip code: 02125
e-mail Betsy.Friedberg@state.ma.us
telephone: 617-727-8470
date: August 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Reeves Tavern

Middlesex Co. MA

Name of Property

County and State

Photographs Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Reeves Tavern

City or Vicinity: Wayland

County: Middlesex

State: MA

Photographer: Gretchen G. Schuler

Date Photographed: April 2013, June 2014, January 2015, November 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20. Main façade, part of sheds, barn; looking WNW.
- 2 of 20. Main Façade, looking N.
- 3 of 20 Three-quarter view, part of façade, west elevation and part of sheds, looking NE.
- 4 of 20. Rear elevation of house, sheds and barn, looking WSW.
- 5 of 20. Cellar stairs, side view.
- 6 of 20. Attic, west gable end showing end rafter of saltbox roof.
- 7 of 20. First Period room with summer beam, plates, and posts.
- 8 of 20. First Period room, fireplace wall, and vertical-board sheathing.
- 9 of 20. First Period chamber, gunstock posts.
- 10 of 20. Through hall showing staircase and rear door at end of hall.
- 11 of 20. Tavern desk.
- 12 of 20. Dining Room, raised-field panel fireplace wall.

Reeves Tavern

Name of Property

Middlesex Co. MA

County and State

- 13 of 20. Parlor, Franklin-front fireplace wall.
- 14 of 20. Keeping Room, fireplace wall with large fireplace, bake oven.
- 15 of 20. Left Front Chamber, fireplace wall with bolection molding.
- 16 of 20. Second-story Hall, swinging raised-field panel wall between hall and chamber.
- 17 of 20. Right Rear Chamber, swinging wall on ceiling and fireplace wall.
- 18 of 20. Left Rear Chamber, fireplace surround.
- 19 of 20. New England barn looking W/NE.
- 20 of 20. 1768 Milestone.

Description of Figures by number

- Fig.1 of 8. Historic Photo. Pre-1875 view of house and barn.
- Fig 2 of 8. Historic Photo. Late 19th-century view of house and edge of shed, post 1875.
- Fig.3 of 8. Historic Photo. View of house and barn after renovations, before window changes, ca. 1915.
- Fig. 4 of 7. Reeves Tavern parcel on Wayland GIS map.
- Fig. 5 of 8 First-story floor plan.
- Fig. 6 of 8 Second-story floor plan.
- Fig 7 of 8 Site plan.
- Fig. 8 of 8 Excerpt from FRAMINGHAM, MA USGS Quadrangle

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



1. *Reeves Tavern, main façade and barn*



2. *Reeves Tavern, main façade*

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



3.

Reeves Tavern, façade and west end with 2014 fence

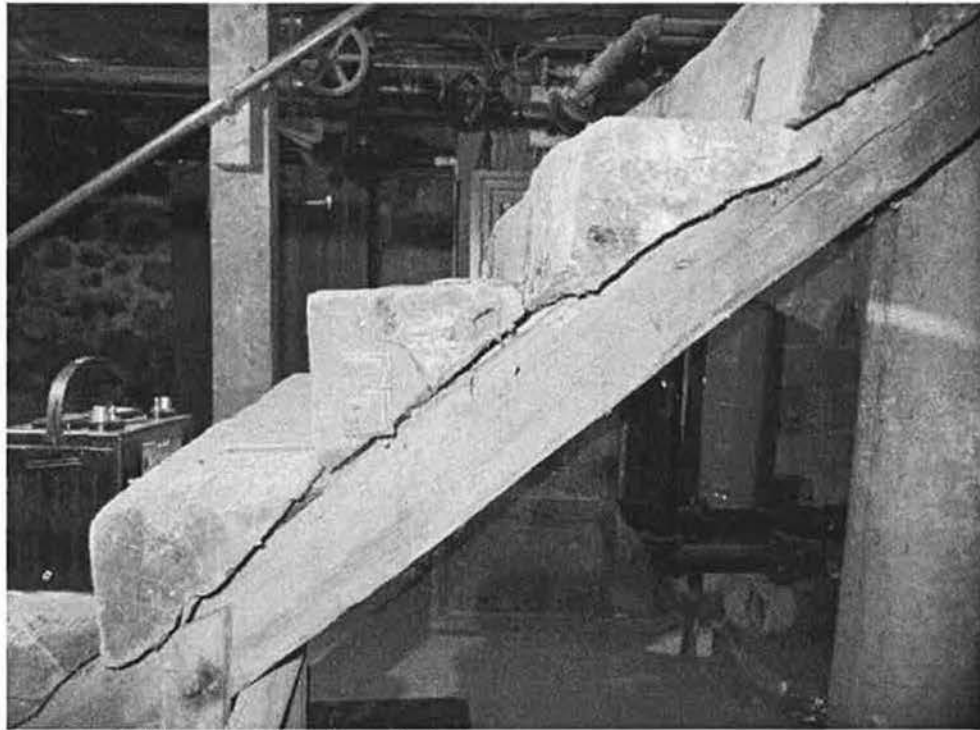


4.

Rear view of house, sheds, and barn

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



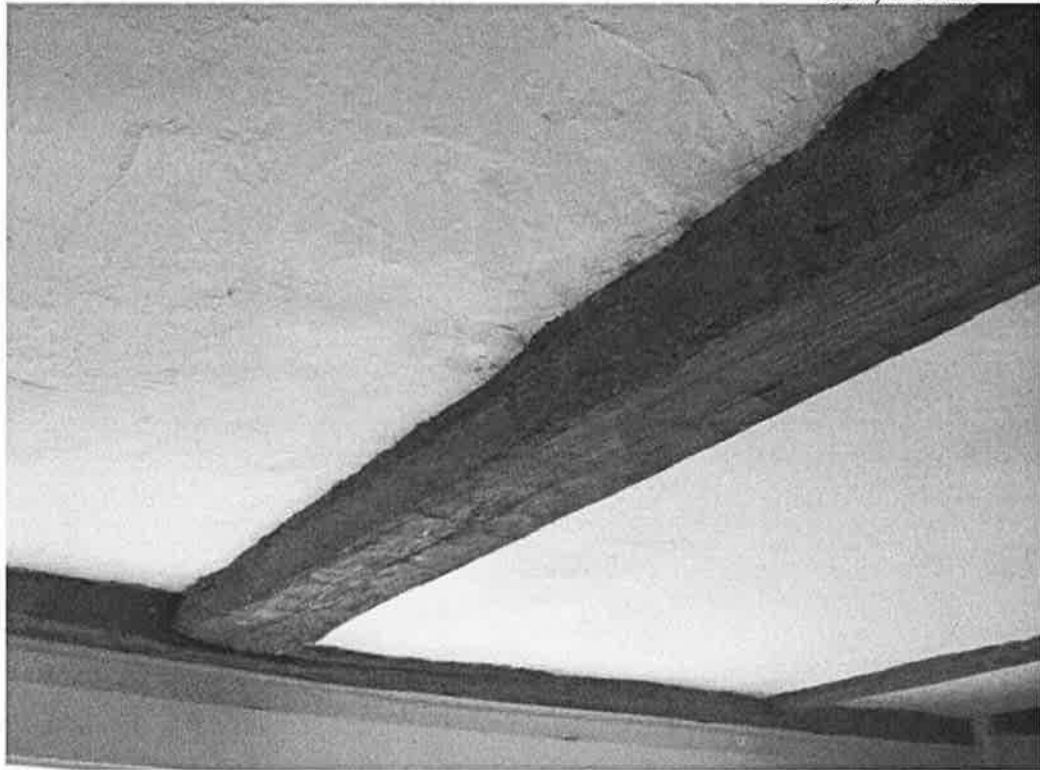
5. *Cellar - side view of stairs*



6. *Attic, west gable end showing rafter of saltbox roof*

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



7. *First Period Room beam, plates*



8. *First Period Room, fireplace surround over vertical-board wall*

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



9. *First Period Chamber, one of three flared corner posts*

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



10.

Through-hall showing staircase and rear through-hall door

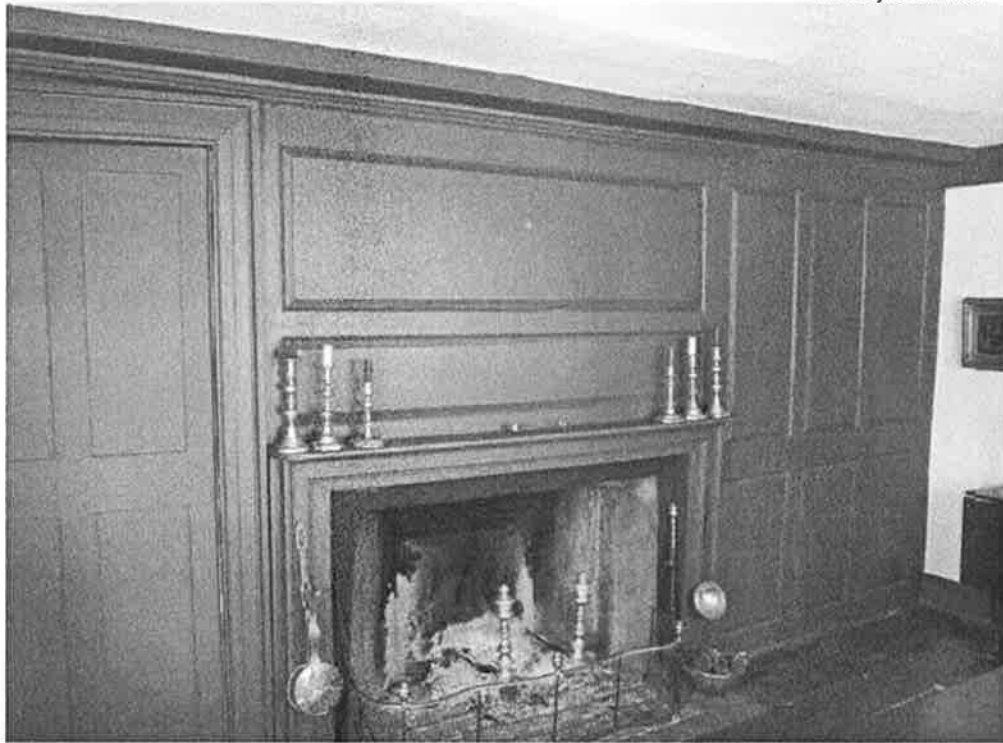


11.

Tavern Desk in Hall

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



12.

Dining Room, raised-field panel fireplace wall



13.

Parlor, Franklin-front fireplace and surround

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



14.

Keeping Room, cooking fireplace and bake oven

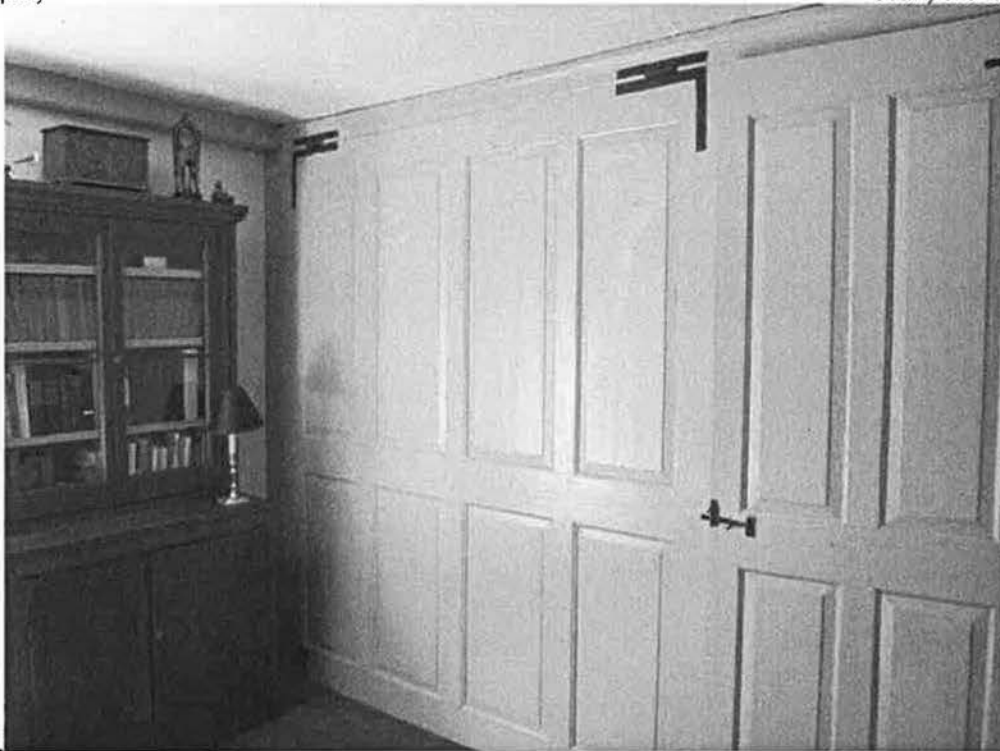


15.

Left Front Chamber, raised field panel wall with bolection molding

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



16.

Second-story ballroom, movable wall between hall and chamber



17.

Right rear chamber, moveable wall on ceiling and fireplace

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



18.

Left rear chamber, fireplace wall



19.

New England Barn

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



20.

1768 Milestone

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



FIG 1

Pre-1875 Historic Photo of Reeves Tavern



FIG 2

Late 19th-century Historic Photo, after ca. 1875 Renovations

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



FIG 3

Historic Photo, ca. 1915, before windows restored

Reeves Tavern
 Name of Property

Middlesex Co. MA
 County and State

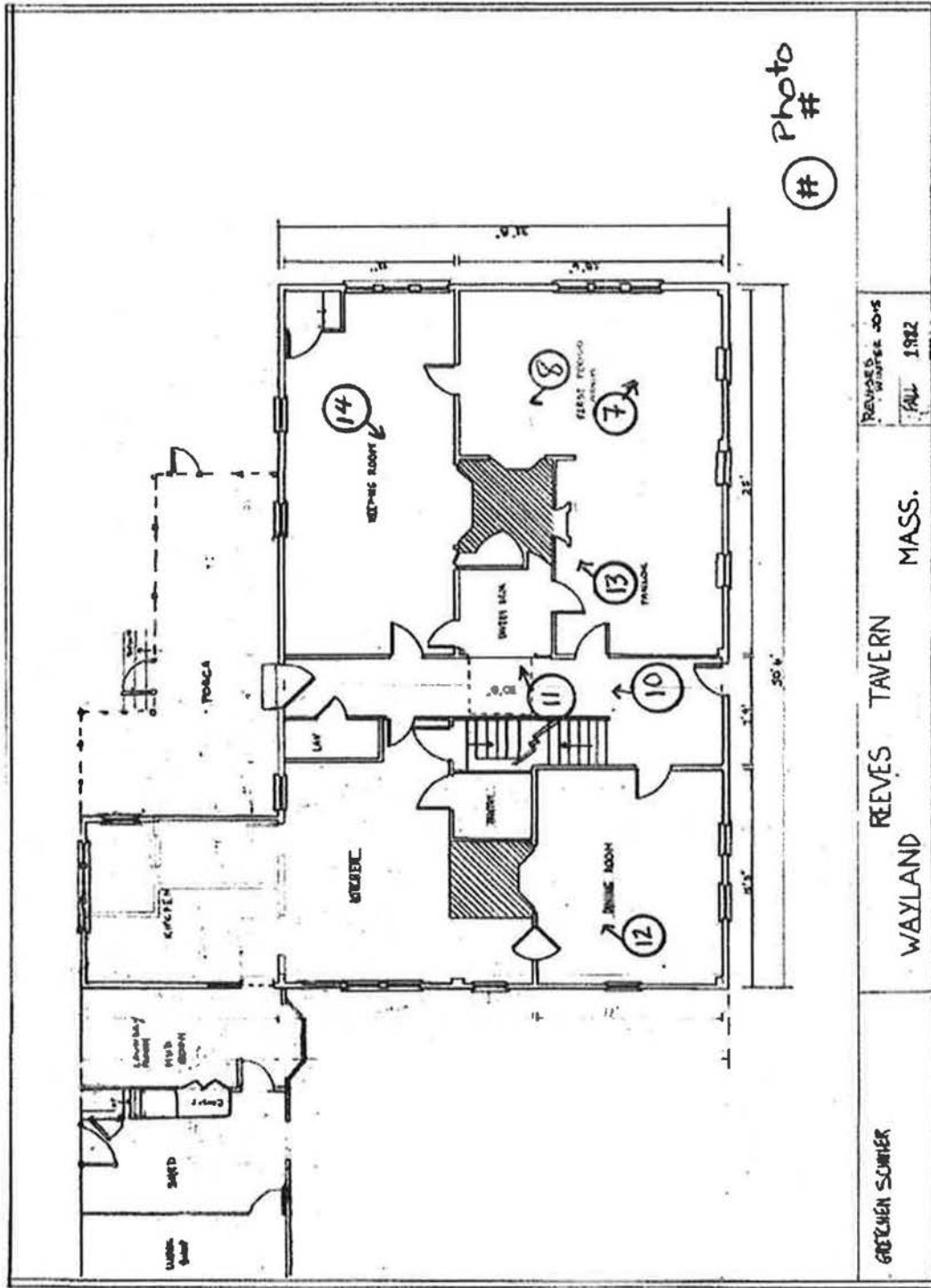


FIG. 5 Reeves Tavern, Wayland, MA First-Story Plan

Reeves Tavern
 Name of Property

Middlesex Co. MA
 County and State

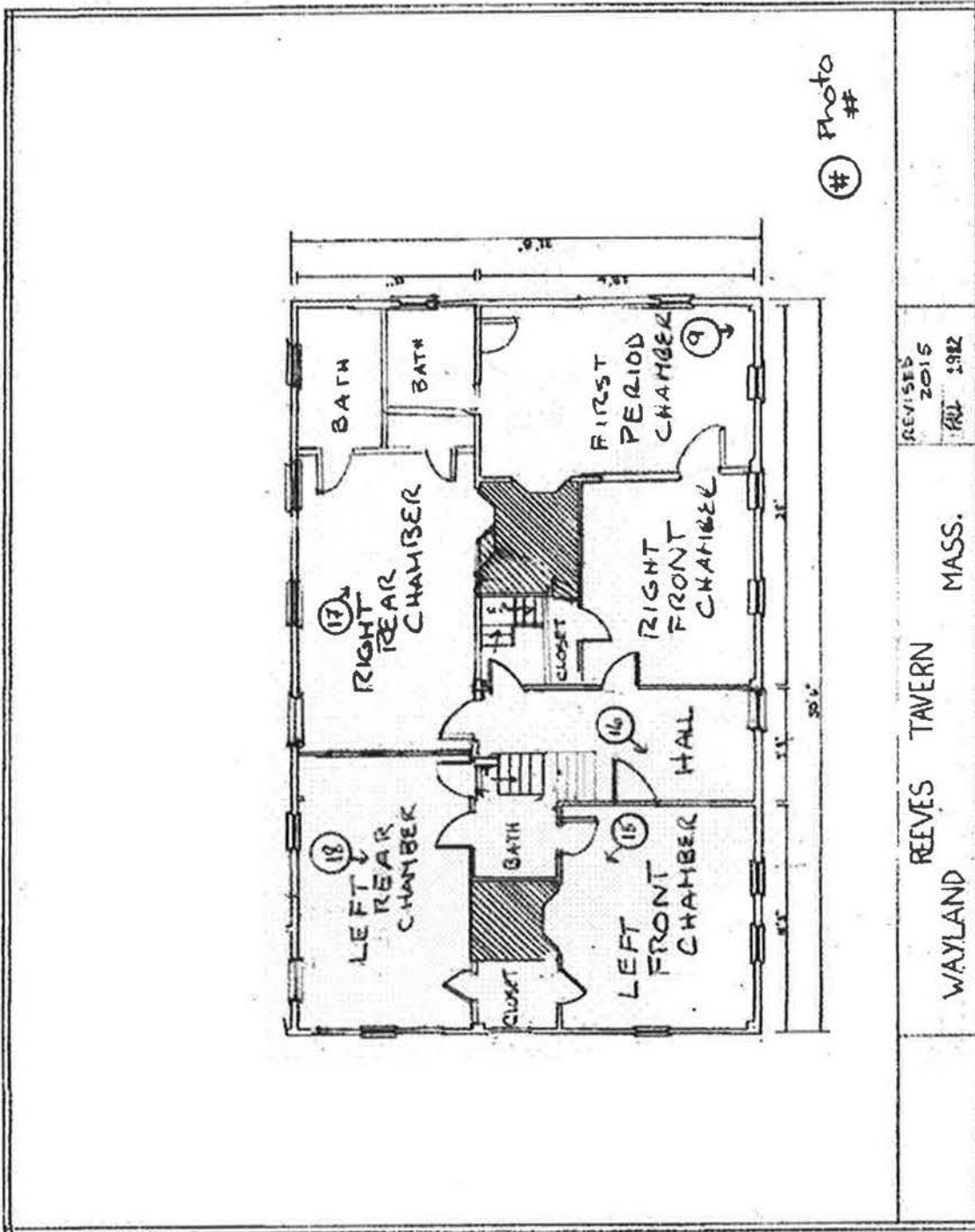
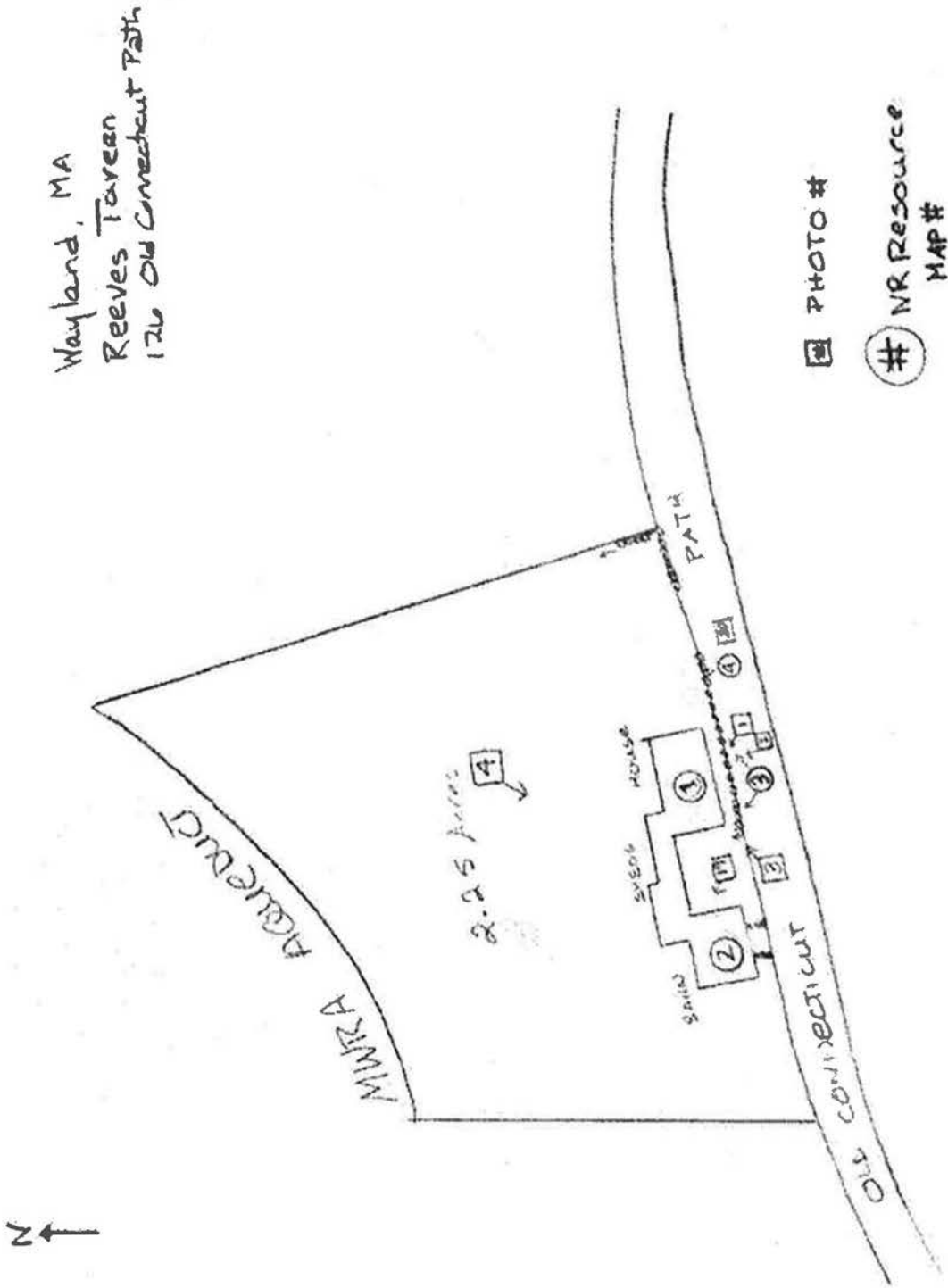


FIG. 6 Reeves Tavern, Wayland, MA Second-Story Plan

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State



Wayland, MA
Reeves Tavern
176 Old Connecticut Path

FIG. 7 Site plan with Resources numbered.

Reeves Tavern
Name of Property

Middlesex Co. MA
County and State

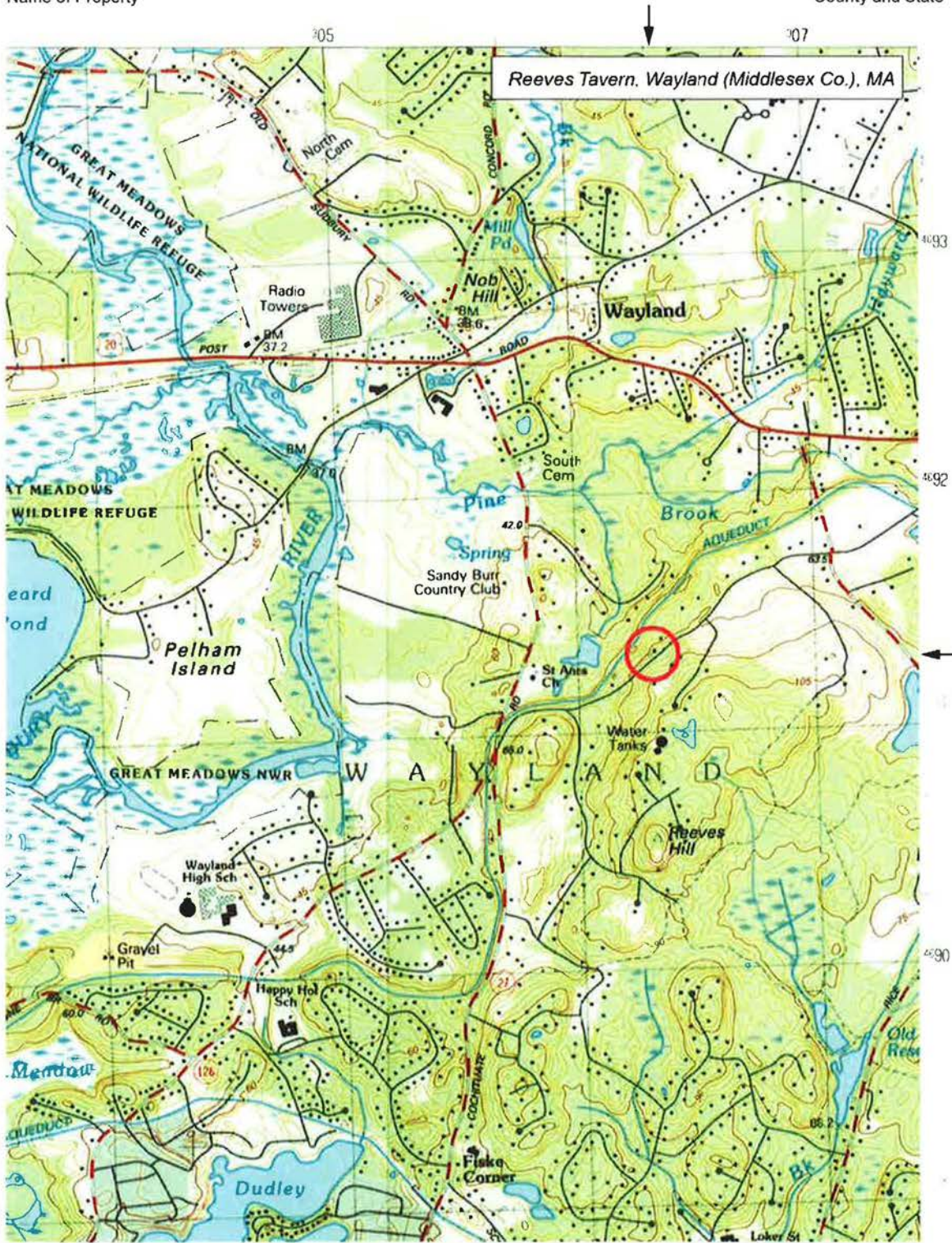


FIG. 8 Excerpt from FRAMINGHAM, MA USGS Quadrangle





182











































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Reeves Tavern
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 9/30/16 DATE OF PENDING LIST: 10/28/16
DATE OF 16TH DAY: 11/14/16 DATE OF 45TH DAY: 11/15/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000770

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 11.15.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



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

September 8, 2016

Mr. J. Paul Loether, Chief
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

Enclosed please find the following nomination form:

Reeves Tavern, 126 Old Connecticut Path, Wayland (Middlesex), 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: Cherry Karlson, Wayland Board of Selectmen
Elisa Scolia, Wayland Historical Commission
Andrew Reck, Wayland Planning Board