TOWN OF CONCORD
COMMUNITY PRESERVATION COMMITTEE
141 KEYES ROAD, CONCORD, MA 01742
TEL. (978) 318-3290 FAX (978) 318-3291

Application for CPA Funding

Due no later than 4:00pm on Friday, September 21, 2018

Applicant: Concord Home for the Aged CONCORD HOME FOR THE AGED

Co-Applicant (if applicable): None

Project Name: 110 Walden Street Preservation Archutectural Design Project. Follow-on to Historic Structure Report

Project Location/Address: 110 Walden Street, Concord, MA 01742

Purpose: (Select all that apply)

□ Open Space □ Community Housing ■ Historic Preservation □ Recreation

Project Budget:

Amount of CPA Funds Requested:	$ 20,800
Amount from Other Funding Sources:	$ 11,000
Total Project Budget: (If multi-year project, note current phase only)	$ 31,800

Please check which of the following is included with this Application:

- X One Paragraph Project Summary *
- X Map (if applicable)
- X Narrative *
- ___ Selection Criteria and Needs Assessment
- X Detailed Project Budget *
- ___ Feasibility Assessment
- ___ Statement of Sustainability (if applicable)
- X Timeline *
- ___ Architectural plans, site plans, photographs (if appropriate)
- X Copy of Audit or most recent Financial Information (Non Profit Organizations Only)*
- ___ Letters of Support (if any)

* Required Documentation

The Contact Person for this Project is: David Trask

All Correspondence should be mailed to: David Trask, 30 Granby St. Concord, MA 01742

The Contact Person can be reached by phone at: 508 397-0547 or by email at: loghillrd@aol.com

Signature of Applicant: Concord Home for the Aged David Trask, Treas.

Signature of Property Owner (if different): ___

For Historic Preservation Projects Only – please check the box below left and acknowledge:

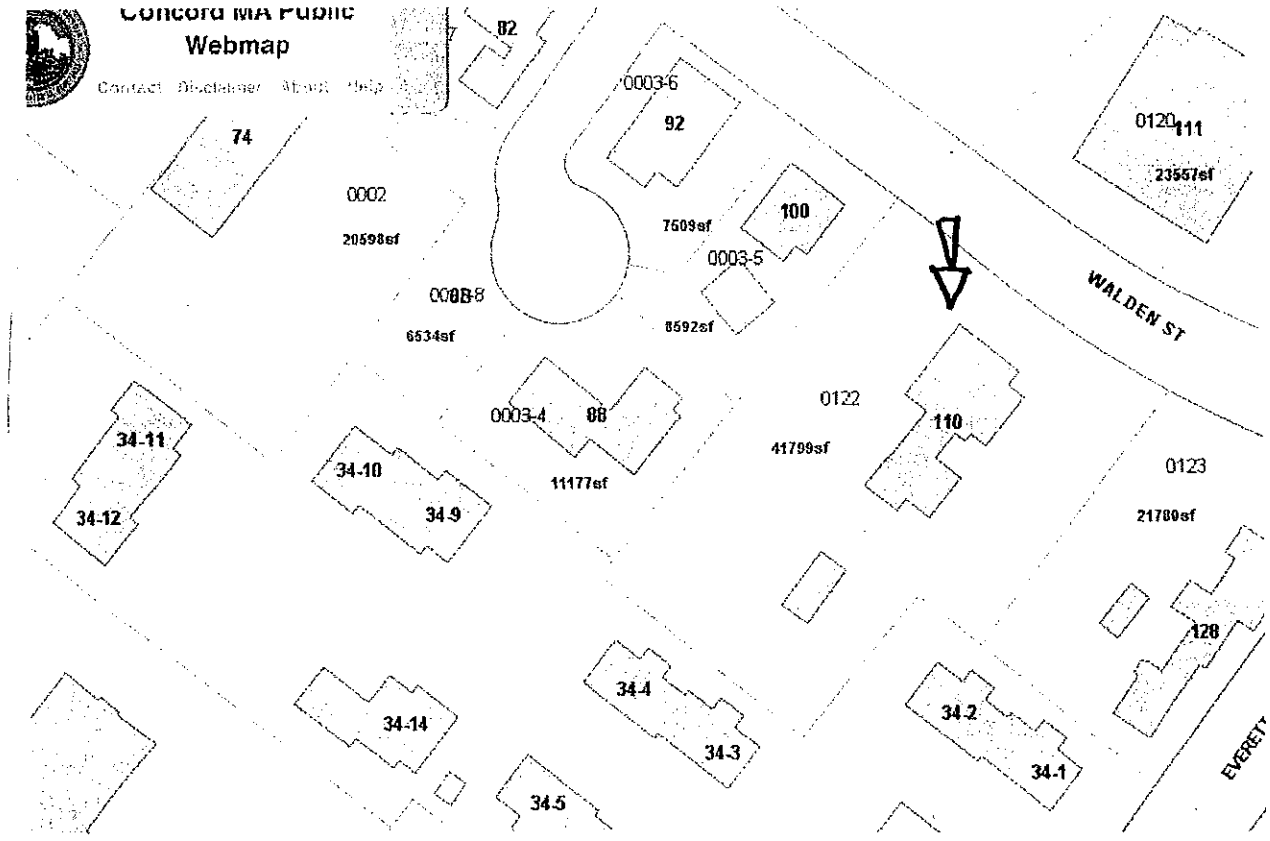
■ I/We have read the **U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties** and understand that planning for and execution of this project must meet these standards.

Concord Home for the Aged

APPLICATION FOR A GRANT TO PERFORM ARCHITECTURAL DESIGN WORK FOR IMPLEMENTATION OF RECOMMENDATIONS OF THE HISTORIC STRUCTURE REPORT

PROJECT SUMMARY

The work being proposed in this application is 1) replacement of the porch flat roof and 2) architectural design work needed to implement preservation and restoration recommendations set forth in the recently completed Historic Structure Report concerning the Timothy Wheeler House located at 110 Walden Street, Concord, MA. This latter work will generate the designs, specifications, and other documentation needed to procure construction services required to implement the preservation and restoration work recommended. A copy of the Historic Structure Report (HSR) is attached herewith as a supporting document. The preservation program for the structure at 110 Walden Street has been recast into a multi-year plan comprised of five Phases. Phase 1 is the HSR and is complete. Phase 2 is the replacement of the porch flat roof at 110 Walden Street. Phase 2 will be funded by Concord Home for the Aged (CHA). Phase 3 undertakes the design and procurement documentation work needed to award construction contracts for the needed preservation tasks. Phase 3 is the subject of this application. Phases 4 and 5 accomplish the construction work required to complete the preservation tasks.



NARRATIVE

The House at 110 Walden Street (See Figure 1 Map) is a large, imposing architectural structure. It is a mansion house featuring a street facing gable end executed in the well-known Greek revival style. The House stands out among the residences located nearby because of its attractive features and its setting with horticulturally developed open space on both sides of the structure.

This house and property has had three owners since its construction in 1851. The original owner was Cyrus Stow who sponsored the construction. In 1862 the property was purchased by George Everett and was occupied by him and his family until 1887 when it was purchased by Concord Home for the Aged, a newly chartered charitable foundation. The property has been operated continuously since that time by the Concord Home for the Aged as a home for elderly persons, both men and women.

Since its purchase in 1887, the House has had to accommodate several extensive modernization upgrades. First was central heating with installation of a furnace, piping, and radiators. Next was indoor plumbing with bathrooms and running water. Emphasis on fire suppression resulted in the installation of a sprinkler system covering all parts of the House. Modern wiring has been installed. More recently fire alarms and smoke detectors have been incorporated along with an emergency generator.

In addition to all of the above, the House has received regular maintenance such as painting and repairs. However, in spite of all of the modernization and maintenance work invested, a recently completed Historic Structure Report identified a number of significant preservation needs in the interior structure and among the outside architectural features.

RECENT HISORIC STRUCTURES REPORT.

In Fiscal 2016 the CPC awarded Concord Home for the Aged a Grant to develop a Historic Structure Report on the structure at 110 Walden Street known as the Timothy Wheeler House.
The Concord Home Board of Directors was fortunate to retain the services of Anne Forbes McCarthy, Architectural Historian/Preservation Consultant of Acton, MA, Karle Packard, Architect, Red Hawk Studio Architects, Concord, MA, and Lawrence A. Sorli, Historical Architect of Carlisle, MA. This team, working together as a joint venture, has completed several Historic Structure Reports under CPA sponsorship including the Scout House located at 82 Walden Street. This capable and experienced team recently completed the HSR for the structure at 110 Walden Street.

DETAILED PROJECT DESCRIPTION AND BUDGET

The following two pages of material are provided by Karle Packard, Red Hawk Studio Architects Inc. The material is based upon the recently completed HSR to which Mr. was a major contributor. Should this project be funded Red Hawk Studio Architects will perform the design under the direction of Mr. Packard.

Concord's Home for the Aged
Phase 3 Budget

ITEM #	CONDITION	TREATMENT	PRIORITY	FEE
Structural repairs				
1.	Several first-floor joists (ceiling of cellar) are split at the ends that drop into cogs in beams.	Reinforce with plywood gussets	2	
2.	One rafter is split at its lower end where it seats on the wall plate. It is visible in the eaves space at the northeast corner of the attic. A small access door may allow a person to squeeze into the eaves space to screw a plywood gusset to either side of the rafter where it is split.	Reinforce with plywood gussets	2	
3.	There are areas of past rot in roof sheathing near the rafter on the west slope, adjacent to the north side of the chimney (visible in attic eaves space).	Sister with 2 x 4s to provide support for the deteriorated sheathing ends	5	
				$1,080
Recommended masonry repair				
4.	Original brick piers and chimney foundations in the cellar, badly spalled bricks, friable mortar	Repoint, remove and replace badly spalled bricks; review condition with a *structural engineer*; possibly rebuild piers on new concrete footings	1	$3,000
5.	Open joints in granite block and fieldstone foundation walls, portico steps, and bulkhead walls and steps, old mortar pointing that is poorly executed and breaking away from stone and joints, a section of stone foundation wall at the west side of the shed, near the northwest corner, where there is an opening to a fox den under the building	Repoint open joints Reset/straighten granite steps to portico that have moved out of alignment; fill section of stone foundation wall at shed	3	
6.	Open and friable mortar joints in brick foundation under portions of back, one-story addition	Rake out and repoint mortar	2	
7.	Open and friable mortar joints in concrete block foundation under one-story addition at back of ell	Rake out and repoint mortar	2	
8.	Most chimneys that are not actively used for venting appliances	Cap with stainless steel covers	5	
				$1,620
Site Drainage				
9.	Concrete apron along west foundation of the house is broken up	Remove concrete apron; dig down below grade; re-point joints; fill trench with crushed stone and install drain pipe. Regrade to slope away from foundation	3	$540
Shingle Roofs				
10.	Asphalt shingles (installed 1996) will reach their lifespan and require replacement	Remove and replace existing shingles; inspect sheathing and flashings; replace as required.	3	$2,160
Roof gutters, eaves and rake trim				
11.	Frequent occurrence of ice dams at the roof eaves during winter months and the damage they have caused. poorly executed later sheet metal liner (probably aluminum)	Insulate within the exterior walls and roof structures; inspect and rehabilite the gutters along the roof eaves.	2	
12.	Outlet tubes (made of lead) of relatively small diameter at the bottom of the gutters that channel the water into downspouts around the building. Meeting of the rake cornice molding and the face molding of the gutter box is deteriorated with a significant gap at this joint, ends of the gutter liners have failed Leaking gutter liners would allow water to sit on the soffit board under the overhang providing a damp condition that will lead to fungal decay of the wood.	Rehabilitation gutter boxes and liners in coordination with roof shingle replacement. install new sheet metal gutter liner; install new gutter outlet tubes	3	
		Install self-adhered rubberized membrane along the lower edge of the roof	3	
		Repair gutter boxes as necessary; splice in new material at open and deteriorated joints between the gutter box face molding and the rake moldings; replacea section of soffit under the cornice return at the southeast corner of the main roof	3	
				$2,160
Portico entablature flashing				
13.	The entablature over the front portico (at the base of the roof gable) has been recently modified by the installation of a sloped plywood cap against the gable and over the projecting entablature to shed rain and snow. There is also a hole gnawed through the fascia board of the entablature by squirrels that are likely nesting in the void above the soffit.	Remove plywood cap; examine original, low-profile sloped cap for integrity; repair deteriorated or damaged wood elements of the entablature be repaired and cap; install membrane and new lead-coated copper cap; replace removed clapboards	3	$1,080

ITEM #	CONDITION	TREATMENT	PRIOI	FEE
Flat roof over porch				
	(Not included in this phase)			
Other areas of trim rot				
14 .	There are miscellaneous trim elements around the building that show areas of rot and deterioration.	When the area of rot is relatively small, dig out the affected portion and use an epoxy filler to rebuild the profile.		$135
Deteriorating blinds				
15 .	Wood window blinds have failed joints and fallen-out louver slats.	Fill areas of rot with epoxy, and reinforce failed corner	4	$540
Bird control				
16 .	Currently, bird control has been addressed with limited success by adding wire mesh to ledges and areas on the buildings where birds nest and roost	Remove and replace wire mesh with bird control products available on the market. A professional exterminator should be consulted and contracted to install bird control products under the supervision of the project architect.	5	$540
Windows and doors				
17 .	The majority of the original windows are in sound condition. The two exterior doors—one to the main house at the front entrance, and one at the side entrance to the ell, are protected from direct weathering and are in good condition		3	
18 .	Some windows have excessive rattling and air infiltration	Carry out a detailed inspection of all the historic windows and doors for structural soundness. Repair and weather-strip the sash and door leaves, to sound and smooth operating condition	3	$810
19 .	Some cracked panes of glass	Replace any cracked panes of glass and re-glaze panes of glass in all sash where existing glazing putty has pulled away or fallen free of the glass and sash frame elements	2	
20 .	Excessive build-up of paint layers on both the interior and exterior surfaces of the sash inhibits proper operation of the sash.	Remove paint or sand down as necessary	3	
21 .	Historic hardware on both sash and doors	Carry out a detailed inspection for operational functionality. Re-install hardware as necessary	3	
22 .	Some sash cord is deteriorated	replace as necessary	3	
23 .	Some sash pulleys may be deteriorated	Check pulleys for wear and serviceability. Replace or lubricate as	3	
24 .	Air infiltrtion due to missing or deteriorated weatherstripping	Install bronze V-shaped weather-stripping at jambs	2	
25 .	Molded sash stops and parting beads shall be carefully removed when work requires removal of sash for repair and rehabilitation	Replace in kind if deteriorated or fractured	3	
26 .	Small areas of rot occur on the window sash	Remove and rebuild with an epoxy primer and filler	2	
27 .	Some window sash may be deemed to be so deteriorated that repair/rehabilitation is not feasible	Replace in kind with custom wood single-glazed replacement sash	2	$1,080
Railings/fire escapes				
28 .	The fire escape/walkway assemblies rest directly on the roof membrane, causing concentrated wear and requiring removal in order to install a newroof.	Consultation with a professional building code consultant to determine whether fire escape/walkway is necessary	1	$2,040
Building envelope, insulation				
29 .	Reported problems resulting from the formation of ice dams on the roofs and in the gutters during winter, causes leaks within the structure	Add insulation to the third floor and the roof to help prevent the melting of snow on the roofs that causes ice dams.	1	
30 .		Install a combination of rigid foam insulation, rolled fiberglass insulation, and blown-in cellulose insulation in these areas.	1	
				$1,475
31 .	Professional Cost Estimator Services			$2,540
32 .	Construction Administration Services	(Not included in this phase)		

Total $20,800

Degrees of Urgency

1= Immediate threat to public safety and/or stability of the structure.
2=Possible or eventual threat to public safety and/or stability of the structure (level 1) if not corrected soon.
3=Will worsen to level 2 or cause other problems if not corrected.
4=Will eventually worsen and increase in severity if not corrected.
5=Would be a good improvement to make, eventually.

PROJECT SCHEDULE

110 WALDEN STREET PROJECT SCHEDULE

	FISCAL YEAR						
	2018	2019	2020	2021	2022	2023	2024
Ph. 1. Historic Structure Rpt.							
Ph. 2 Flat Roof Repllacement							
Ph. 3 Architectural Design Preservation Projects							
Ph. 4 Procure & Construct Preservation Projects							
PH. 5 Construction. Preservation Projects							

BUDGETARY SUMMARY

Program Management by CHA Board members	No Charge
Porch Flat Roof Replacement, Phase 2 funded by CHA	$11,000
Architectural Design and Procurement Documentation Effort (Phase 3 work to be performed by Red Hawk Studio)	20,800
Liaison with CPC	No Charge
Total	$31,800

PHOTOGRAPH

THE TIMOTHY WHEELER HOUSE OF CONCORD

STATEMENT OF OPERATIONS

Unaudited	2,017	2,016
Resident Fees	62,468	88,200
Admission Fees	5,200	0
Interest Income	0	1
Other Income	0	2,031
Funding from Investments	231,000	236,000
Total Operating Income	298,668	326,232
Salaries and Wages	165,084	187,120
Employee Bonuses	11,235	11,679
Payroll Taxes	14,023	15,847
Health Insuranc	6,817	6,767
Food and Supplies	17,234	19,615
Total Direct Expenses	214,393	241,228
Advertising	4,209	1,225
Other Household	3,161	2,771
Office Expense	551	803
Repair and Maintenance	29,078	9,010
Other Services	11,154	7,614
Administrative Fees	361	385
Miscellaneous Expense	1,714	737
Telephone and TV	1,439	828
Utilities	6,548	7,671
Gas and Oil	5,410	5,125
Total Overhead	63,625	35,969
Insurance	17,138	15,091
Professional and Service Fees	7,801	13,718
Contributions	5,600	11,100
Total General and Administrative	30,539	39,909
Total Operating Expense	308,557	317,106
Net Ordinary Income	-9,889	9,126
Net Other Income	-231,000	-236,000
Net Income	-240,889	-226,874

THE TIMOTHY WHEELER HOUSE OF CONCORD

STATEMENT OF ASSETS

Unaudited Assets	Dec. 31, 2017	Dec. 31, 2016
Current Assets		
Cash and Cash Equivalents	638,809	1,236,518
Investment Acct.	607,290	1,197,896
Bank of America	30,062	38,824
Middlesex Savings	1,407	1,748
Petty Cash	50	50
Securities	3,785,336	2,873,264
Total Current Assets	5,062,954	5,348,300
Property	1,100,900	1,054,200
Total Assets	5,525,045	5,163,982
Net Ordinary Income from Operations	-9,888	9,126
Investment Income	91,027	76,355
Investment Expense	-28,472	-29,408
Withdrawals	-231,000	-236,000
Capital Appreciation	492,696	-36,044
Property Assessment Increase	46,700	8,200
Increase/Decrease (-) in Asset Value	361,063	-209,771

CHARITABLE OPERATIONS

	2017	2016
Net Average Value of Assets	5,344,514	5,288,888
Minimum Return on Assets (5%)	267,226	263,443
House Operations Qualifying for Charitable Purpose	289,739	297,564

HISTORIC STRUCTURE REPORT FOR CONCORD'S HOME FOR THE AGED

HISTORIC STRUCTURE REPORT FOR CONCORD'S HOME FOR THE AGED

Prepared for

Timothy Wheeler House/ Concord's Home for the Aged

By

Anne McCarthy Forbes, Architectural Historian
Karle Packard, AIA, Red Hawk Studio Architects, Inc.
Lawrence A. Sorli, Historical Architect

Date: September 7, 2018

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INTRODUCTION

This historic structure report was commissioned by The Timothy Wheeler House/Concord's Home for the Aged in conjunction with its efforts to preserve and rehabilitate one of Concord center's most important historic buildings. The project was funded by the citizens of Concord under the Massachusetts Community Preservation Act, which is administered at the local level by the Concord Community Preservation Committee.

The report is intended to provide a foundation for the Home's future efforts to preserve and maintain the building while continuing to function as a facility for housing a small group of elderly residents. To this end, the consultants have prepared a detailed account of the history of the property (Chapter I) and the evolution of the building over the past two and a half centuries (Chapter II-A), utilizing both documentary records and evidence found in the structure itself. The resulting information has helped establish a hierarchy of building features to be taken into consideration in the planning of any preservation and rehabilitation work (Chapter II-B).

Finally, that hierarchy has contributed to a protocol for the future that is intended to address the needs of the building, the organization, and the residents. The present condition and integrity of the structure has been assessed, and a plan of action proposed that will preserve the structure while maintaining both its historic and architectural integrity along with its functionality for its long-established purpose as a home for the aged (Chapter III).

With this report as a basis, we hope that the stewards of this remarkable building will explore all available avenues that may provide assistance in reaching their goals. For instance, next steps may include a second application for Community Preservation Funds, this time to address some of the recommendations made here. Further grant funding through programs such as the Massachusetts Preservation Projects Fund should also be explored, provided that one of the next steps is to seek National Register of Historic Places listing for the property. National Register status is not only the gateway to certain funding opportunities, but is also a factor when seeking relief from some aspects of the Massachusetts Building Code as a historic building certified by the Massachusetts Historical Commission.

It is our hope that the managers of Concord's Home for the Aged will continue their high level of stewardship, and we wish them well.

I. HISTORICAL BACKGROUND and CONTEXT

NOTE: References to figure numbers in the text are to photographs and maps within Appendix A of this report

The origin of the present building

Over nearly two and a half centuries, the property at 110 Walden Street, Concord, has experienced a multi-phased evolution—in its architecture, to be sure, but also in its purpose, and even in its identity.

Lower Walden Street, ca. 1795 to 1810

Toward the end of the 18th century, there were a handful of elegant residences at the foot of the road to Watertown (today's Walden Street) where it originated at the center of Concord, and a few farmhouses farther to the southeast, where the road began to curve toward Walden Pond and the border of Lincoln. The stretch of road in between, however, had a different character. Here, along the southwest side of the pond that was held back by the old dam on the Mill Brook, were some of Concord's most noxious enterprises—slaughterhouses, a currier's shop, a tanyard, and a bark mill where material used in tanning hides and dressing leather was soaked in the shallow water. The grist mill operated by Timothy Wheeler, sometimes known as "Pond Tim" to distinguish him from at least one other man of the same name, had also been located there.

People who owned and worked in those businesses lived in houses on the opposite side of the road, including Timothy Wheeler and his grown son, Peter. Timothy Wheeler had a large acreage that stretched southwest from Walden Street between the homestead farms of Hubbards to the north and Heywoods to the south. His eldest son had moved off the farm, and it was Peter, the second son, who took over the responsibilities there as his father got older. After the Revolutionary War, during which he had served at Ticonderoga and elsewhere, Peter was also well on his way to establishing a multi-faceted career built partly upon the local leather and slaughtering operations, but primarily on his own ambitions

In 1788, Peter Wheeler (1755-1813) married Phebe Brooks of Lincoln, and in a fashion followed by many early Concord landowners, his father built a house for the young couple next to his own. Their three oldest children were born there—son Peter, Jr. in 1789, daughter Phebe (her name, like her mother's, was only occasionally spelled "Phoebe") in 1792, and son William in January 1795.

Peter Wheeler's two houses

Timothy Wheeler died in 1796. His will was a fairly straightforward document, in which he left cash bequests to his eldest son Timothy, Jr. and his two daughters and granddaughters, and the use of half of his house to his third wife, Hannah (Bond) for the rest of her life. To his son Peter, he left all the rest of his possessions, including his real estate, which included the farm and both houses.[1]

According to Peter Wheeler's biography in the *Memoirs of Members of the Social Circle in Concord*, he and his family moved back to Timothy's house after his father died. The author of that memoir, Cyrus Stow, who later owned the house at 110 Walden Street and half of the one next door at 92 Walden, also states that the house at #110 was built for Peter's marriage. Consequently, the house Peter and his family moved out of in the late 1790s was the one then standing at today's #110.[2]

Early writers and map-makers have left little description of the original house at #110 Walden, except to say that it had a hipped roof.[3] Edward Jarvis's sketch map showing his recollections of what Concord center looked like in the decade between 1810 and 1820 shows the building set back a little from the edge of the road, aligned with its long side to the street. (Fig.1).

More is known about #92 Walden Street. A recent site visit by the authors of this report revealed that the house there, (to which Peter Wheeler returned after his father's death), was formerly a two-story center-chimney building—a Colonial house type of which Concord has many surviving examples. Two-story houses of this type were also built through the early part of the Federal period in the 1790s, though in decreasing numbers, so it is possible that Peter and Phebe's "wedding house" at #110 also had a center-chimney floor plan.

In contrast to the house at #110, however, many original interior features of the house at #92 survive. Most striking is the presence there of moldings, paneling, and interior walls executed in the Georgian style. One paneled interior wall even displays fluted pilasters flanking the fireplace—a high-style Georgian feature that was popular in the middle and third-quarter of the 18th century, but had gone out of fashion by the 1780s. Moldings on the casings of posts and summer beams, too, indicate that the core house at 92 Walden was built closer to the middle than the end of the century. The moldings are the quarter-round

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[1] Timothy Wheeler Probate File 24371, December, 1876.

[2] Cyrus Stow, "Memoir of Peter Wheeler". *Memoirs of Members of the Social Circle in Concord*, Vol. I 1857. 138.

[3] Grindall Reynolds, "Memoir of Cyrus Stow". *Memoirs of Members of the Social Circle in Concord*, Vol. II. 298.

type, rather than the smaller-scale beaded edges that came into favor with the Federal style after the Revolution.

The most telling documentary evidence as to which house was which, however, appears in Peter Wheeler's memoir, written in 1857, which states that "His [Peter's] father lived in the house now owned by Nathan B. Stow."[4] In 1857 Nathan B. Stow owned 92 Walden Street, rather than #110.

Ownership, tenancy, and Peter Wheeler's businesses

"Probably no man ever lived in Concord who carried on such a multiplicity of business as Peter Wheeler."[5]

During the seventeen years that Peter owned the two houses on the southwest side of Walden Street, he carried on the family farm there as well as on other property totaling about 300 acres in Concord, Lincoln, and Acton. He butchered and barreled large quantities of beef and pork, which he supplied to stores throughout the region and as far away as the West Indies. He also manufactured soap and candles in outbuildings behind his houses. He bought and sold cattle and swine, had many employees, and appears to have had dealings with most of the people in the associated trades in Concord. For a time, he also operated a tavern at 92 Walden Street, and may have taken in boarders there, as well. In addition, he made some income from renting out the house at #110 Walden to tenants. In 1810, the tenant there was apparently farmer Kiah Maynard, to whom Peter leased his "homestead farm . . . with all privileges except those in my house I now live in to be for the use of myself and my family and occupation."[6] For some years after that, the tenant at #110 was Marshall Gregory, a currier who dressed hides in a shop by the mill pond that was located directly across the street from the two Wheeler houses.[7]

In spite of his industriousness, Peter Wheeler suffered frequent financial "embarrassments" due to his many debts and bad investments. He was even confined at one time as a debtor to the Concord "jail limits." Fortunately, that all too common sentence allowed the jail prisoners to spend their daytime hours in a limited area of the town center that included the streets around the mill pond, where Peter's house was located. A sad commentary on Peter's financial situation comes from what is probably

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[4] Stow. 138.

[5] Ibid.139

[6] Indenture between Peter Wheeler and Kiah Maynard. 4.2.1810. Nathan Brooks Papers, Box 19, Folder 7. Special Collections, Concord Free Public Library,

[7] Edward Jarvis. Map of Concord, Mass. Central Village as it was 1810 to 1830. Drawn from memory, 1883. Special Collections, Concord Free Public Library.

the last letter written by his son, Peter, Jr., in 1811. The 21 year-old, apparently then working for his father, wrote from Charleston, SC that he had exchanged a shipment of meat for cotton and was about to re-embark on the *Sea Lion*, expecting to be gone for six months. In his letter, he refers to his father's "present embarrassments" and says "I hope to return to see you in a better situation than at present. But if it changes for the worse if I can help you I shall take great pleasure in doing so."[8]

The younger Peter never got the chance to help redeem his father, however, as he died at sea that September. The embargo that ruined so many businesses in the months leading up to the War of 1812 exacerbated his father's financial situation, and Peter, Sr. died in Concord less than two years after his son—on the job, from a fall from a cart.

[8] Letter to Mr. Peter Wheeler from his son Peter, April 26, 1811. Hoar Family Papers 1738-1958. Special Collections, Concord Free Public Library.

"Widow" Phebe Wheeler's residency, and "Miss Wheeler's" school

Local records are not clear as to exactly when various parts of Peter Wheeler's former property, including his two houses, officially changed hands. Largely because of Peter's many debts, and the ensuing claims against his estate, it took over nine years from the time of his death in May, 1813 to settle his affairs. The end of the long process is marked by an 1822 note in a small leather wallet that belonged to his widow's nephew, attorney Nathan Brooks, now in the collection of his papers in the Concord Free Public Library. In that year Brooks recorded that he "paid seventeen dollars toward the gravestones [of] P. Wheeler."[9]

Although Peter's will left a bequest to his widow, Phebe, of only $300, his administrators quickly assigned her their "marriage house" and about thirty acres as the "widow's dower" to which she was entitled by law for the rest of her life. Town records show that she was paying taxes on that property by 1814, by which time she and her surviving children, Phebe, William, and the youngest, Timothy Augustus, had moved back into the house at 110 Walden Street.

Timothy Augustus was seven years old when his father died. William eventually moved to Andover, where he died in 1818 at the age of twenty-three. But daughter Phebe, and for a time Timothy Augustus, remained in residence at 110 Walden Street with their mother. (See Fig. 2, which shows "Mrs. P. Wheeler" at that location in 1830.) Cyrus Stow, in Peter Wheeler's Social Circle memoir, notes that Phebe "was a most worthy woman, and her children all maintained most excellent characters."[10] In the 1820s Phebe Wheeler was one of nine founding members of the Trinitarian Church. Her daughter was a devoted member of the Concord Female Charitable Society, and served several terms as its secretary.

In 1813 the younger Phebe Wheeler was twenty years old. Like many other single women of her time, she became a teacher, although her career was not in the Concord schools. For many years she ran a private school for young children in the home she shared with her mother and brother. Edward Jarvis reported that she also taught Sunday school classes there in the months just before the First Parish formally organized their church school in 1827.[11]

But Miss Wheeler must have been no ordinary teacher. At least some of her pupils went on to become extraordinary adults, with a collective influence that ultimately extended across the state, the country, and the world. Among them were state and national legislators, a Middlesex Country Probate Judge (George M. Brooks); a U. S. Marshal,

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[9] Nathan Brooks Papers, Box 19a. Special Collections, Concord Free Public Library.

[10] Stow, Memoir of Peter Wheeler. 142.

[11] Edward Jarvis. *Traditions and Reminiscences of Concord, Massachusetts, 1779-1878.* 13

District Court Judge and County Sheriff (John S. Keyes); and Henry David Thoreau.[12] Thoreau's 1965 biographer, Walter Harding, in telling of the Thoreau family's return to Concord in 1823 when Henry was five, describes the boy's experience in

> . . . Miss Phoebe Wheeler's private "infant" school, kept in the old Peter Wheeler home, an unpainted, weather-beaten house in the shade of the buttonwoods on Walden Street. There he learned his ABC's tied by his apron strings to Miss Wheeler's knee. . . . If he were bad, he would be shut into a dark garret stairway for punishment.[13]

Henry's younger sister, Sophia, also attended Miss Wheeler's school as a young child.

The Stow brothers on Walden Street

Once Phebe Wheeler and her children were settled back on her dower property, Peter's administrators began to dispose of other parts of the real estate he had owned–some to his creditors, and some sold outright. First on the scene were two young brothers from Lexington Road. Nathan and Cyrus Stow were both in their twenties when Peter Wheeler died. They already had considerable experience with the meat-packing and butchering business through working with their father, Nathan Stow, Sr., who had died a few years earlier at the family homestead on Lexington Road, and from about 1810 to 1813 they carried on a butchering business there.

Then in March, 1813, two months before Peter Wheeler died, together with Joseph Barrett, Nathan and Cyrus reportedly purchased 92 Walden Street, along with considerable land and the old outbuildings from Peter's various businesses.[14] As for the rest of Peter Wheeler's real estate, it is likely that the Stows settled with some of his creditors after his death, a process which may have taken several years. In addition, again with Joseph Barrett as a third partner, in 1816 they purchased 110 Walden Street, while honoring the dower arrangement that allowed Phebe Wheeler to live there for the rest of her life.[15]

Nathan Stow was married in 1814, and the two brothers enlarged and remodeled the house at 92 Walden into a comfortable two-family dwelling. Nathan and his wife, Mary (Barrett),

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[12] See J.S. Keyes. "Memoir of George M.Brooks." *Memoirs of Members of the Social Circle.* IV; 1893; and Keyes, Autobiograpy of Hon. John S. Keyes. Undated manuscript. Special Collections, Concord Free Public Library.

[13] Walter Harding. *The Days of Henry Thoreau.* 17.

[14] Grindall Reynolds. "Memoir of Cyrus Stow," 1877. *Memoirs of Members of the Social Circle.* Vol. II 296, and Middlesex County Registry of Deeds, Book 203, Page 437.

[15] Agreement between widow Phebe Wheeler and Joseph Barrett, Nathan Stow, and Cyrus Stow, March 23, 1814. Concord Special Collections: Miscellaneous Property Documents, Series I, Folder 7.

set up housekeeping in the northwest half. Cyrus, who remained unmarried for many years, occupied the southeast part along with their sister Abigail, a housekeeper, and several boarders.

While the former Wheeler acreage on the southwest side of Walden Street had bustled with activity under Peter Wheeler, it sustained an equally active, but far more profitable, collection of businesses under Nathan and Cyrus Stow. Already experienced butchers when they moved there from Lexington Road, the two brothers continued the slaughtering and meat-packing operations begun by Peter Wheeler, operated a farm of over fifty acres, and also continued the manufacturing of candles and soap that Peter had begun.

Over the years they also formed partnerships with others, acquiring more property, leasing out land and buildings, and entering into other types of business and manufacturing enterprises. With their second cousin Ephraim Meriam, they formed the company of Stows & Meriam, which in 1820 bought the 21+-acre Heywood farm that lay to the southeast on Walden Street, where the old dilapidated Heywood tavern still stood. That same year they formed an agreement with the Town to operate the town poor farm, which lay beyond the Heywood farm, for $134 per year, and added its farm products to their agricultural business. They also owned a store from at least 1826 to 1830.[16] And in 1828, both Cyrus Stow and Ephraim Meriam were among the incorporators of the Milldam Company, which was to transform the center of Concord into a thriving commercial area for the rest of the 19th century. Cyrus was also a director of the Concord Bank, which in 1832, together with the Middlesex Mutual Fire Insurance Company, put up what is believed to be the earliest high-style Greek Revival building in Concord, and which still anchors the west end of the original Exchange Street, the heart of the milldam development.

By 1826 the Stows owned 141 acres of land at various locations in Concord. While Phebe Wheeler continued to occupy the house at 110 Walden Street as part of her dower, the Stow brothers owned and occupied the house at 92 Walden, with a barn, a horse stable, slaughterhouse, soap house, a corn barn, and numerous sheds.[17] In the words of Cyrus Stow's biographer, " . . with his own economy and prudence, his brother's steady industry, and his cousin's shrewdness and energy, Mr. Stow laid the foundations of a modest fortune."[18]

Cyrus Stow formed one short-lived partnership that was less successful than the others, but which is the most remembered today. About 1821, (without his brother), Cyrus entered into a business arrangement with Henry Thoreau's uncle, Charles Dunbar, called Dunbar & Stow, to mine plumbago and to manufacture pencils. The building where the pencil-making

[16] Concord Assessor's records, 1826-1830.

[17] Town of Concord Assessor's records. Various years.

[18] Reynolds. 297.

took place, known as "the old yellow shop," then stood just northwest of the house at 92 Walden. The company lost the rights to take plumbago from the property in New Hampshire where the little mine was located, however, and the partnership ended after a few years. Cyrus Stow continued to rent out the pencil shop, which for a time was occupied by another pencil-manufacturing company under Henry Thoreau's father, as John Thoreau & Co.

Cyrus Stow in mid-life

Nathan Stow, having embarked on raising a family of six children with his wife, Mary (Barrett), died in 1831. All their children were still minors, and Cyrus became their guardian, mentor, and surrogate father. Nathan and Mary's only son, Nathan B. Stow (1822-1901), learned both farming and its associated businesses from his uncle. After he came of age, however, Nathan B. concentrated mainly on agriculture, while Cyrus supervised the other family enterprises.

Through the 1830s, Phebe Wheeler remained in residence at 110 Walden Street. Cyrus Stow, who maintained a household of up to five people in his half of #92, hired others to farm Phebe Wheeler's dower land as well as the land he had owned jointly with his brother, and to help operate the Stow businesses. Beginning in 1831, as a devoted member of the Democratic party, which dominated that decade in Concord, he added politics and public service to his long list of endeavors. In all, he served his town for nine years as a Selectman, ten as Assessor, and nine as Town Clerk. He was also a Representative to the Massachusetts legislature in 1835 and 1836.

In 1843, Cyrus married his longtime housekeeper, Matilda Wyman. Nathan B. Stow came of age that same year, and assumed full ownership of his father's portion of the real estate that Cyrus and Nathan had once held jointly. The two-family house at 92 Walden Street became increasingly crowded in the 1840s, with up to eighteen people, both family members and boarders, in residence there at various times.

Cyrus Stow's new house

In 1841, Phebe Wheeler, then in her late seventies, left Concord and moved to Fitchburg with her daughter. She still owned the rights to the house and land at 110 Walden, however, and for the next several years she leased the property back to Cyrus Stow for $120 a year.[19]

It is not known who may have lived in the house at 110 Walden for the rest of the 1840s. Cyrus Stow may have sub-let it to an employee or associate–possibly Jabez Reynolds,

[19] Lease from Phebe Wheeler to Cyrus Stow. August 1, 1841. Stow Family Papers, Special Collections, Concord Free Public Library.

who appears with his family of nine at about that location on the 1850 population census.[20] Reynolds was a butcher who apparently worked with the Stows, as well as others on Walden Street.

Phebe Wheeler died in 1847, at which time her dower rights in 110 Walden Street expired. Cyrus Stow became the sole owner of the property in April, 1851, when, having previously acquired Joseph Barrett's share from the Barrett heirs, he bought from his nephew the portion that Nathan B. Stow had inherited from his father.[21]

The transformation of the old house appears to have begun immediately. It may even have been under way earlier, as the assessed value of the property actually dropped between 1850 and 1851, suggesting that work on the new house may have begun as early as 1850.

Henry David Thoreau surveyed the property for Cyrus Stow and produced three sheets of plans and details. One, dated October 28, 1851, depicts the original footprint of the present building, complete with rear ell, front "piazza" and steps, the line of the front fence, and a landscape plan with hedges and walkways.[22] (Fig. 3). The details shown on the two smaller sheets that are not dated but assumed to have been drafted at the same time include an enlarged plan of the front yard, and another showing cross-sections through the piazza, terrace and sidewalk, and an elevation of the wrought iron fence along the sidewalk. Thoreau's October 1851 survey plan also shows the other house that Cyrus Stow built just southeast of his own, at today's 128 Walden Street, on the site of the former Heywood tavern. This smaller, more vernacular building was meant to be a rental house, a status it had for the next 35 years.

Who built Cyrus Stow's house?

When completed, the "new house" for which Cyrus Stow was first assessed in July, 1852 was one of the highest-valued residences in Concord. At an assessment of $10,595 for the house, barn, and 125 acres, what Cyrus was now calling his "homestead estate" was a true gentleman's farm right in the center of Concord. In its time, the building was rivaled only by the house that factory-owner David Loring had remodeled into another Greek Revival mansion in about 1838. The "temple-front" Loring House at 186 Main Street, with its pedimented front gable projecting over a tetrastyle colonnade of fluted classical columns, may in fact have provided a model for Cyrus Stow's house.[23] The decorative iron picket

[20] US Population Census for Concord. 1850.

[21] Middlesex Registry of Deeds. Book 614, page 62.

[22] Henry Thoreau. Plan of the Cyrus Stow Grounds on Walden Street. Oct. 28, 1851. Special Collections, Concord Free Public Library, Thoreau Survey 125a.

[23] For a comparison, see Forbes and Dallas, MHC Form CON.45 for 186 Main Street. June, 1992.

fences of that era along some of the Main Street and Sudbury Road properties, as well, may have inspired the original fence that Cyrus Stow installed across the front of his property.[24]

As for a possible builder or designer, until further evidence comes to light, that remains a matter of speculation. There were several builders and carpenters working in Concord in the early 1850s who would have had the skills to execute the fine Greek Revival features of the Stow house. Among them was **Isaac Dakin** (b. 1820). In the middle of the century he did some high-style building for publisher Simon Brown and members of the Keyes family.[25] Consideration should also be given to **Cyrus Benjamin**, who was born in 1807, lived nearby at 151 Main Street, and is known to have worked on the Stow house for its subsequent owner, George Everett, in the summer of 1878.[26]

Members of the Hosmer family, however, one of whom then lived almost directly across Walden Street, are probably the most likely candidates. **Rufus Hosmer**, (1809-1860), of 79 Walden Street, who fabricated the Doric columns at the Concord Bank and Insurance building in the 1830s, has already been mentioned. One of his account books, which ends in 1839, well before the Stow house was built, shows that as a young man he did a considerable amount of carpentry work for Cyrus Stow. Although the ledger entries suggest that most of the 1830s work may have been done on outbuildings and farm equipment on the Stow farm, Cyrus Stow also paid Rufus Hosmer for roofing, raising (erecting the frame of) a building, repairing a kitchen floor, etc.[27]

Rufus's younger brother **Nathan S. Hosmer** (1811-1891), is an equally strong contender. Nathan, who lived on Lowell Road from 1840 to 1891, both constructed and remodeled many Concord buildings over the course of his long career.[28] In the early 1850s he had just completed extensive work for John Thoreau on the nearby Thoreau/Alcott House at 255 Main Street that, as at 110 Walden, involved raising the house, replacing the old chimney with two stove chimneys, and installing new, up-to-date windows. Nathan S. Hosmer was also the primary builder of the second First Parish Church in 1841.[29] Cyrus Stow was closely connected with the church and that project, and would have been well acquainted with the younger Hosmer's work, as well as with that of his brother.

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[24] Thoreau survey 125c: Front View of Fence [Stow's; n.d.] Special Collections, Concord Free Public Library.

[25] Susan Fondiler and Nina Meyer. Vernacular Carpenters in Concord, Mass. 1790 to 1875. Manuscript, June 1974.

[26] See Forbes and Logemann, MHC Form CON.39 (151-153 Main Street).

[27] Rufus Hosmer account book, 1831-1839. Special Collections, Concord Free Public Library.

[28] See Forbes and McNulty, MHC Form CON.335 (41 Lowell Road), and Forbes and Donoghue, CON.338 (40 Lowell Road.)

[29] John Teele, ed. *The Meeting House on the Green*. 1985. 317.

As for a possible architect, if one was involved, Cyrus Stow would have had close experience with at least one—Richard Bond of Boston (1798-1861), who designed both the 1841 church and the 1851 Concord Town House.[30] Although Bond is better known today for some of his work in other styles, his high Greek Revival First Parish Church would have been a natural precedent for the Stow House.

George Everett and 110 Walden Street

Cyrus Stow died in 1876, leaving a large estate that included the two houses at 110 and 128 Walden Street, each standing on what had been reduced to a one-acre house lot. Before his death he had made substantial gifts to his native town, and his will provided for several more. From his farm, he divided out a lot on Sudbury Road opposite the new town library for the building of the high school, gave $200 to grade the property, and left a $3,000 bequest from which the interest was to be used for the school's benefit. As a result, Stow Street was named in his honor.

Matilda Stow died only two years after her husband. In the summer of 1878, **George Everett**, (1825-1885), a Concord seed merchant with a company in Boston, purchased the two houses–#128 Walden by then on a house lot of 1/3 acre, and the Stow House at #110 with a barn and a tool house, together with about 26 acres that remained of what Cyrus Stow had called his homestead.

Everett immediately set out to make what he called some "general repairs" to the Stow house, for which he paid Cyrus Benjamin $132.19 between October 1878 and April 1879.[31] Although his ledger does not describe the work in detail, the payments were substantial, suggesting that those "permanent" changes may have included an addition to the building.

Concord's Home for the Aged

The Everett family–George, his wife Mary, and several of their children–occupied 110 Walden for the next eight years, until George's death in 1885. During that time they rented the house at #128 to Concord policeman William Buttrick, its fourth tenant, who had lived there since 1874 or 1875 under Cyrus Stow.

After George Everett died, his widow and at least two of their daughters moved to the house at 128 Walden Street. Mary died there in 1894, and that property continued under

[30] See Forbes, MHC Form CON.302 (22 Monument Square: Concord Town House).

[31] George Everett. Account book, 1848-1886. 118. Everett-Price-Tuttle Papers. Special Collections, Concord Free Public Library.

the ownership of their youngest daughter Florence and her husband, Samuel H. Tuttle, into the twentieth century. After their deaths the house was inherited by Florence and Samuel's daughter, Grace, who died in 1973.

In May, 1887, 110 Walden Street took on a new life, and a new identity, when it was purchased from George Everett's estate by a newly-formed organization, **Concord's Home for the Aged.**[32]

The founding of Concord's Home for the Aged

The organization that has owned and operated the Home for the Aged for over 130 years has its roots in the group that in the 1880s was Concord's oldest and largest charitable society, the **Concord Female Charitable Society**. Founded in 1814, the Charitable Society had decades of experience in providing assistance to the poor and disadvantaged within Concord's borders, women in particular. The members were tireless in assisting widows and children, the elderly and infirm, newly-arrived immigrants, and the families of Civil War soldiers, to list just a few of the recipients of their good works. Many of the Society's members, and particularly its leaders, belonged to the families of Concord's elite. Among their number were the wives, daughters, and siblings of lawyers, judges, and other professionals such as bank officers, owners of factories and businesses, and of course, the leaders of the local churches. Men, too, supported the society and attended many of their meetings.

In 1886, having long worked assisting "indigent females" in town, the members of the Society made a major decision: to seek a building where needy elderly women could be housed and cared for. At their annual meeting on January 14, 1886, with "103 ladies and 36 gentlemen present," a committee was formed "to decide upon some place to give greater comfort to the aged and infirm."[33] At their semi-annual meeting on July 14, on the recommendation of the new committee, the Society voted to organize and establish an Old Ladies' Home in Concord. The Board of Directors of the new organization was led by Caroline Cheney, daughter of former Concord Bank cashier John Cheney.

Work progressed rapidly between meetings, especially on the part of Mary A. Brooks, President of the Charitable Society, who had originally proposed the idea of such a home. The committee visited several existing old-ladies' homes to learn how they were managed, and assessed four local houses for their suitability for the purpose. Affordability was a concern, however, and discouragement set in over the summer as the committee and society

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[32] Middlesex Registry of Deeds. Book 1795, Page 341, and Book 3346, Page 217.

[33] Concord Female Charitable Society. Minutes of the Annual Meeting, Jan. 14, 1886 and Statement by Caroline F. Cheney in the 1914 Annual Report of Concord's Home for the Aged. Special Collections, Concord Free Public Library.

examined their meager funds. Then, at a meeting on September 17, Mrs. Brooks presented an astonishing offer from longtime Charitable Society member Martha R. Hunt. In a carefully worded letter to the committee, Miss Hunt offered $20,000 toward the establishment and support of such a home, provided that it be a home for both men and women.[34]

Miss Hunt's offer, made in honor of her father, was readily accepted, and the limitation to only female residents was abandoned. Planning proceeded through the fall and winter, and on January 3, 1887, the non-profit organization **Concord's Home for the Aged** was formally incorporated. The stated purpose was "furnishing aid and comfort and a home for aged people of both sexes."[35]

Bylaws were adopted that established both the structure of the organization and the requirements for occupancy. This was to be a membership-based organization, partially supported by the annual dues and contributions of the members. In addition to the usual officers and directors, the bylaws called for a Board of Managers who would run the day-to-day affairs of the home, a Committee on Admissions to handle the applications for residency, and a Visiting Committee to oversee the care of the occupants.

The search for a suitable building met with success in the spring of 1887. Three eminent members of the new organization, Attorney Samuel Hoar, 2nd; Middlesex Insurance Company President Richard F. Barrett; and Henry J. Hosmer, former Treasurer and General Manager of the American Powder Company, negotiated the terms for the purchase of 110 Walden Street from the Everett estate, for $5800. The offer was presented to the fourth meeting of the Home for the Aged on March 31, where it was approved, along with the $400 purchase from Nathan B. Stow of a one-acre lot across Walden Street.

Concord's Home for the Aged: The early years

Samuel Hoar (son of former U.S. Attorney General Ebenezer Rockwood Hoar,) and Henry J. Hosmer went on to serve for many years as the Home's first President and Treasurer—both until their deaths shortly after the turn of the 20th century. Richard F. Barrett became President upon Samuel Hoar's death in 1904. Barrett died in 1912, and was succeeded as President by civil engineer William Wheeler, who, among many other town projects, had designed the first part of Concord's water system and overseen its expansion to the west part of Concord

Policies adopted for the admission of residents required that applicants be over 60 years of age, have lived or be closely related to someone who had resided at least five years in

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[34] Letter from Martha R. Hunt. September 15, 1886. Collection of Concord's Home for the Aged.

[35] Charter/Agreement of Association of Concord's Home for the Aged. Jan. 3, 1887. Collection of Concord's Home for the Aged.

Concord, and pay an admission fee of $100. Applicants also signed agreements to transfer all of their assets to the Home—a highly successful policy, as the organization's endowment slowly began to grow. Residents were called "inmates" at first, but they also were increasingly referred to as the Home for the Aged's "family."

The residents' status distinguished them from the members of the Home for the Aged, who paid a yearly fee of $10 to join the organization, and soon numbered in the hundreds. Nearly all of Concord's "ruling class" seemed to be among the first group of supporting members—Emersons, Hoars, Damons, Cheneys, etc. Even Louisa May Alcott became a member in the final year of her life. Nathan B. Stow was also an enthusiastic supporter, as were his sisters at 92 Walden Street. Nathan, in fact, was a frequent witness to the contracts signed by "inmates" upon their admission to the Home.

The house residents at times also included some of Concord's prominent citizens. Former Selectman and horticulturalist Ephraim Wales Bull, for instance, came to the Home in 1893 after suffering a fall, and died there in 1895.

The early residents quickly became involved in the house itself. Some did repair work, installed screens and storm windows, and over the years developed a vegetable garden that produced enough to supply the house with vegetables for the entire growing season.

The financial accounts kept by Henry Hosmer reveal much about the daily operation of the Home. For many years, for instance, the organization made a small income from selling hay that was grown on the property, as well as eggs from the hens that were housed in an enclosure attached to the shed behind the house, and later pears and apples from the fruit trees that were planted in the yard. Hosmer's expense accounts show that the building was heated by both coal and wood stoves (seven cords of wood were purchased in 1891), but that periodic technological upgrades continually improved the lives of the residents. The first of a series of large Gurney Co. heating stoves, for instance, was purchased in 1893, the same year that a new cesspool was installed. That last feature was rendered obsolete in 1900, when the Home became one of the first buildings to be connected to the new Concord sewer system. Two years later the Directors voted to install electric lighting in the building, which was supplied by the electric station in the same Keyes Road building as the sewer department.

The Treasurer's records also reveal information about some of the contractors who were responsible for changes to the building over the years. Many of them lived nearby in or on the outskirts of the town center, and several are known to have constructed other buildings during Concord's period of expansion just before and after the turn of the twentieth century. The first mentioned was Andrew F. Lowden of 211 Hubbard Street, who did some work on the house in 1892. John Haskell, also of Hubbard Street, did some carpentry work in 1895. Painter Mark Mara of Bedford Street was a frequent painter at the building.

The number of occupants fluctuated over the years. Residency reached a low point in 1896, when for a while there was only one "inmate" and one boarder. The acceptance of

temporary boarders in addition to the permanent residents, however, proved to be a boon to the stability of the Home. By the end of 1896 there were three inmates and three boarders, and in 1899, in addition to permanent inmates Henry Hale and Charles Snow, there were between seven and eleven boarders during the summer and fall season. That same year former butcher William H. Reynolds, son of Jabez Reynolds, who for eighteen years had rented 128 Walden Street from Cyrus Stow, became a resident.

Applications for permanent residency increased over the first decade of the 20th century, and by 1907 all rooms were filled—with six "inmates," the house matron, and a servant. An addition to the building to accommodate more occupants was proposed, but instead, in 1912 plans were laid to renovate the third story of the house for three additional rooms. This work was completed in 1913, and included a new roof dormer for each room, a "toilet room" on the third story, and a "sanitary" in the basement. (See Chapter II.) The new rooms were heated with hot water, rather than steam.

Concord's Home for the Aged between the wars

Life at the Home took on a new dimension in 1914-15, when the spacious porch on the southeast side of the house was added. The designer was architect Richard Derby, who in 1914 had just transformed Ephraim Meriam's old house on Lowell Road into the Concord Christian Science Church.[36] Other improvements during this period mainly consisted of another upgrade to the heating system, and the addition of amenities such as a piano and a Victrola. The purchase of the Home's first vacuum cleaner in 1923 also made life easier, especially for the staff..

At the annual meeting in 1924, under the new President, accountant Edward L. Parker, and Vice-President, publisher Thomas Todd, Jr., the Home's board of directors voted for some changes in the bylaws, including raising the admission fee for residents to $400. At the same meeting, a motion to require that all residents be "of the protestant faith" did not pass.[37]

The 1920s were marked by the deaths of several of the founders and early officers of the Home for the Aged, culminating in 1924 with the passing of Mary Brooks, whose many tributes honored her as the principal founder of the Home. She had married Judge George M. Brooks in 1865, and with the event of her death 110 years after Peter Wheeler died, and nearly a century after her husband had attended "Miss Wheeler's school" as a young boy, it was as if the old house had indeed come full circle. In contrast to the economic struggles of Peter Wheeler, however, in the 1920s the organization's financial position was strong, especially having received over $13,000 in recent bequests from several

[36] Forbes and Swing. MHC Form CON.333, (7 Lowell Road.) 1996.

[37] Concord's Home for the Aged, 1923 Annual Report.

former officers and founders. $3,000 of that had come from the estate of Nathan B. Stow, having been received upon Mary Stow's death in 1925.

Due largely to the skillful management of Treasurer Harrison J. Bartlett, who held that position from 1921 until his death in 1938, the organization weathered the Depression years remarkably well. Its assets in September, 1929 were $81,451; by 1939 they had grown to $115,483.

Few renovations were undertaken during the 1930s, with the exception of a first-floor bathroom addition in 1937. The next year, the 1938 hurricane caused some minor damage to the house roof and the porch, and to the rear shed, but the residents were without heat or light for two weeks.

The Home for the Aged to the present day

The major change to the house after World War II was the 1953 expansion of the rear ell to include two new first-story rooms. (See Chapter II). The architect, Andrew Hepburn, had lived at 8 Barrett's Mill Road since 1922. Hepburn was renowned for his decades of work in the Colonial Revival style, and for his scholarly period restorations, including many of the buildings at Colonial Williamsburg in Virginia with the firm of Perry, Shaw, and Hepburn. The builder of the addition was Arthur F. Tibbetts, of 184 Walden Street.

The new addition, with its two additional bedrooms, enabled the Home to expand the number of residents (the term "inmates" was no longer used), and the 1953 annual report noted that the new "resident members", "Mrs. Bassett and Mrs. Saeger", had settled into the rooms in the addition and " . . . seem to be very happy in their new home."[38] While the Home could now accommodate more occupants, the size of the association membership, however, had diminished over the course of the twentieth century, from its high point of nearly 200 in the 1890s to 75 in 1954.

In 1929 the organization had considered selling the one-acre parcel across Walden Street that it had owned since 1887 to the Girl Scouts. Instead, the Scouts bought Nathan B. Stow's 1870s barn (now 74 Walden Street), and renovated it to become the Concord Scout House, which is still in operation today. The open parcel was instead sold in 1954 for $10,000 to the New England Telephone and Telegraph Company, which put up the present brick building there to house their new dial system.

[38] Annual Reports of Concord's Home for the Aged. 1953.

Most changes to the Home since the 1950s have consisted of routine interior refurbishing, but have also included a number of improvements to meet safety, building code, and accessibility requirements. (See Chapter II).

While the earlier policy to accept boarders as well as permanent residents had become dormant over the 20th century, in 1983 it was re-examined, and two official categories of occupants were adopted: life-time care residents, and monthly boarders. The definition of "lifetime care" was changed, as well. While the Home continued to pay for any necessary nursing home care for residents admitted before 1984, in that year the bylaws were changed to require a monthly fee for room and board from all occupants, with residents paying for their own medical or nursing home fees.[39]

Name changes, too, were made during the 1980s. "The Lindens," a reference to the beautiful trees that then graced the front part of the property, came into use as a new name for the house in 1981. Then, in 1985, the Board adopted the name "Timothy Wheeler House" for the building—a measure which was formalized in 2009.

Today, Concord's Home for the Aged, known also as the "Timothy Wheeler House," is Concord's only example of a licensed boarding house. Residency is limited now to anyone at least sixty-five years of age (five more than in the early years), who has lived in Concord for at least five years or is a close relative of someone who has. Changes have occurred to the building over time, but thanks to a dedicated Board of Directors and group of managers and supporters, Concord's Home for the Aged remains a comfortable haven for its occupants—an anomaly in today's world, to be sure, but also a unique oasis in the heart of Concord for its very fortunate group of residents.

[39] Jane Brooks. Notes about the Home for the Aged. Undated manuscript. (ca. 1985.) Collection of Concord's Home for the Aged.

II. ARCHITECTURAL EVOLUTION OF THE STRUCTURE AND ITS CHARACTER-DEFINING FEATURES

A. Chronology of Development and Physical Description

[Note: The front of the house as seen from Walden Street faces northeast. For the sake of simplicity, cardinal directions used in the descriptive sections of this report will be based on calling the front of the house its north side. References to figure numbers in the text are to photographs and maps within Appendix A of this report.]

1. The circa 1851 remodeling of the Peter Wheeler House by Cyrus Stow

Reference to the house at 110 Walden Street is made in Cyrus Stow's memoir of Peter Wheeler, written in 1857 when Cyrus lived in the house. He writes, in the third person: "Peter Wheeler married Phebe Brooks of Lincoln [*in 1788*], and when first married lived in the house, then new, which is owned by Cyrus Stow, and which has since been remodeled." Other memoirs written by Concord men later in the 19th century describe the remodeling of Peter Wheeler's old house by Cyrus Stow. The remodeling presumably occurred after Phebe Wheeler's death in 1847, and prior to Thoreau's 1851 survey of the lot showing the footprint of the remodeled house in plan, along with details of a front terrace and fence by the sidewalk [fig. 3]. The current analysis of the architectural fabric of the house is based on the understanding that the late 18th-century Wheeler house was radically remodeled by 1851 in the then popular Greek Revival style.

Physical evidence for remnants of the old Peter Wheeler House within the c. 1850 remodeling

Architectural historians are typically drawn to unfinished spaces within a house to search for clues regarding its age and expansion. Often the cellar and attic remain uninhabitable spaces where structural components of the house have not been concealed behind walls and other finish materials.

The cellar of 110 Walden Street (which will hereafter be referred to as the Cyrus Stow house) is largely unfinished space with the foundation walls and first floor framing fully visible. The foundation walls are built of field stones laid in rough ashlar pattern with a section at the top of single-wythe brick masonry. The brick on the interior backs the dressed, quarried granite blocks on the exterior face above finish grade [figs. 10 & 11]. The foundation walls surrounding the entire cellar space, including the northerly half of the rear kitchen ell, appear to have been built at the same time, rather than being an expansion of an earlier cellar space that would likely show seams or differences in material and coursing that would be expected if sections of the old walls were retained and expanded to accommodate an addition or enlargement.

The first-floor framing that is the ceiling of the cellar consists of several large beams that are both supported by brick piers within the interior of the space and tenoned into the sill beams on top of the foundation walls. The beams are cogged (square notches at the top edges) to receive the floor joists that are cut at their ends to provide a protruding tongue at the top to drop into the cog that is not the full depth of the joist [fig. 12]. All of the joists are rough-sawn, 2-inches in thickness and of varying depth—most from 8 to 10 ½ inches. These narrow-width joists with longer depths began to be used in the late 18th century and became common in 19th-century framing. Earlier 18th-century floor joists were typically 3-inches by 5-inches nominal dimension with square-cut ends that were dropped into cogs, of the same width and depth as the joist, cut into the support beams. None of these earlier type joists exist in the first-floor framing of the Cyrus Stow house. However, many of the existing floor joists appear older, coated with faded whitewash. The undersides of the floor boards resting on top of these joists bear no traces of whitewash, indicating that the whitewashed joists were likely salvaged from another structure where they had been whitewashed, and then reused in the remodeling. They may have come from Peter Wheeler's house that previously existed here; however, the use of such slender joists would be considered advanced framing technology for a house of circa 1788.

Some of the main beams in the first-floor framing are mill-sawn (appropriate for the mid-19th century) and others are hand-hewn with empty cogs (matching the typical 18th-century joist size) and mortises cut into them that do not relate to the current framing [figs. 13,14 and 15]. The hewn beams are obviously from an older, 18th-century house and were re-purposed in the 19th-century floor framing. It is certainly possible that these beams may have come from the old Peter Wheeler house, but it is clear that they are not in an orientation that would suggest they remained in their original position and the house remodeled around them. Rather, the evidence points to a total dismantling of the earlier house with some of its components selectively reused in the framing of a new house. In addition to the reused joists and beams, there are random sub-flooring boards visible from the cellar that are planed smooth, and in some cases painted, that contrast with the majority of the sub-flooring that is rough-sawn and unfinished [fig. 16].

The first-floor framing of the kitchen ell attached to the south side of the main building is more regular, with all of its joists of the same age and of more consistent dimensions of 2-inches wide by 7 to 7 ½ - inches deep. There are other indications, to be discussed later in this report, that point to a construction sequence in which the main house was substantially built first, and then the ell framed soon after. In such a scenario, an assumption could be made that most of the usable elements of the older house were incorporated into the main house with none left over for use in the construction of the ell.

Although much of the originally unfinished attic space of the main house had been converted into bedrooms after the Home for Aged acquired the property, areas of the roof framing are visible within unfinished storage spaces between the finished rooms, and through a ceiling hatch in the hall [fig.17]. The framing consists of rafters that are rough-sawn, 2-inches thick by varying depths of 6 ½ to 9 ½ inches, evenly spaced on either side

of a ridgepiece that is also 2-inches thick. Some of the rafters may be re-used timbers based on their varying depth dimensions and surface appearance, with some coated with whitewash [fig. 18]. One of the late-19th century descriptions of the house remodeling states that the 18th-century, hipped roof on the Wheeler house had been rotated 90 degrees, reinforcing the assumption that the old roof structure would need to have been completely removed to accommodate such a radical change. It is unlikely that any of the reused rafters in the remodeled house roof could have come from the circa 1788 Peter Wheeler house, since most roofs of that period were framed using widely-spaced, large rafters with horizontal purlins spanning between them.

The unfinished attic space over the rear ell is accessible through a small door at the top of the stair to the attic of the main house. The framing of that roof has been sprayed with foam insulation, but it is clearly similar to that of the main house [fig. 19]. Areas of the 2nd – floor ceiling framing are also visible in this attic space, consisting of 1-inch thick by 8-inches deep ceiling joists that are consistent with the mid-19th century build date.

Within the finished rooms of the house, no architectural elements of an older house were found with the sole exception of an 18th-century style, four-panel interior door at the top of the attic stair enclosure [fig. 20]. This door retains its 18th-century, hand-wrought iron hardware and is undoubtedly from an older house and appears to have been installed at the time of the c. 1850 remodeling. Although two other doors of 18th and early 19th-century vintage were re-used to form a double-doored closure along the hallway of the main attic [fig. 21], they were installed in a make-shift manner, well after the late 19th-century finishing of the attic rooms – likely in the 20th century. They are simply hung on their original hinges screwed to the finished wood walls of the hallway without a jamb or a head frame. They have been stripped of their operating hardware, identified by paint ghosting as both original thumb latches as well as later 19th century door knobs and a dead bolt. The origins of these doors are unknown.

The possible existence of any framing elements of an earlier, 18th-century building concealed within the finished walls and ceilings of the house will likely remain unknown until such time as sections of the walls might be opened to conduct structural repairs. The exterior wall framing of all 18th-century houses incorporate posts of large cross-sectional dimensions, located both at the corners of the structure and in intermediate locations along the longer exterior walls. These posts protrude into the interior rooms, proud of the walls around them that are framed with smaller cross-sectional dimensioned studs and braces. A few such protrusions exist in the Cyrus Stow house, but they are boxed-in plumbing risers for the heating or sprinkler system rather than cased structural posts.

Based on the physical evidence, it is difficult to come to any other conclusion than the original Wheeler house at this site was largely, if not totally, dismantled in order to build the existing structure.

The c. 1851 appearance of the Cyrus Stow House exterior

Notwithstanding some modifications made over the years, much of the original exterior architectural elements of the house survive intact. The main block of the house retains original trim, clapboarding, windows, front entrance under a tetrastyle portico, granite foundation stones and portico steps, and dual brick chimneys.

The façade of the Greek Revival house that faces Walden Street displays a front-gabled roof over a full-façade portico with four substantial columns [fig. 22]. The columns are of the Ionic order with characteristic capitals of large volutes, and fluted shafts. The base of each column is a simple square plinth set on top of the wood flooring of the portico deck [fig. 23]. Above the columns is a classically-proportioned entablature consisting of a two-step, horizontally-divided architrave and frieze, capped by a projecting cornice. Above the cornice is the gable end of the roof trimmed by projecting and soffited verge boards with applied crown moldings. Within the tympanum of the gable is a pair of attic windows.

On the exterior wall of the house façade, recessed behind the columns, is a central doorway and symmetrical fenestration consisting of two windows to either side of the doorway on the first story, and five windows along the second story. The windows on the first story are taller than those on the second story, and the attic windows in the gable are shorter still—but all are of the same width. The arrangement of window panes on all the double-hung sash is 6-over-6 lights. The window openings are trimmed with unmolded flat boards. The head trim board is both wider and thicker than the jamb trim boards, and is capped with a projecting cornice assembly that includes a narrow ogee bed molding under the cornice block, and a slightly sloped cap that is molded on three sides with a bull nose that overhangs the cornice block [fig. 24]. Below the projecting sill of the windows are two decorative blocks or brackets that are tapered at the bottom. All of the windows have louvered blinds that are assumed to be original elements.

The front doorway consists of a paneled door with flanking side lights and a transom light above [fig. 25]. The door has two long, vertical, recessed panels that are trimmed along their edges with flat bands and moldings, and decorated with pairs of small medallions at their top and bottom corners [fig. 26]. The sidelights each contain five lights that run vertically the entire height of the sash opening with a wide (baseboard height) bottom rail. The transom sash has 7 lights arranged horizontally to align with elements below—one at either end above the side lights, three in the center for the width of the door, and two intermediate narrower lights that are aligned with and are of the same width as the door jambs. Similar to the window trim, the doorway elements are trimmed with unmolded flat boards, and the head trim board is wider and capped with a projecting and molded cornice element. At the bottom of each of the four vertical trim boards is a simple plinth block that projects out beyond the face of the trim.

The fenestration on the two side walls of the main house is symmetrically arranged with four windows on each story, each side. Similar to the front façade, the windows at the first

story are taller than those on the second story, and all have double-hung sash of 6-over-6 lights. The kitchen ell attaches to the south (rear) wall of the main house block. That wall originally had two windows on each story, one on either side of the ell connection. The south gable has two attic windows, similar to the front gable except that one is truncated due to the intersection of the ell roof.

The corners of the building are defined with wide pilasters that are of equal width on both sides of each corner. The shafts of the pilasters have a continuous recessed panel running vertically down the center, created by applying a layer of narrow trim boards over a wider trim board. At the top of each pilaster is a capital [fig. 27, top] built up of horizontal bands of stepped flat trim boards with a projecting compound molding at the top. The base of each pilaster has a wide, bottom rail below the recessed panel [fig. 27, bottom]. Directly above the pilaster capitals is the continuous, horizontal entablature that wraps around all four sides of the building, below the end gables of the roof and forming the projecting eaves of the roof along the sides of the house.

At the base of the house walls, just above the granite foundation, is a horizontal trim board with a projecting drip cap which, in architecturally terminology, is called a "water table" [fig. 28]. The water table runs continuously except where interrupted by the corner pilasters.

Between all of trim elements, the house is sided with clapboards.

The foundation walls above grade are faced with dressed granite blocks. There are two cellar window openings on each side of the main house.

The roof of the house was likely originally shingled with wood shingles. The pairs of dormers on either side of the main roof are not part of the original construction (see Section 3 below). There are two brick chimneys penetrating the main roof, the easterly one has recently been rebuilt true to its original size and cap detailing [fig. 29].

The kitchen ell, attached to the south (rear) wall of the main house, is an original part of the house as evinced by both the 1851 Thoreau survey and the 1852 Walling map [fig. 4]. Its position is not centered on the back wall of the main house, but rather it is positioned east of center. Most of the trim elements on the main house are repeated on the addition, such as the wide corner pilasters with recessed center panels, a stepped entablature at the top of the walls with a projecting cornice and crown molding, and projecting and soffited verge boards with applied crown moldings at its south-end gable.

The window trim on the ell differs from that on the main house at the head, where it lacks a projected cornice in favor of a simpler overhanging bull-nosed cap [fig. 30]. It is assumed that most if not all of the window openings that exist on the ell today are original. On the east wall, there are two on the first story, although a third existed before the 20th-century, single-story addition was added against part of the wall. On the second story of the east wall, there are three window openings, asymmetrically placed. All have double-

hung window sash with 6-over-6 lights. The west wall has three windows on each story in an asymmetrical arrangement. One of the windows on each floor of the west wall is narrower, having a 4-over-4 light configuration [fig. 31]. On the south wall, there is a 6-over-6 window on the second story level and a small fixed-sash window in the attic story gable that contains three lights in a horizontal arrangement [fig. 32]. The first story likely had a window opening, but the wall was altered when the single-story addition was built against it.

The entrance door to the ell is roughly centered on the east wall and is shown at that location on the Thoreau survey of 1851. It is thought that the existing entrance door is in the original opening, although it does not appear to contain the original door, based on its hinges that are of a late-19th or early-20th century manufacture. This door opens outward, which is another indication that it was probably installed as a replacement after the home was converted to the Home for the Aged.

A brick chimney penetrates the roof at the ridge about halfway down the length of the ell. It has a more elaborate cap design than the chimneys on the main block of the house, that incorporates brick dentils below the corbelled bands. This chimney was undoubtedly rebuilt in the late-19th century—perhaps when the kitchen was modernized with the installation of a free-standing cooking stove [see Section 3 below].

The roof peak of the ell abuts the gable-end wall of the main house, intersecting the easterly attic window sill there [fig. 33]. That window is shorter than the others, or half height, containing a single fixed sash of 6 lights, while the window west of it is full height, containing a double sash configuration of 6-over-6 lights. There is also an awkward intersection of the east roof eaves of the ell with a second-story window cap of the main house [fig. 34]. These anomalies might be dismissed as poor planning on the part of the designer/builder. If, as suggested earlier, the ell was erected after the construction of the main, front part of the house was substantially completed, there may have been a change in plans or miscalculations regarding the height (one vs. one and a half, or two stories) and position (centered vs. off-center) of the ell. In the context of the perfectly-proportioned, symmetrical design of the main house, the intersection of the ell appears uncoordinated. Another possibility, although there was no obvious evidence found for this, is that the ell may have originally been one-story, and shortly after raised to two stories.

Similar to the main house, the foundation of the ell has dressed granite blocks above grade. There is a bulkhead against the north end of the east wall of the ell foundation, at the corner where it intersects the foundation of the main house. The bulkhead walls are laid up in dressed granite blocks containing granite steps down to the cellar floor [figure 35]. The top of the bulkhead is covered by a pair of battened wood doors that are sloped away from the wall of the ell (to shed water) and are hung with wrought-iron strap hinges.

The c. 1851 appearance of the Cyrus Stow House interior

Although the interior of the house has undergone various modifications beginning in the late-19th century as a result of its conversion to Concord's Home for the Aged, the original layout of the principal rooms remains intact. In the main front section of the house, there are four large rooms on each of the two main stories that are symmetrically arranged to either side of a central hallway containing two stairways, one behind the other [see floor plans in Appendix B].

Central hall and stairways: The front entrance under the portico opens directly into the central hallway opposite the front stairway. Interior doors to the right and left open into the two front rooms in a "double parlor" arrangement. The hallway extends back, west of the stairway, to a partition with a doorway that opens into the back hallway. Door openings to either side of this rear hallway open into the two back rooms, and in the southeast corner is a second stairway. The back hallway extends west of that stairway to a door into the kitchen ell. Set into the northeast corner of the back hallway is a small room (currently a lavatory) with a curved wall that was likely a closet.

The front stairway survives in its original configuration with open stringers and balustrade [fig. 36]. The otherwise straight stair run winds tightly to the west at the top with 5 pie-shaped treads. The original back stairway has been replaced with a wider stairway, but a portion of its original balustrade was repositioned in the new configuration. The physical evidence suggests it was similar to the front stairs in that it was an open stringer stair with balustrade and winding treads at the top (similar to the existing original stairs to the attic).

The central hallway at the second-floor level mimics the layout on the first floor with a similar, partitioned front/back configuration providing doorways to each of the four second-story rooms. A balustrade surrounds the front stair opening in the front section, and the stair to the attic is located above the stair to the second floor in the back section. This stairway was later partitioned off from the hall with a door opening, but originally it was entirely open to the hallway. Also similar to the first-floor arrangement is a closet with a curved wall tucked into the northwest corner of the back hall.

Main rooms: On the first floor, there are two rooms to each side of the central hallway. The pairs of rooms on each side have a communicating door between them, and each of the rooms had a fireplace on the interior wall dividing the rooms. The northeast room likely functioned as a parlor. The southeast room is slightly larger than the northeast room, and undoubtedly was intended to be the formal dining room since it has a doorway in its south wall into the kitchen ell. The large, northwest room may have functioned as a second parlor. The southwest room is the smallest of the four and although its original function is not known, it may have been used by Cyrus Stow as an office.

On the second floor, there are four sleeping chambers reflecting the sizes of the rooms directly below on the first floor. It is not known if the pairs of rooms on either side of the central hallway had communicating doors between them, as later renovations that inserted

bathrooms and closets between the rooms has obscured any evidence for that. All four second-floor rooms had fireplaces, although three have been closed off and buried behind walls of later alterations.

Much of the original architectural trim (fireplace mantels, door and window surrounds, wall cornices and baseboards) has survived in these main rooms. The Greek Revival style consists of wider trim boards and larger-profile moldings than their counterparts of earlier 19th-century Federal period trim. The window and door architraves have decorative crowns [figs. 37 - 41] above the openings and plinth blocks at the bottom of the door architraves above the floor [fig. 42]. The windows in the second-floor front rooms have recessed panels between the window stool and the floor [fig. 43]. The fireplace mantels are stocky in appearance with wide pilasters at the jambs, capped by a prominent mantel shelf. On the first floor, the southeast rear room retains its wood mantel [fig. 44], and the northwest front room retains its marble mantel with cast iron insert [fig. 45]. Although the fireplace mantels were removed from the first-floor northeast and southwest rooms, they likely had a marble and wood mantel respectively. On the second floor, only one wood fireplace mantel survives in the northeast room [fig. 41], although the other three rooms likely had similar wood mantels. A wood mantel is stored in the shed behind the house [fig.46]. It may have been removed from the second-floor, southwest room as part of the renovations to that room when a bathroom addition was built against its south was in 1998.

With a few exceptions, most of the original interior doorways retain their original doors and operating hardware. The doors have four recessed panels, trimmed along their edges with applied moldings, in a configuration of two long upper panels over two short lower panels [fig. 39, right and fig. 41]. The doors are hung with cast-iron, two-knuckle, lift-off butt hinges [fig. 47]. Each door has a mortised latch, some including a keyed lock mechanism. The doorknobs on the first-floor doors were likely glass with a silver backing, a few of which remain in place [fig. 48, left]. All the extant doorknobs on the second floor are the more utilitarian "mineral" pottery type and appear to be original fixtures [fig. 48, right].

The window sash in all the main rooms on both the first and second floors are double hung with sash cords, pulleys [fig. 49] and weights concealed behind the cased jambs. There are a variety of 19th century sash fasteners (locks) mounted at the meeting rails of the sash, some of which undoubtedly date to the original installation [fig. 50].

The walls and ceilings of the rooms are plastered on wood lathing. The original flooring in the rooms was undoubtedly wood, and possibly consisted of pine boards of slightly varying widths as was typical for the period. If any original flooring exists, it is now concealed by carpeting or modern, narrow-width hardwood flooring.

Attic: The attic of the main house was apparently left unfinished when originally built. The enclosed stairway with balustrades to the attic, however, was part of the original construction [fig. 51]. At the attic level, the stairway was partitioned off from the open attic

space with wide, hand-planed, tongue-&-grove edged, vertical boards. The juxtaposition of the finished balustrade along the stair opening at the attic floor level, against the crude board partition surrounding it, is striking [fig. 52]. The door at the head of the enclosed stairway that opened into the attic space is a salvaged and re-used 18th-century door with its original 18th-century hand wrought hardware [fig. 20].

Of particular interest is the termination of the stair handrail running up along the east wall of the stairwell, just short of the south (exterior) attic wall within the stair enclosure. The upper end of the railing is fastened to a thin rectangular piece of wood that projects out from the south edge of the board partition which is neatly cut around it [fig.53]. This termination would only make sense if it had been anticipated that a full-size, double-hung attic window was to be placed in the south exterior wall directly beyond it. In that case, the hand railing could not terminate against the window sash, so it needed to terminate in some fashion in front of the window opening. In the end, a full-height, double-hung window was not installed in this location due to the intersection of the ell roof, which necessitated the installation of a single, fixed-sash window at the top of the opening above the ell roof peak. The wall below this window was sheathed with wood, independent of and behind the handrail termination, containing a short-height access door to the attic under the ell roof (see discussion above regarding the poorly coordinated sequence of construction between the main house and the ell).

The three 6-over-6 light attic windows, one in the south gable and two in the north gable, unlike the windows in the lower two floors of the house, are framed in the style of earlier 19th-century sash—where the upper sash is fixed in position and only the lower sash can be slid up and down. Without the assistance of a pulleyed system of sash cords and weights, the lower sash was fitted with a simple brass "window spring" mechanism mortised into the jamb of the window frame. This hardware (later removed and replaced with one of a different type) consisted of a push thumb-piece, operated with an encased spring, that would engage into notches made along the edge of the window stile, holding the sash open in any position where a notch had been cut [fig. 54]. Since the attic was not originally finished into habitable rooms, it was likely considered unnecessary to fit up the gable windows with the more sophisticated sash cord and pulley system with counter weights used in the floors below.

Visible through ceiling hatch and access panels to the eaves crawl spaces, the exterior sheathing on the gable end walls is back-plastered between the studs [fig. 55]. This technique of applying lath and plaster directly to the interior face of the sheathing boards between the framing elements is found in many mid to late-19th century houses and continued into the early 20th century. The plastering was not meant to be an interior finish for rooms (since plaster and lath was also applied to the interior faces of the studs to finish the rooms), but rather intended to serve as an air barrier against drafts and possibly as a fire retardant.

Cellar: The interior stair to the cellar is accessed by a doorway in the north wall of the kitchen in the ell. It is assumed that this is the original stair, although the treads have been replaced and the old stringers, although still in place, have been reinforced. Similar to the attic, the cellar was mainly left as an open, unfinished space with the exception of a room partitioned-off with brick walls at the northwest corner, under the main house, that likely served as a cold storage room for food. The door to this room, along with its hardware, appears to be original [fig. 56]. The ceiling in the room is plastered, and the brick partitions and exterior stone foundation walls within the room are whitewashed.

Within the cellar are six brick piers that support the main beams of the first-floor framing. There are also three brick foundations (or chimney bases) for the fireplaces and their chimneys—two under the main house and one under the kitchen ell [figs. 57 & 58]. All of these brick masonry features are part of the original construction.

The cellar space under a portion of the kitchen ell is an extension of the one under the main house; however, it does not extend under the entire length of the ell. It terminates at the south side of the brick foundation for the kitchen hearth and chimney structure. There is a shallow crawlspace under the remaining, southerly section of the ell. Along the east wall of the ell, at the northeast corner where it abuts the main foundation wall, there is an opening for the bulkhead stairway that is also an original feature. The stairs and retaining walls around them are built of quarried granite [fig. 59]. At the south end of the cellar floor, in front of the brick foundation for the kitchen chimney, is the outline of an old, brick-lined well that has been capped over with concrete [fig. 60].

Ell: The original two-story ell, attached to the south wall of the main house, has been greatly altered by various campaigns of remodeling and modernization. It most definitely contained a kitchen at its northern end, with a door leading to the dining room and another to the central hallway within the main house. A third door, between the other two, is to the cellar stairway. During renovations in the 1980s, it has been reported that remnants of an old brick bake oven were discovered buried behind the south wall of the room. It is assumed that there was also a cooking fireplace and hearth alongside of the bake oven, based on the wide brick foundation for it in the cellar below.

South of the kitchen is an exterior entrance door and lobby to the east, and a small room to the west that likely functioned as a pantry. A narrow, enclosed stairway to the second floor ascends from the entrance lobby. At the south end of the ell is another room that may have been a service room associated with kitchen or laundry functions.

Due to various alterations to the second-floor rooms of the ell, it is not known what the original layout may have been. However, it is probable that there were two or three bedrooms here for servants. There was likely a door between the ell and the back hall of the main house at the second-floor level, to the west of the stairway to the attic

2. Late 19th-century alterations by Cyrus Stow and/or by George Everett

It is difficult to know with certainty what alterations were made to the house either during Cyrus Stow's later life, or during the short time the house was owned and occupied by George Everett and family. The Hosmer photograph of the house taken a few years after the house became Concord's Home for the Aged, shows a one-story addition at the back of the ell [fig. 1]. The view of the house in this photograph captures its north and east sides. The small, one-story addition jogged out slightly from the east wall of the ell. It has similar corner and roof eaves trim as the main house and ell, and its roof is relatively flat—as it is today. There was an exterior door centered on its east elevation. An undated photo that was presumably taken during the Everett occupation of the house between 1878 and 1886 [fig. 8], shows a full-face view of the east wall of the one-story addition and a bump-out at its south end. Both are also depicted in plan on the 1909 Sanborn Fire Insurance map [fig.6]. On the Sanborn map, the bump-out at the back is shown with angled sides. In one of Everett's account books archived in Concord Free Public Library's Special Collections, reference is made in 1878 to permanent additions to the Cyrus Stow buildings. Perhaps this one-story addition is one of those permanent additions. Its purpose or function is unknown, but the fact that it had its own entrance could suggest it may have been a private business office for Everett "the seedsman".

The **shed** behind the Cyrus Stow house [fig. 61] is not shown in Thoreau's 1851 survey, nor is it indicated on the 1852 Walling map [fig. 4]. It does, however, show up in the 1889 Walker map [fig. 5]. Its post-and-beam framing [fig. 62] suggests a build date of roughly between 1820 and 1850. In Concord's real estate tax assessments, a "shed" first appears in the descriptive listing of Widow Phebe Wheeler's property in 1830. It could have been built for her, or it is also possible that the structure was moved here from some other location. Two old, 18th-century, paneled doors have been reused for one of the two exterior door openings on the west side of the shed. They are thin interior doors that are fastened together to achieve a thicker door appropriate for an exterior opening. The exterior face has four raised panels while the interior face has 8 raised panels [fig. 63]. The interior face is very weathered, indicating it may have faced outward in its previous location. The door is hung on large, wrought-iron strap hinges. Both the Everett photo and Hosmer photo of the house [figs. 8 and 9] show the shed with a "man" door on its north gable end where there is now a garage door, thus ruling out its use as a carriage shed. Also, in the early photographs there is both a small chimney and roof scuttle or skylight penetrating the east roof slope of the shed, and attached to its east wall is a framed, wired-in enclosure for poultry—all three of these features may have been added at a later time, and all have since been removed.

Apart from the one-story addition at the back of the ell and the appearance of the shed in the back yard, no other major, late 19th-century alteration to the house and property is apparent. Of course, some improvements within the house were likely made by both Stow

and Everett, including the possibility of upgrades to the heating, plumbing and sanitary systems.

3. Alterations made by Concord's Home for the Aged (1887 to present)

Changes and improvements made to the home are chronicled in the annual reports and treasurer's records of the organization. Many of these are minor, and some involve installations of various systems to modernize the facility. Only the significant architectural changes are described in this chapter.

Chimney: There is an 1899 entry in the treasurer's journal for a "chimney" at a cost of $25.85. No physical evidence was found for the addition of a new chimney in either the main house or the ell; however, the brickwork of the cap on the ell chimney differs from the two on the main house. The ell chimney has a band of decorative "dentils" just below two bands of corbelled-out brick courses at the cap [fig.64] that are not on the two chimney caps of the main house. It is possible that the ell chimney was rebuilt in 1899, since the use of decorative dentils is a feature that is found in Victorian era (late-19th century) chimney caps.

New room: Another entry in the records for 1899 is a "new room", with no further description. It may have been a room with a dormer window created in the unfinished attic (see entry for three new dormers in 1913, below).

New ceiling in front hall: Along with some other upgrades in 1903 including the installation of electric lights and fixtures, a "new ceiling in the front hall" was installed. It is assumed that the new ceiling is the embossed tin ceiling that exists there today.

Third-story rooms and dormers: In 1913 the board of directors voted to "make three more rooms in the third story, and putting in three dormer windows to match the one there now, and a small window at the rear; each room to have electric light and radiator; also a maid's room. The passageway to be sheathed and painted all at an expense not to exceed $1500." And, voted later "to add a toilet room on the third floor and a sanitary in the basement."

This raises the question regarding the single dormer that existed prior to this endeavor. Could the earlier dormer be part of the "new room" of 1899? In the Hosmer photograph, there are no dormers on the east roof slope of the house, and due to the angle of the photo the west slope is hidden. In the circa 1875 photo of 92 Walden Street [fig. 7], the west roof of 110 Walden Street is visible in the distance and there are no dormers there at that time. The finishes, doors and hardware for all four attic rooms are similar, and there are no obvious indications that one of the rooms is of an earlier construction than the others. Similarly, the exterior trim of all four dormers is identical [fig. 65]. However, of the four dormer windows, the sash in the southeast dormer window is of slightly different construction than the other three (although all four are double-hung, eight over eight-light sash). The sash in the southeast dormer are more weathered and appear older than the

others. They have a worn layer of early reddish-brown paint, while the other dormer sash are all painted white to match the room trim. The tenons of the vertical muntin bars in the southeast dormer sash are fastened with small-diameter pegs at the top and bottom rails of the sash frame, and each of the four corners of the sash frames are joined with a larger diameter peg. The three other dormer sash are pegged only at the corners of the sash frames. There is also a difference in the sash fastening hardware. The southeast dormer sash has an older type of brass fastener that was popular in the late-19th century, while the other three dormer sash have a type of stamped-steel fastener available in the early 20th century [fig. 66]. Based on these sash and hardware differences, the southeast attic room with its dormer is likely to be the first finished room in the attic, possibly dating to 1899.

The small window planned at this time to be inserted at the rear is likely the stationary 6-light sash window that exists in the south wall of the southeast attic room [see fig. 33]. The new toilet was installed in the southwest corner of the attic and a very small double-sash window in its south wall was apparently inserted at the same time.

The "sheathed and painted" passageway planned for accessing the new attic rooms ended up being two different widths of tongue-and-groove "bead board"—a type of utilitarian sheathing popular in the early-20th century [fig.67]. The sheathing boards covered both the walls and ceiling of the passageway, and were also used to make battened doors to access unfinished spaces under the eaves between the rooms [fig.68]. This sheathing was stained and varnished rather than painted a solid color.

The doors to the main attic rooms have four recessed panels framed with band moldings [fig. 69]. The door operating hardware is of Eastlake style with glass doorknobs and decorative backplates, and doors are hung with 5-knuckle, black-japanned finished, butt hinges with ball-finial pins. Baseboards, door and window frames are simple, unmolded, square-edge boards. All wood trim is painted white. Walls and ceilings are plastered on wood lathing and covered with wallpaper. Floor boards in the two back (southerly) rooms are random-width pine, and the front rooms have what appears to be an added layer of narrow, tongue-and-groove hardwood flooring [fig. 70].

The "sanitary in the basement" is likely the small room with door that is partitioned off in the southwest corner of the main house cellar [fig.71]. The partition walls are constructed of the same bead-board sheathing used in the attic hallways.

Screened porch: In 1914, a new porch was built against the east wall of the main house "to plan of Richard Derby, not to exceed $350." A window in the adjacent, southeast room in the main house was converted to a doorway to the exterior porch. The porch frame consists of four main columns evenly spaced along its east wall, with railings between them [figs.72, 73, &74]. Against the main house are two pilasters at the northwest and southwest corners of the porch that reflect the trim details of the free-standing porch columns. Along the short sides of the porch there is a railing at the south side between the column and pilaster, and at the north side from the column to an opening next to the main

building. The screen panels just inside the railings, encompass a bit more than 2/3 of the covered porch, leaving the northern end of the porch unscreened.

A walkway of wood decking from the opening in the railing at the north side of the porch extends northward to join with the east side of the decking under the front portico. The original granite steps at the east end of the portico were at this time relocated to a position to the east of this deck extension from the porch [fig. 75].

The porch roof is flat, and there is a soffited overhang with fascia and crown molding along the three open sides of the porch as part of the entablature above the porch columns. The roof is now covered with soldered, flat-seam metal panels (lead coated copper?) that replace what was likely terne-coated steel panels originally.

New bathroom addition, first floor: In 1937, a new bathroom was built against the west wall of the ell and the south wall near the southwest corner of the main building, as a single-story addition. It connected by a doorway (in the location of an original window) to what was then the matron's room in the southwest room of the main house. There is a window in the south wall of the addition and it likely had a flat roof before a second-story bathroom was built on top of it in 1998.

New addition to earlier, one-story addition: A new addition that expanded the then existing one-story addition at the south end of the ell was designed by Concord architect Andrew Hepburn. Construction began in 1952 by Mr. Tibbetts, the builder, and was completed in 1953. The addition abuts part of the east wall of the earlier one, and wraps around the southeast corner of the two-story ell, with its north wall positioned just short of the side entrance to the ell [fig. 76]. It provided two more bedrooms and bathroom to the Home. A narrow, screened porch was built against the north wall of the addition in front of the side entrance of the ell [fig. 77]. A new entrance door served by exterior wood steps and landing, as well as a new double-hung window, were added to the south (rear) wall of the earlier one-story addition [fig. 32], where there had previously been the bay window shown in the 1909 Sanborn map [fig 9]. The architectural details of Hepburn's addition faithfully mimic those of the earlier addition.

Installation of metal fire escape: In 1964, a metal fire escape was erected to replace the previous wooden one (the build date and configuration of the earlier wooden fire escape are unknown). The installation was designed in conformance with the regulations of the State Fire Marshall and the town authorities. It consists of horizontal walkways on top of and connecting the flat roofs of the screened porch and one-story addition along the east side of the main building and ell. Metal balustrades run along the walkways and there is a metal, double-run stair with an intermediate landing that descends to the ground level between the two porches [fig. 77]. Four of the second-floor windows in bedrooms along the east side of the house and ell have been converted to doorways to access the fire escape.

Middle stairway alterations: In 1977, the middle stairway (in the back central hallway of the main house) was redesigned and rebuilt to accommodate an electric stair lift. The original configuration of the stairway curved to the west at the top with winders to terminate at the second-floor back hallway of the main house. The reconfiguration involved removing the old stair and replacing it with a wider, straight-run stair. The second-floor wall at the top of the new stair, between the main house and the ell, was opened so that the stair could terminate in a hallway within the ell. The wall at the northwest corner of the second-floor, northeast room in the ell was reconfigured to allow clear passage from the stair to an existing hall in the ell. A section of the original balustrade with its newel post was salvaged and reinstalled along the wall opening at the lower part of the stair [fig. 78].

New bathroom addition, second floor: A new bathroom addition was designed by Nashawtuc Architects of Concord in 1997 and constructed the following year. It is essentially a second story built on top of the existing bathroom addition of 1937 [fig. 79]. Like the first-floor bathroom, the new one has a window in its south wall and a door to the adjacent bedroom in the southwest corner of the main house on that floor level.

Miscellaneous, undocumented alterations: There are several obvious alterations within the main house and ell that are not clearly documented in any of the written records. These include removal of fireplaces and inserting bathrooms and closets, particularly within the second floor. The intent was to have an en-suite bathroom for every bedroom in the facility. These various alterations were made around the dividing walls between the front and back rooms of the house, resulting in the abandonment of obsolete fireplaces that had their mantels removed and fireboxes bricked shut. In the old shed behind the house are two fireplace mantels, one is wood that matches the only remaining mantel on the second floor in the northeast room [fig.46]; and, the other is an unusual mantel made up of a cast iron frame with decorative glass inserts. Also stored in the shed is an early cast-iron fireplace insert of the type designed to retrofit an old and larger brick fireplace to improve its heating efficiency. We are lucky that the organization saved these early features that were removed from the house. They should be labeled and kept on the property as preserved artifacts.

B. Character-defining Architectural Features

Introduction: This section provides an assessment of the exterior and interior character-defining architectural features of the structure, prioritizing those that should be preserved in the course of future project work in order to protect its historic architectural integrity.

1. Exterior

All sides of the house and ell retain well preserved original and added features that define its formal Greek Revival style of architecture. The significant, contributing features that are **top priority** for preservation include the following:

- All original window sash and exterior doors, along with their trim—i.e., architraves, decorative headers and sill brackets; window blinds and associated hardware.
- Front portico with columns and entablature; wood portico decking; granite foundation for portico and granite steps on three sides.
- Pilasters and trim on all corners of the main building, ell and single-story addition at back.
- Molded cornice trim elements, including built-in metal lined gutters (and associated downspouts), along roof eaves and gable rake trim.
- Clapboard siding and water-table trim board at bottom of walls.
- Granite foundation blocks, brick foundations and cellar sash and frames where still in place.
- Granite bulkhead, stairs and wooden doors over bulkhead with associated hardware.
- Brick chimneys (3 total).

Exterior features that are not of highest priority in contributing to the historic integrity, but are **important** early modifications associated with the conversion to a home for the aged and are worthy of preservation:

- Roof dormers and windows within dormers (4 total)
- Screened porch (along east wall) along with extension of portico decking and relocation of east granite steps associated with its addition.
- Screened porch and wood steps at junction of one-story addition and east wall of ell, in front of side entrance of ell.
- One-story addition and its later expansion at rear of two-story ell.
- Two-story addition at southwest corner of the main house at its junction with the ell, built in two campaigns to provide private bathrooms on both stories of house.

Exterior features that are **non-contributing** to the historic integrity of the structure:

- Metal fire escape stair, landings, bridges and associated railings.
- Metal pipe hand-railings and guard rails of late vintage installed at portico stairs and between columns.
- Later roofing materials on all roofs, including both asphalt shingles and modern flat seam metal roofing.

2. Interior

The interior rooms and hallways within the main house retain well preserved original and added features that define its formal Greek Revival style of architecture. The significant, contributing features that are **top priority** for preservation include the following:

- All original interior architectural trim within the main 4 rooms on the first and second floors, and in the central front and rear hallways that contain the stairways. The trim elements include:
    - Original window and door architraves with decorative headers, and recessed panels below some of the windows
    - Original baseboards at the bottom of walls and cornice moldings at the top of walls
    - Original fireplace mantels (2 on first floor, 1 on second floor)
    - Original flooring (floor boards) if uncovered under wall to wall carpeting
- All original doors and window sash, including their original hinges, latches, door knobs and locking mechanisms.

Interior features in the main house that are not of highest priority in contributing to the historic integrity, but are **important** modifications associated with the conversion to a home for the aged and are worthy of preservation:

- Modifications made to widen the back stairway making it a straight run, which preserved and relocated the lower section of original balustrade with newel post, balusters and railing.
- Original plaster walls and ceilings.
- Embossed tin ceiling in the main front hall.
- Original flooring (if any is uncovered during future renovations).
- Layout of attic floor rooms and hallway, and preservation of architectural features including: original wide-board sheathing around stairway, later sheathing along hallways and doors made of same sheathing to unfinished eaves spaces; doors and windows including trim and hardware; original plaster surfaces on walls and ceilings; and, original flooring.

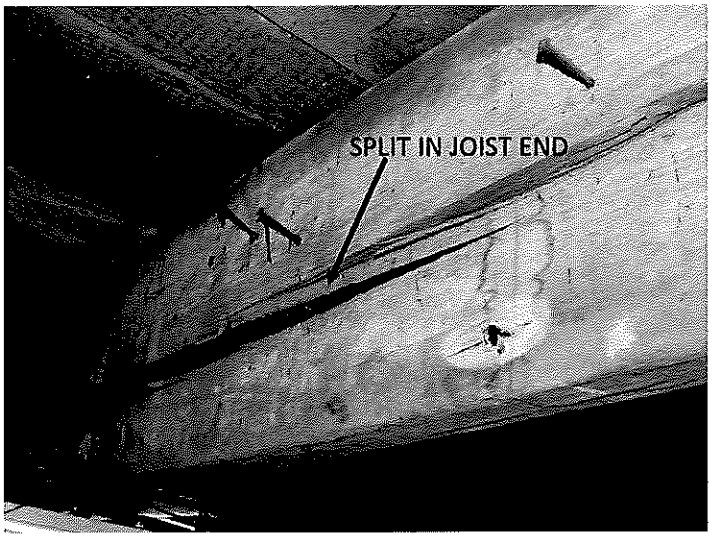
Interior features that are **non-contributing** to the historic integrity of the structure:

- Later bathrooms and closets inserted between the rooms in the main house.
- Later flooring applied over original floor boards.
- Doorways inserted in original window openings to access fire escape.

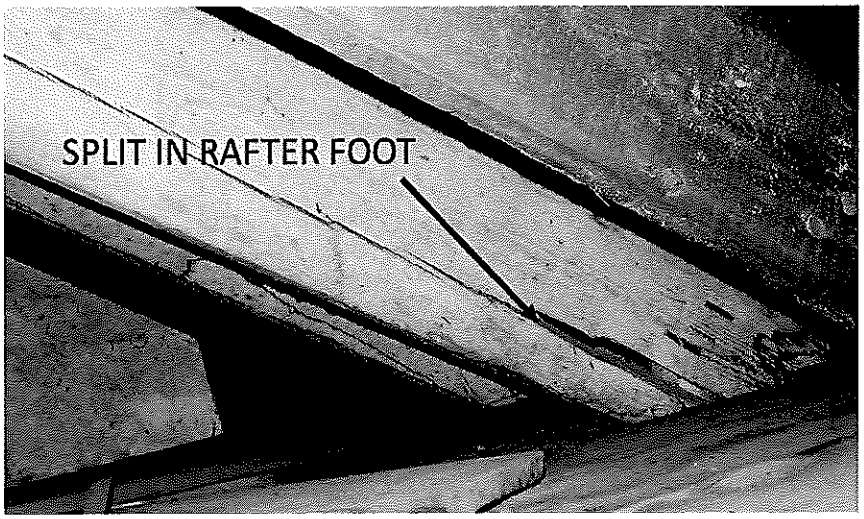
III. CONDITIONS ASSESSMENT AND RECOMMENDATIONS

General: All work on the historic structure must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*—specifically, it's standards for *Preservation* and for *Rehabilitation*. These can be viewed on line at: www.nps.gov/tps/standards.htm
Since under MGL Chapter 40C the property at 110 Walden Street is also located within Concord's Main Street Local Historic District, all exterior changes must be reviewed and approved by the Concord Historic Districts Commission.

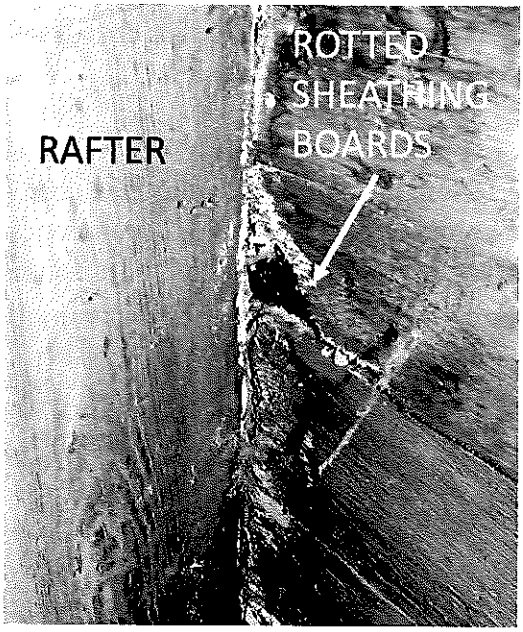
Structural repairs: Reinforce several first-floor joists (ceiling of cellar) that are split at the ends that drop into cogs in beams. Jack the end of joist to close the open split, and install a joist hanger secured to the support beam. Glue and screw 1/2-inch thick preservative-treated plywood gusset to either side of joist. Gussets shall be same depth of joist and as long as the split.



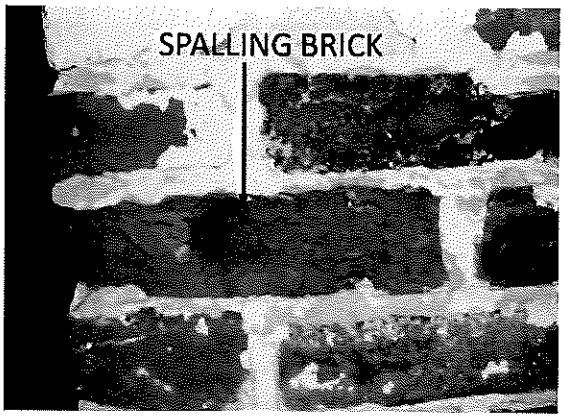
One rafter is split at its lower end where it seats on the wall plate. It is visible in the eaves space at the northeast corner of the attic. A small access door may allow a person to squeeze into the eaves space to screw a plywood gusset to either side of the rafter where it is split.



There are areas of past rot in roof sheathing near the rafter on the west slope, adjacent to the north side of the chimney (visible in attic eaves space). It is recommended that a preservative-treated 2 x 4 be sistered to the side of the rafter, at the top, to provide support for the deteriorated sheathing ends. The rot was likely caused by leaking around the chimney flashing. There does not appear to be active leaking at the present time.



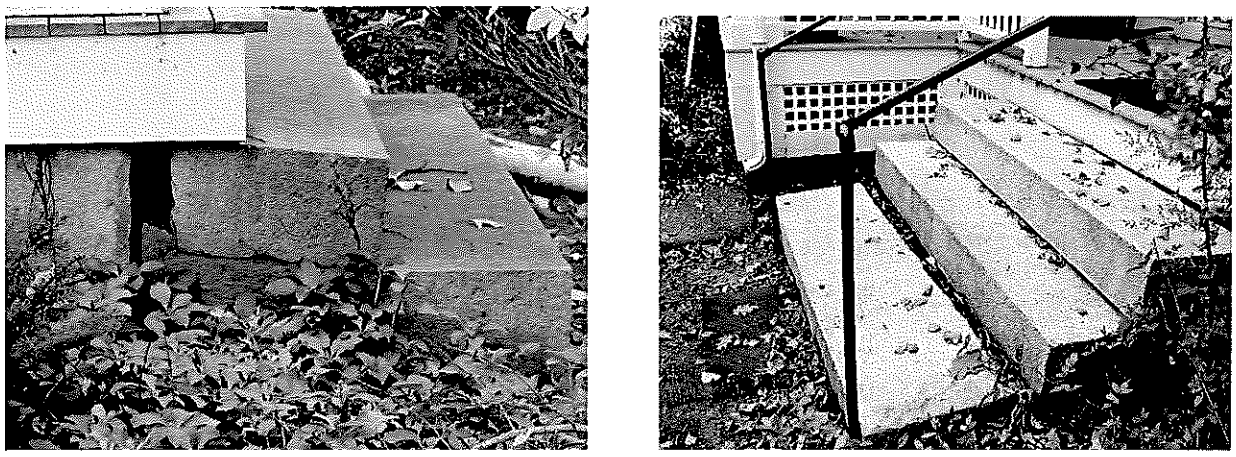
Recommended masonry repairs: Original brick piers and chimney foundations in the cellar should be repointed, and badly spalled bricks removed and replaced. Replacement bricks shall match as closely as possible the size, surface texture and color of the original bricks. In preparation for repointing, all friable mortar shall be carefully hand-chiseled from brick joints using a cold chisel of same width as joint. Repointing mortar shall be lime-based with a small amount of Portland cement added for strength. It is recommended that the pointing mortar be type K, consisting of: 3 parts hydrated lime / 1 part white Portland cement / 10-12 sand (by volume).



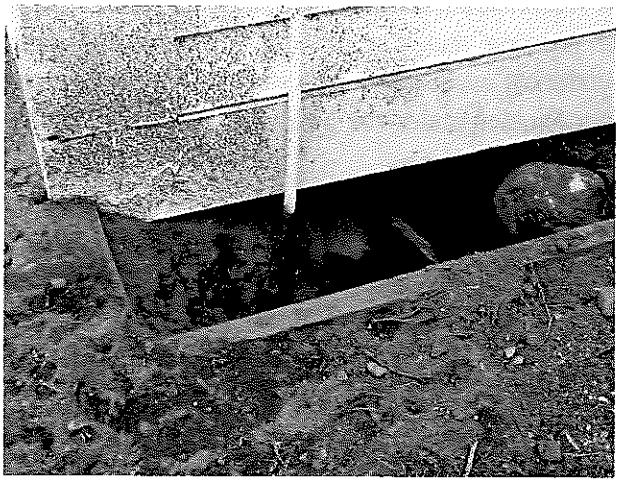
TYPICAL SPALLING BRICK IN BRICK PIERS AND CHIMNEY FOUNDATIONS

Open joints in granite block and fieldstone foundation walls, portico steps, and bulkhead walls and steps shall be repointed with Type N mortar consisting of : 1 part hydrated lime / 1 part light gray Portland cement / 5-6 parts sand (by volume). Reset/straighten granite steps to portico that have moved out of alignment. Remove old mortar pointing that is poorly executed and breaking away from stone and joints. A section of stone foundation wall at the west side of the shed, near the northwest corner, where there is an opening to a fox den under the building, should be filled in as part of this work.

OPEN JOINTS IN FOUNDATION STONES



GRANITE STEPS TO PORTICO, OUT OF ALIGNMENT



FOX HOLE IN FOUNDATION UNDER SHED

BULKHEAD STAIRS, OPEN JOINT

Remove broken-up concrete apron along west foundation of the house that is broken up. After removal of apron, dig down below grade next to foundation approximately 16 inches deep by 16 inches wide in order to re-point joints between granite foundation blocks and rubble stone below. After repointing, fill trench with crushed stone (maximum sieve size of ¾ inch) around a perforated drain pipe wrapped in filter fabric. Regrade beyond trench drain with loam to slope away from foundation and seed.

CONCRETE APRON ALONG WEST FOUNDATION WALL TO BE REMOVED

Open and friable mortar joints in brick foundation under portions of back, one-story addition shall be raked out and pointed with type N mortar (see above).

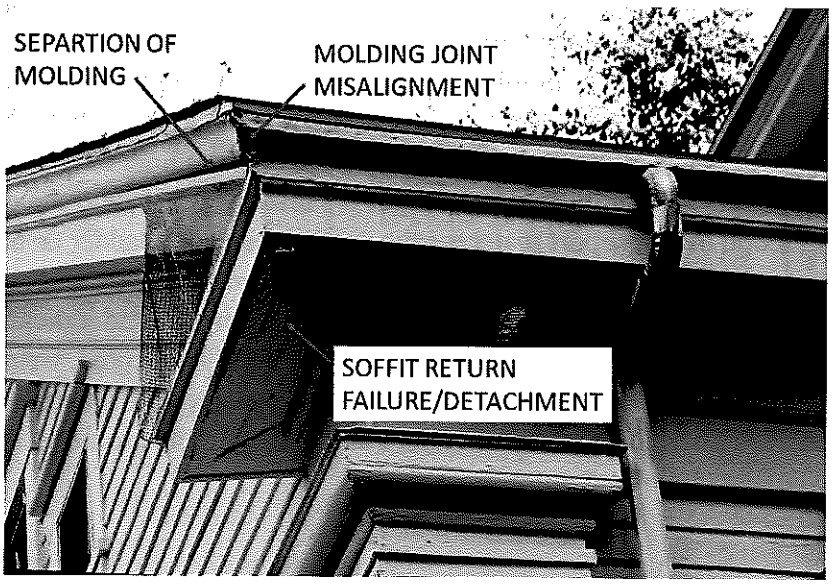
OPEN JOINTS AND MISALIGNED BRICK IN FOUNDATION

Open and friable mortar joints in concrete block foundation under one-story addition at back of ell shall be raked out and pointed with type N or S, light gray Portland cement-based mortar.

Any of the chimneys that are not actively used for venting appliances, should be capped with stainless steel covers, spaced above the top of masonry to allow some ventilation of interior of flues.

Roof gutters, eaves and rake trim: A major concern for the stewards of the Home for the Aged has been the frequent occurrence of ice dams at the roof eaves during winter months and the damage they have caused. A remedy involves both providing insulation within the exterior walls and roof structures (to be discussed below), and rehabilitating the gutters along the roof eaves. The gutters on the main house and ell are built-in, with sheet metal liners. As such, they are not easily removed and replaced by traditional wood gutters that are attached to the eaves fascia. It was not within the scope of this report to access the roof eaves with a ladder or lift, so a conditions assessment of the gutter liners will need to be accomplished by whomever prepares contract documents for future repairs. What can be seen from the ground indicates that the original gutter liners have been replaced, as evinced by the poorly executed, wrinkled fold-over of a later sheet metal liner (probably aluminum) that was bent over with a hammer (rather than professionally and neatly bent using a metal brake), and tacked to the molded front face of the wood gutter box.

There are outlet tubes (made of lead) of relatively small diameter at the bottom of the gutters that channel the water into downspouts around the building. The face of the gutter boxes read as a cornice molding along the eaves, and is mitered at their ends to join with a similarly-profiled raking cornice molding applied to the sloped gable roof projection. In most all cases, this meeting of the rake cornice molding and the face molding of the gutter box is deteriorated and is patched by covering with sheet metal patches or heavily caulked to fill a significant gap at this joint. It is likely that the ends of the gutter liners have failed in the past and water allowed to leak out into the wood joint causing the wood to rot. Leaking gutter liners would allow water to sit on the soffit board under the overhang providing a damp condition that will lead to fungal decay of the wood.



JOINT BETWEEN BUILT-IN GUTTER AND RAKE TRIM

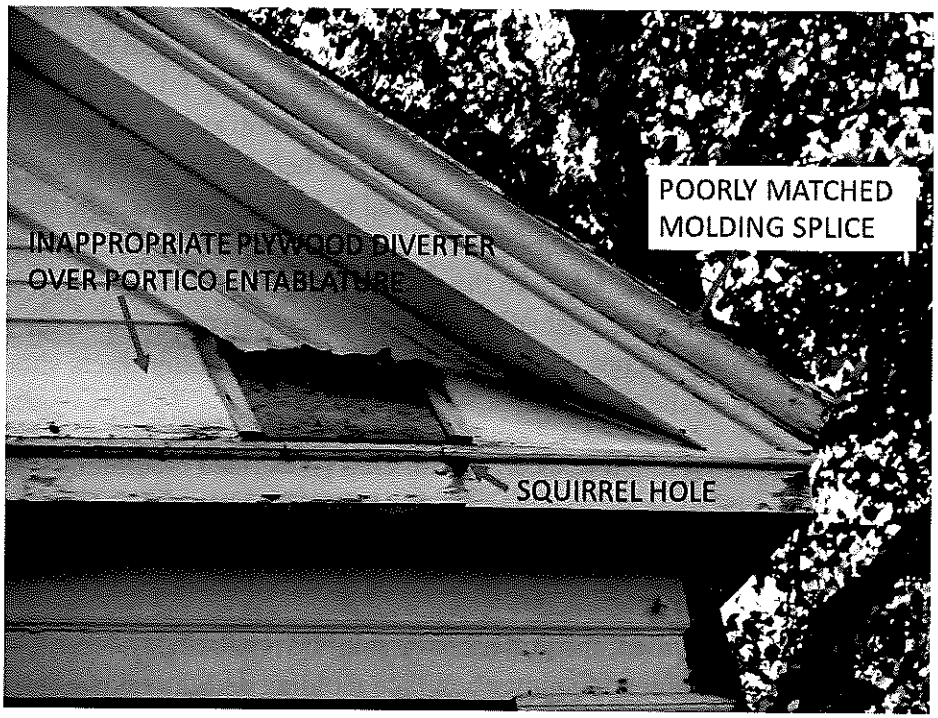
It is recommended that a total rehabilitation of the gutter boxes and liners be undertaken in coordination with roof shingle replacement. New sheet metal gutter liners should be fabricated from lead-coated (or tin/zinc-coated) copper and fit into the gutter boxes along all the eaves of the main house and ell. The fabrication of the metal liners must be executed by a mechanic with proven skill and experience in the forming (with proper equipment) and soldering of sheet metal. The metal liner must be bent over the top of the molded wood face of the gutter box, and then bent down with a folded drip edge seam that catches onto sheet-metal cleats fastened to the wood box. Unlike the tacking of the metal liner directly to the wood box face that exists now in an improper installation, the use of a hem in conjunction with underlying attached cleats allows for free expansion and contraction of the metal liner. The liner must also extend up the roof slope over the roof sheathing about 6 inches where its edge can be hemmed and fastened with sheet metal clips nailed to the sheathing. Since it is impractical to install a long, single length of liner, it will be necessary to install it in two or three pieces with ends overlapped and soldered. The ends of the liners must not be installed tight to the ends of the gutter box, leaving room to allow for expansion. The liner ends must be flashed properly to prevent overspill of water from getting under the liner. New gutter outlet tubes with flanges soldered to the gutter liners should be placed in the same locations as the originals.

Before the installation of new roof shingles, a self-adhered rubberized membrane (*Grace Ice & Water Shield*) should be applied along the lower edge of the roof on top of both the metal extension of the gutter liner and the wood sheathing above. Two courses of the membrane covering 6 feet of roof above the eaves will prevent leaking into the structure from ice dams.

Before new gutter liners are installed, the gutter boxes shall be repaired as necessary and the open and deteriorated joints between the gutter box face molding and the rake moldings must be cut back and new material spliced in to match the profiles of the existing. Both the rake moldings and the moldings on the face of the gutter box consist of combining an ogee profile molding above a flat board with a quarter-round edge at the bottom. Often the profile of the raking molding and the eaves moldings are not exactly the same in order to achieve a perfect mitered joint between the two. The wood repairs should include the replacement of a section of soffit under the cornice return at the southeast corner of the main roof. After completion of the wood repairs to the gutter boxes and trim, and before the metal liners are installed, the interior surfaces in the gutter box should be treated with a borate-based wood preservative. The importance of finding a highly skilled carpenter and sheet metal worker to execute this work can not be stressed enough.

Portico entablature flashing: The entablature over the front portico (at the base of the roof gable) has been recently modified by the installation of a sloped plywood cap against the gable and over the projecting entablature to shed rain and snow. There is also a hole gnawed through the fascia board of the entablature by squirrels that are likely nesting in the void above the soffit. The plywood cap should be removed and the original, low-profile sloped cap with sheet metal covering over the entablature examined for integrity. It is recommended that any deteriorated or damaged wood elements of the entablature be repaired. *Ice and Water Shield* membrane shall be applied over the top of the wood cap and extended up the sheathed wall of the gable 12-inches.

Clapboards will need to be removed to accomplish this. A new lead-coated copper cap shall be fabricated and installed over the original (or replaced) wood cap, bent down over its face-edge with a hemmed drip edge fastened in place with sheet metal cleats. The metal cap should extend up the vertical face of the gable wall at least 6 inches behind the clapboards, with a hemmed edge, fastened with metal cleats. After installation of membrane and metal cap, new clapboards shall be applied to replace those removed.



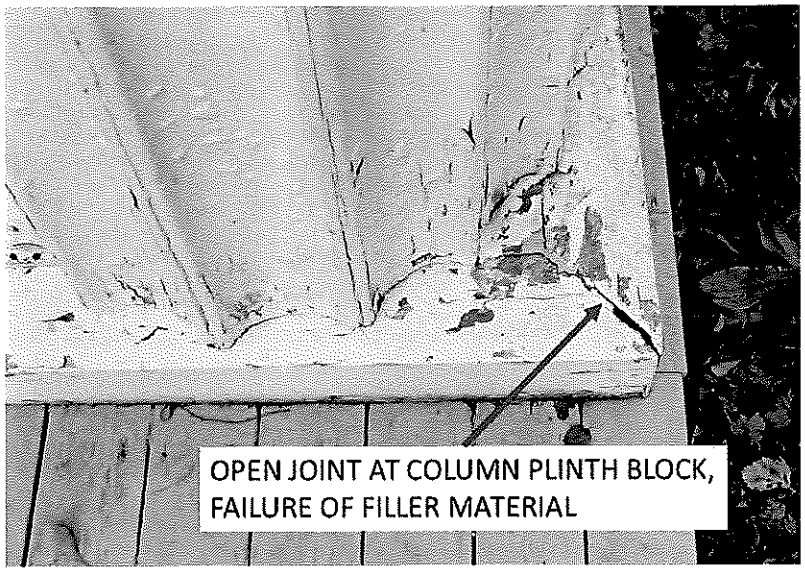
SLOPED PLYWOOD OVER PORTICO CORNICE, TO BE REMOVED

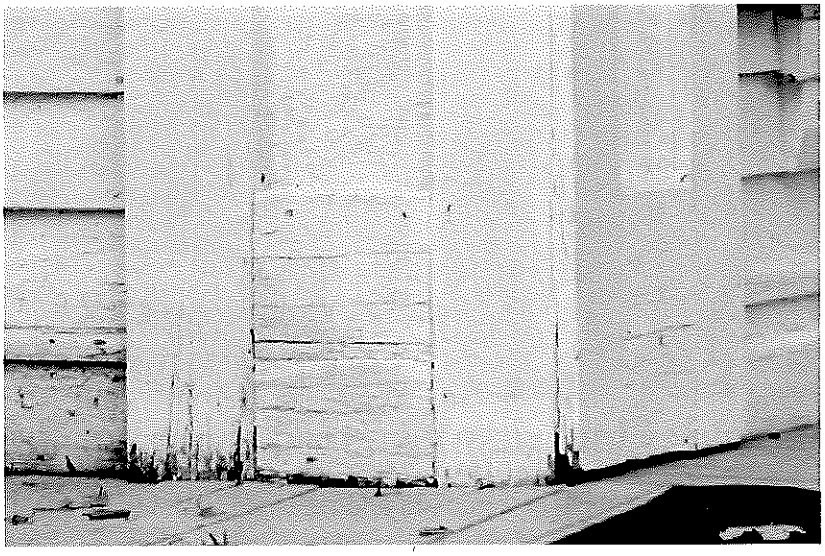
Flat roof over porch: Past leaking of the porch roof has been reported, particularly in conjunction with snow buildup. The existing roof covering consists of flat-seam metal roof panels with soldered seams. The material appears to be lead-coated copper. Cracks in the soldering were observed, and the wall flashing (against the wall of the main house) is likely compromised or may not extend up the wall sufficiently to deflect water that works its way under the clapboards. Elements of the metal fire escape, walkways and railings, are set directly on top of this roof.

Since the roof surface is not visible from the ground, the need to maintain a metal roof is not important for the sake of historical appearance. A rubber membrane roofing system is recommended to either replace or be installed over the existing metal roofing. Typically, manufacturers require a layer of recovery board as an underlayment. The membrane, when installed in accordance with the manufacturer's instructions, will carry a warranty and can be repaired if necessary. It is important that the membrane be flashed against the wall of the main house with recommended flashing materials that extend up the wall at least one foot. Clapboards will need to be removed and replaced after the installation. The flat roof eaves shall have a white

aluminum edge flashing in accordance with the manufacturer's recommendations. The membrane installation will also require the removal and reinstallation of the fire escape walkway. The membrane manufacturer will have recommendations for protecting the integrity of the membrane from the pressure of the walkway and any of its mounting hardware.

Other areas of trim rot: There are miscellaneous trim elements around the building that show areas of rot and deterioration. When the area of rot is relatively small, it may be possible to dig out the affected portion and use an epoxy filler to rebuild the profile. For such repairs, it is recommended that Advanced Repair Technology's *ART 401 Flex-tec HV* primer and epoxy filler be used, as it retains flexibility after curing allowing it to move compatibly with the expansion and contraction of wood rather than breaking away.





BOTTOM OF CORNER PILASTER WITH DECAY EVIDENT

Deteriorating blinds: All efforts should be made to repair any wood window blinds that have failed joints and fallen-out louver slats. Areas of rot can be removed and filled with epoxy, and failed corner joints reinforced with stainless steel angles screwed to the back (hidden) side of the blinds. If necessary, replace slats with reproductions milled from cedar, mahogany, or other rot-resistant species of wood. New, off-the-shelf blinds from lumber stores are made from pine or fir, with glued joints and poor rot resistance. Few companies make high quality custom blinds, and the cost is high.

LOUVERS FALLING OUT OF BLIND FRAMES

Bird control: Currently, bird control has been addressed with limited success by adding wire mesh to ledges and areas on the buildings where birds nest and roost.

UNSIGHTLY WIRE MESH INSTALLED TO DETER BIRDS

It is recommended that the wire mesh be removed and replaced with bird control products available on the market such as: strips of stainless steel spikes in various configurations, and multi-sensory repellents that come in shallow dishes that can be discretely glued to horizontal ledge surfaces. The latter have no visual impact from the ground, but must be replaced every 2

to 4 years. A professional exterminator should be consulted and contracted to install bird control products under the supervision of the project architect.

Windows and doors: The majority of the original windows are in sound condition, due in large part to the aluminum, combination storm windows that protect the historic wood sash from the effects of direct weathering. The two exterior doors—one to the main house at the front entrance, and one at the side entrance to the ell, are protected from direct weathering and are in good condition.

It is recommended that all the historic windows and doors be checked for structural soundness and steps taken to eliminate excessive rattling and air infiltration. Repair and weather-strip the sash and door leaves, to sound and smooth operating condition.

Replace any cracked panes of glass and re-glaze panes of glass in all sash where existing glazing putty has pulled away or fallen free of the glass and sash frame elements. Use professional quality, oil-based, type "M" glazing compound as manufactured by Sarco Putty Co. of Chicago, Il. All window glazing/puttying shall be done on a bench in a shop—not in place within the window opening. Prime wood sash with paint prior to applying glazing compound.

Excessive build-up of paint layers on both the interior and exterior surfaces of the sash shall be removed or sanded down as necessary to facilitate proper operation of the sash.

Historic hardware on both sash and doors shall be checked for operational functionality. Loose hardware can be removed and, if necessary, mounting holes for screws shall be filled with epoxy and re-drilled for re-installation of the hardware.

Sash cord shall be replaced as necessary with quality cotton-braided cord with a nylon core. Check sash pulleys for wear and serviceability. Replace or lubricate as required for proper operation.

Bronze V-shaped weather-stripping of appropriate size is recommended for the windows and doors, applied to the jambs with small weather-stripping copper nails.

Molded sash stops and parting beads shall be carefully removed and replaced when work requires removal of sash for repair and rehabilitation. If deteriorated or fractured, these elements shall be replaced in kind.

Small areas of rot on the window sash can be removed and rebuilt with an epoxy primer and filler that is compatible with wood applications, such as Advanced Repair Technology's *ART 401 Flex-tec HV* primer and epoxy filler

All procedures as well as materials and installation not otherwise specified herein shall comply with National Park Service's Preservation Brief #9, "The Repair of Historic Wooden Windows", available on-line at: nps.gov/tps/how-to-preserve/briefs.htm

Window sash deemed to be so deteriorated that repair/rehabilitation is not feasible, shall be replaced in kind with custom wood single-glazed replacement sash in compliance with AWl

Quality Standards, Section 1000, Premium Grade. Wood shall be preservative-treated with a borate-based preservative prior to painting.

Railings/fire escapes: The fire escape/walkway assemblies rest directly on the roof membrane, causing concentrated wear and requiring removal in order to install a new roof. Because the building is currently fully sprinklered and has two exits that appear to meet the requirements of the applicable codes, including the IEBC Existing Building Code (see Appendix C), the fire escapes and walkways may not be necessary. Consultation with a professional building code consultant is advised before taking any action in this regard.

Building envelope, insulation: Reported problems resulting from the formation of ice dams on the roofs and in the gutters during winter, causing leaks within the structure, must be remedied by appropriate measures. In addition to the installation of self-adhered, rubberized roof membrane in conjunction with built-in gutter rehabilitation (as described in a section above), adding insulation to the third floor and the roof will help prevent the melting of snow on the roofs that causes ice dams.

It is recommended that a combination of rigid foam insulation, rolled fiberglass insulation, and blown-in cellulose insulation treated with borates be installed in these areas. Where access to the structure is possible, rigid foam and rolled fiberglass insulation shall be installed tightly between the structural rafters or joists. In areas where access is not possible, cellulose insulation can be blown into the wall, ceiling and floor cavities by drilling holes in the finished materials covering those areas. The goal is to prevent excessive heat loss from the interior out to the exterior roof surfaces. In so doing, it is also necessary to prevent the attic spaces from becoming so cold that the water in the fire sprinkler and hydronic heating systems located in those areas would become vulnerable to freezing. Maximum effort shall be made to insulate between the framing elements of the roof structure, with secondary emphasis on insulating the third (attic) floor structure—particularly along the floor perimeters directly adjacent to the roof eaves.

National Park Service's Preservation Brief #3, "Improving Energy Efficiency in Historic Buildings", available on-line at: nps.gov/tps/how-to-preserve/briefs.htm, should be consulted for other actions that could be taken to improve the thermal envelope of the building without compromising its historic fabric.

Upgrades to plumbing, heating, electrical, fire detection and fire suppression systems: It is beyond the scope of this report to diagnose and make recommendations on these systems; however, observations made confirm that these systems have been maintained and improved reasonably well over time.

APPENDIX A

Figures referenced in Chapters I and II

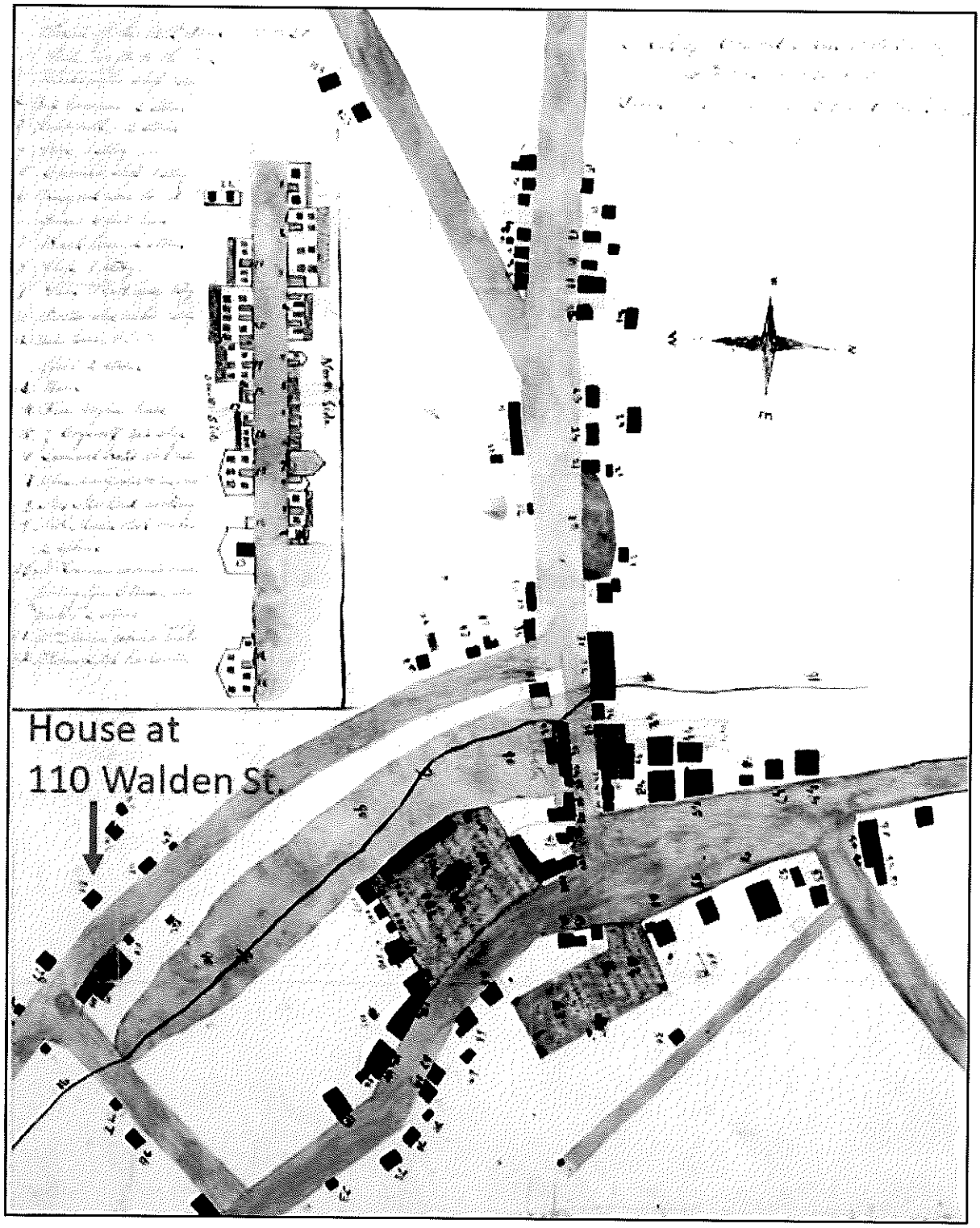


Figure 1: Edward Jarvis. "Map of Concord Mass Central Village as it was 1810 to 1830 Drawn from memory by Edward Jarvis 1883". Courtesy Concord Free Public Library [Red notation and arrow added for clarity to indicate No. 80 on the map, currently #110 Walden St.]

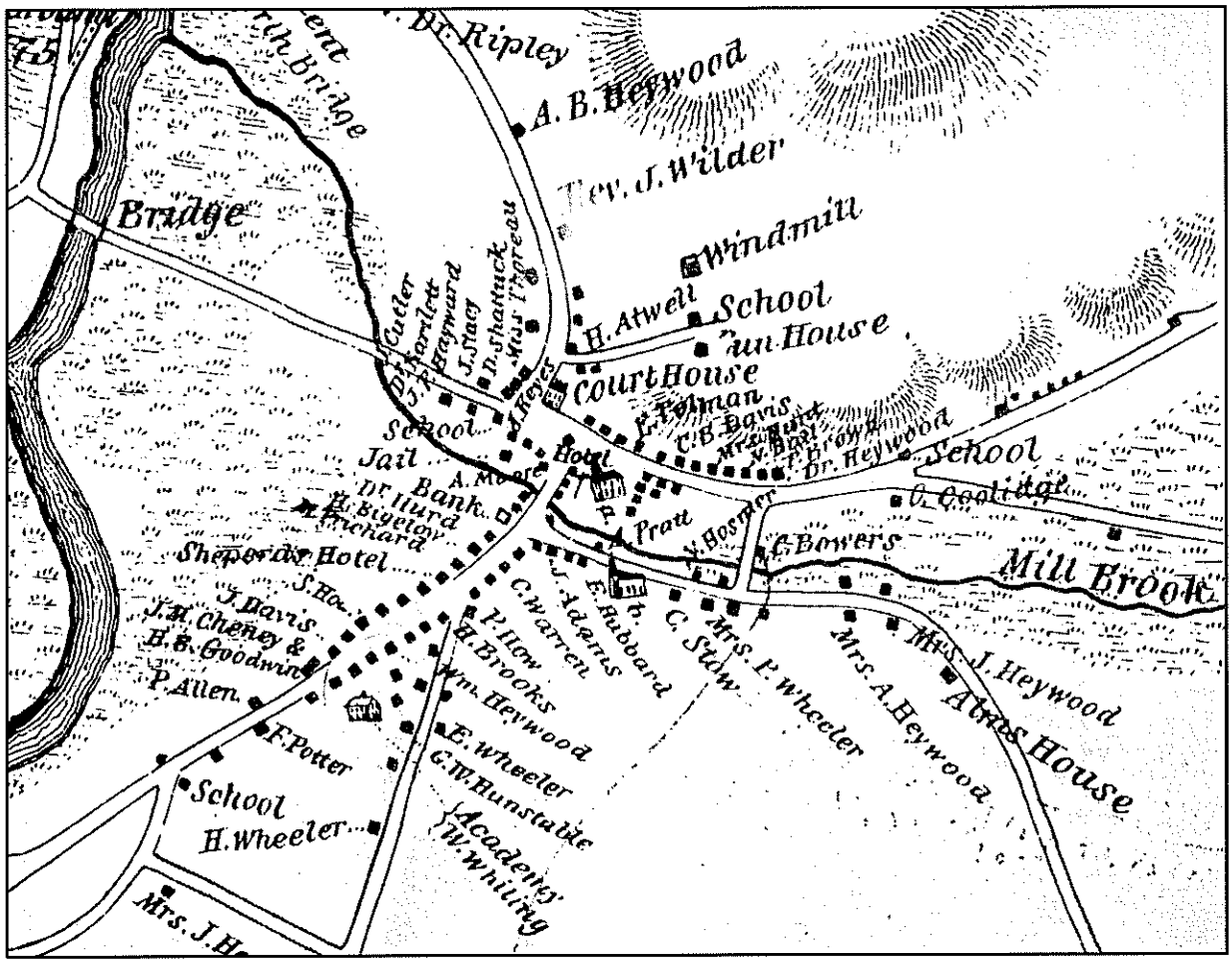


Figure 2: Detail from "Plan of the Town of Concord, Mass." Surveyed by John G. Hales. Published by Lemuel Shattuck Boston, 1830

[Present day Walden Street is shown curving down to the lower right-hand corner of the image. House marked "Mrs. P. Wheeler is now #110 Walden St., and the one marked C. Stow is now #92 Walden St.]

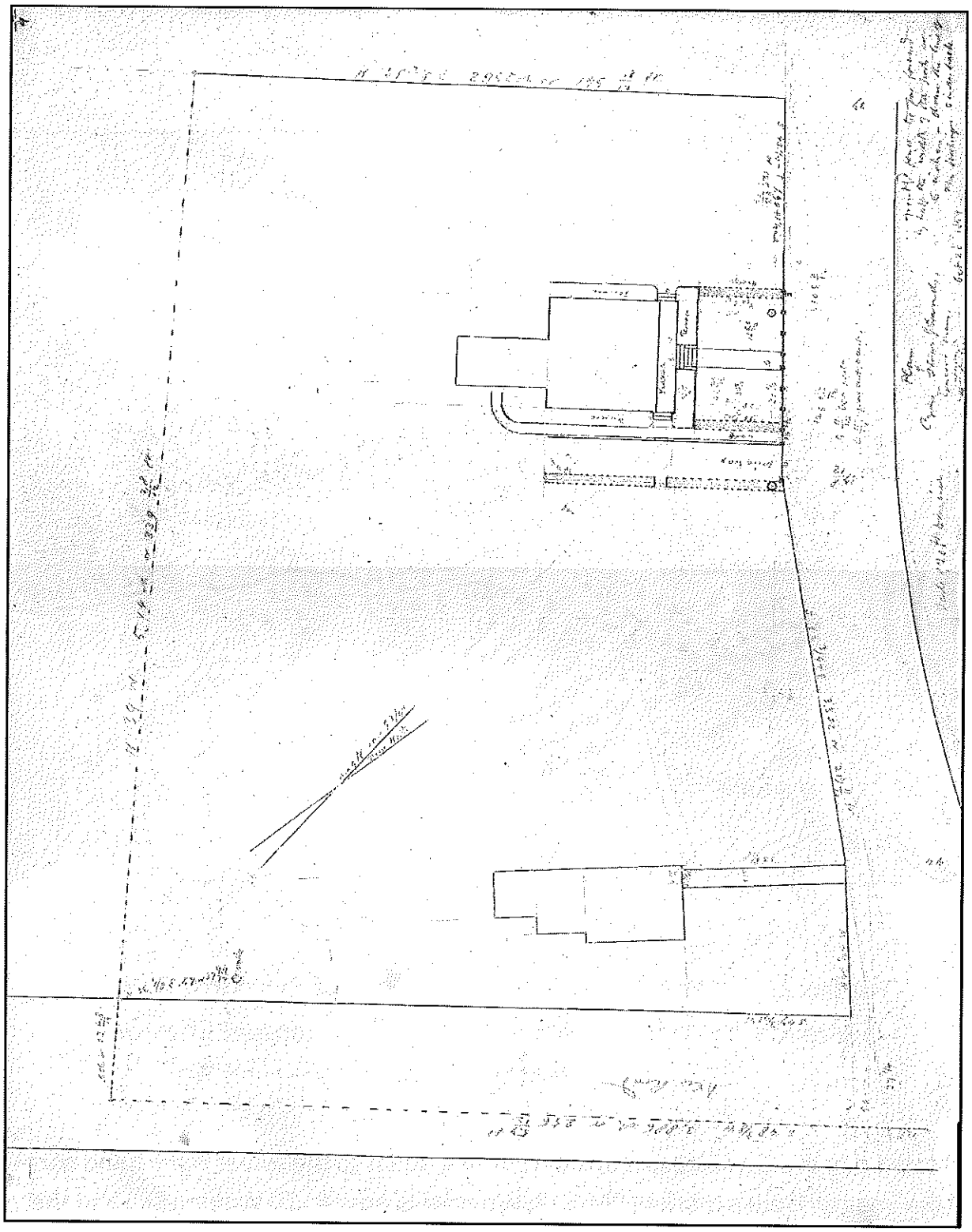


Figure 3: Henry Thoreau. "Plan of the Cyrus Stow Grounds" on Walden St., Oct. 28, 1851. Courtesy Special Collections, Concord Free Public Library

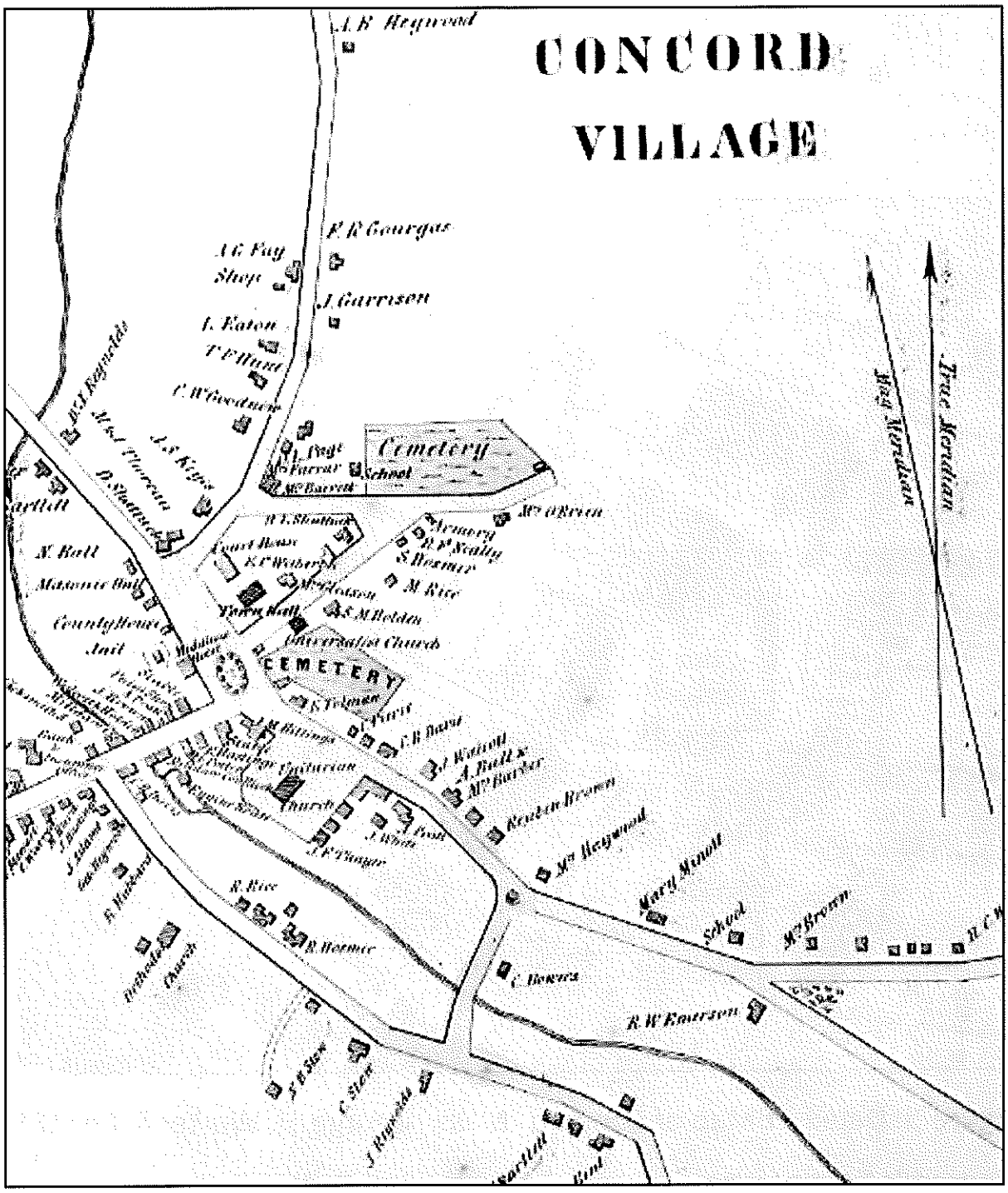


Figure 4: Henry Walling. Detail of Concord Village, Map of the Town of Concord, 1852

[Walden St. is at bottom of image. House of "C. Stow" shown with its rear ell is currently #110 Walden St. This is the earliest map that depicts Cyrus Stow's remodeled house at that location]

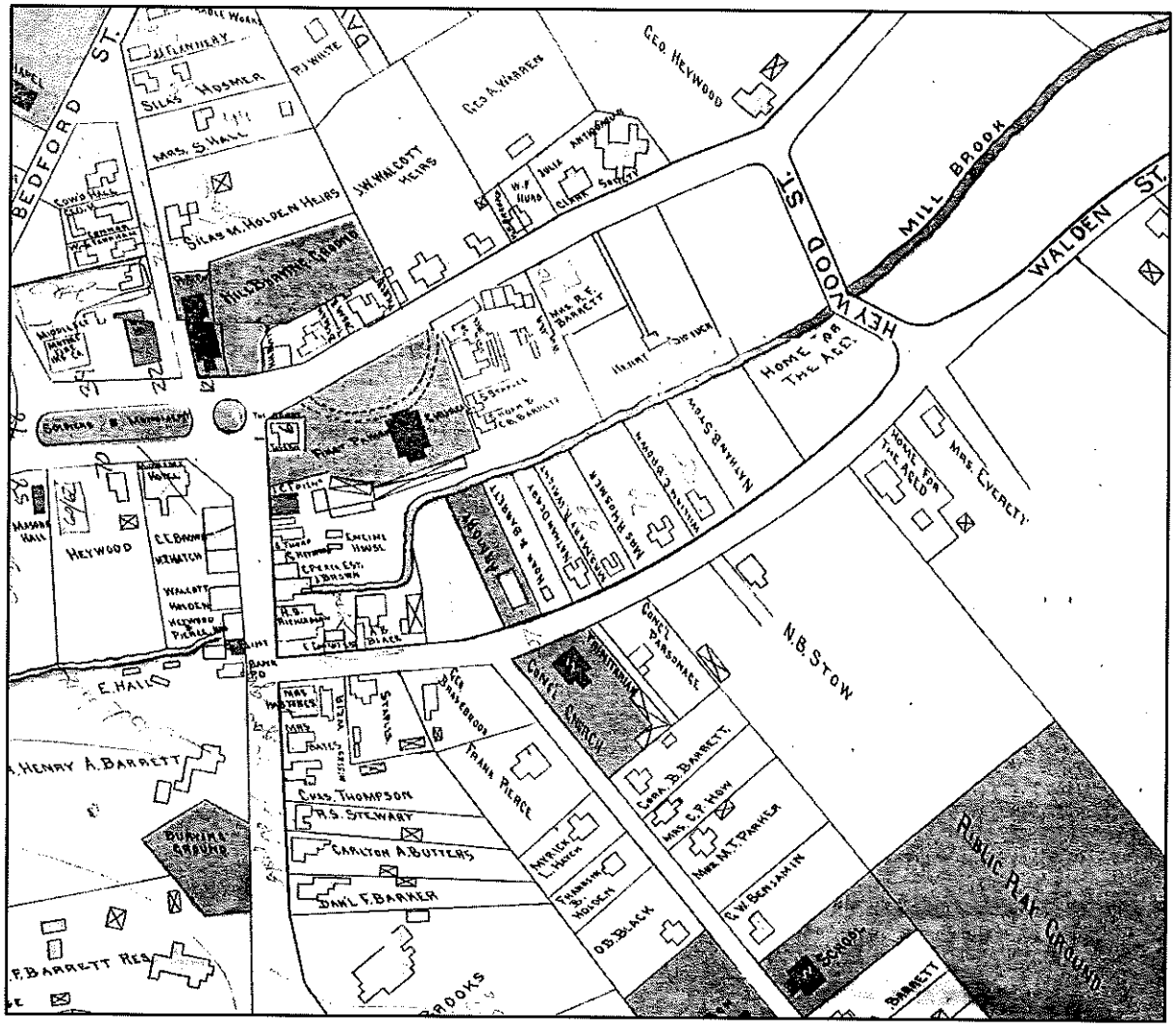


Figure 5: Detail of Map of Concord, Mass. George H. Walker & Co. 1889

[Concord's "Home for Aged" shown at what is currently #110 Walden St., to right-center on the image. The shed that exists today is also shown behind the home. The land across the street was owned by the Home for the Aged at that time.]

Figure 6: Concord, Mass. December, 1909. Sanborn Map & Publishing Company.

["CONCORD HOME FOR THE AGED", now #110 Walden St., shown at bottom-center of image. The one-story addition to the rear of the two-story ell is shown with an angle-sided bay centered at the very back. Also shown is the shed in the back yard.]

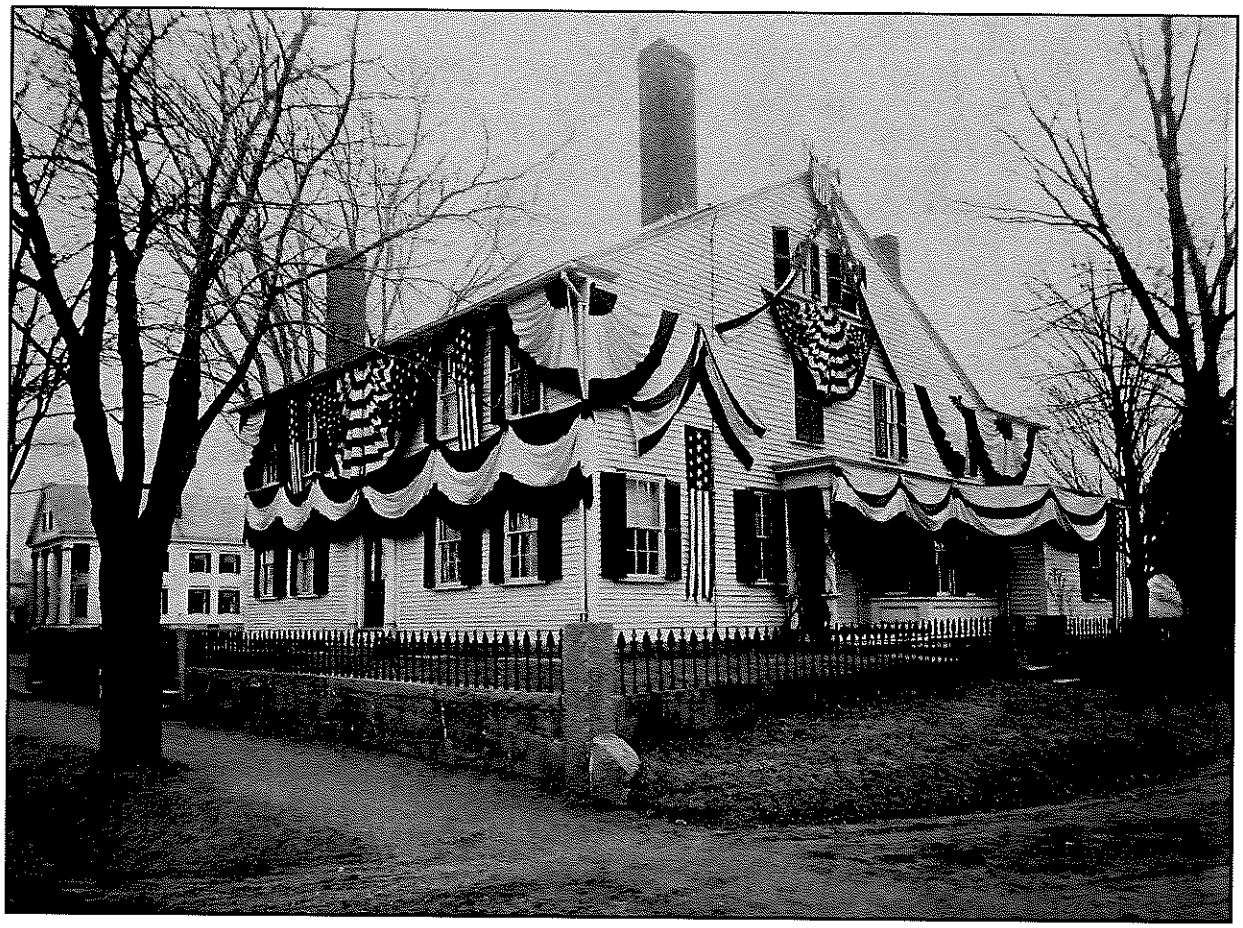


Figure 7: "Stow House." Ca. 1875
Courtesy Concord Free Public Library

[This is the earliest known photographic image of the Cyrus Stow House, shown in the background to the left and further down the street. The house in flag bunting is now #92 Walden, then owned by Nathan B. Stow.]

Figure 8: Everett family photo of 110 Walden Street, looking west, showing the rear ell and additions, ca. 1880
Courtesy Concord Free Public Library

[The top and bottom of this photo have been cropped for the purpose of its inclusion in this report, focusing on the building configuration.]

Figure 9: A.W. Hosmer. Wheeler-Stow House (Concord's Home for the Aged). Ca. 1890s

Courtesy Concord Free Public Library

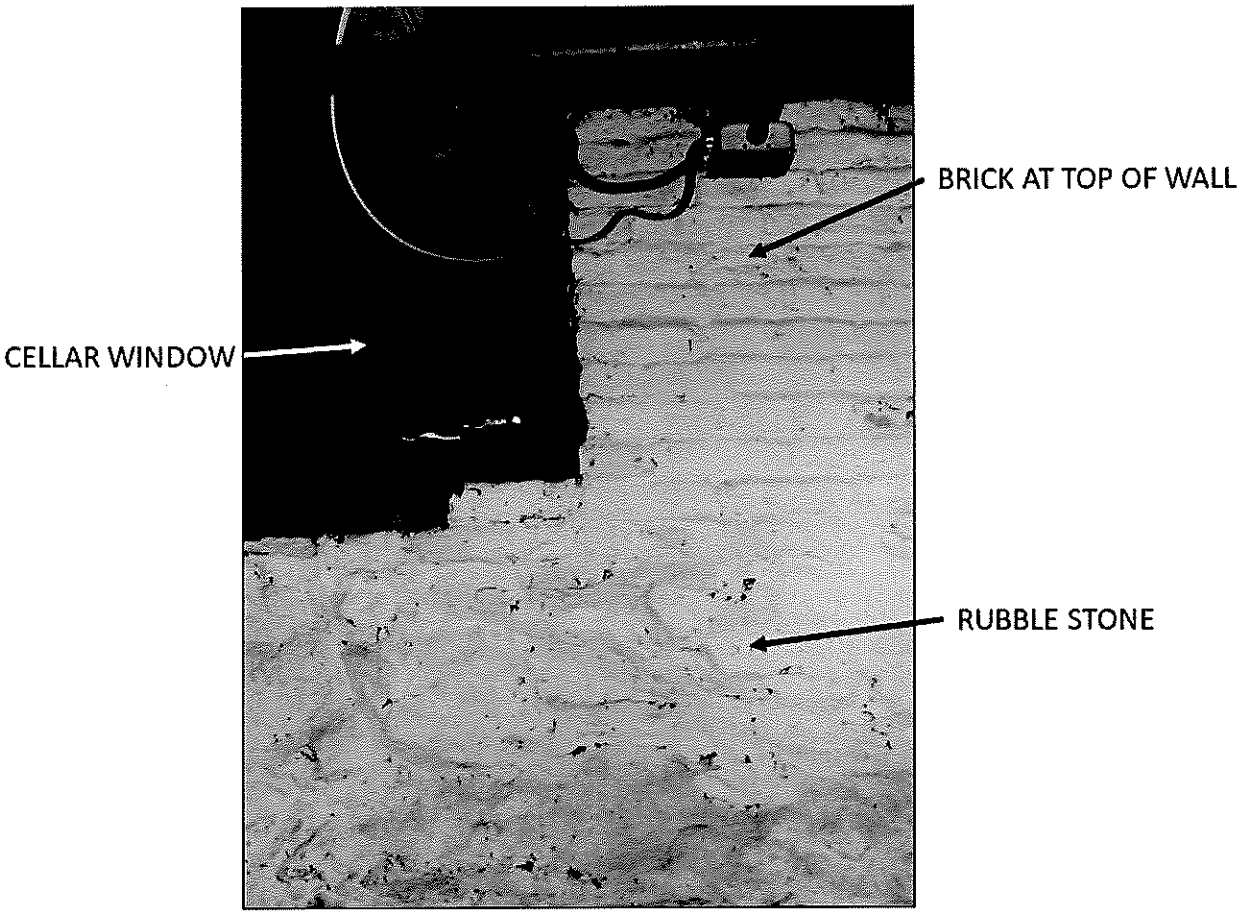


Figure 10: Foundation wall, east wall in cellar

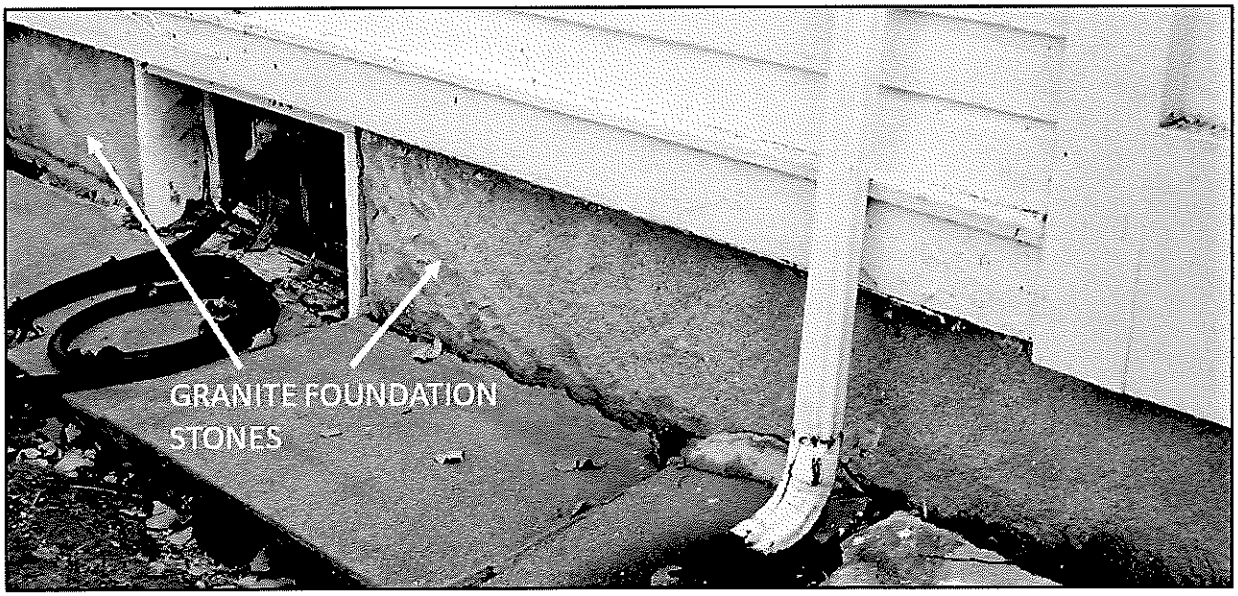


Figure 11: Granite blocks at top of foundation, west exterior wall

Figure 12: Floor joist connection to support beam, 1st floor framing

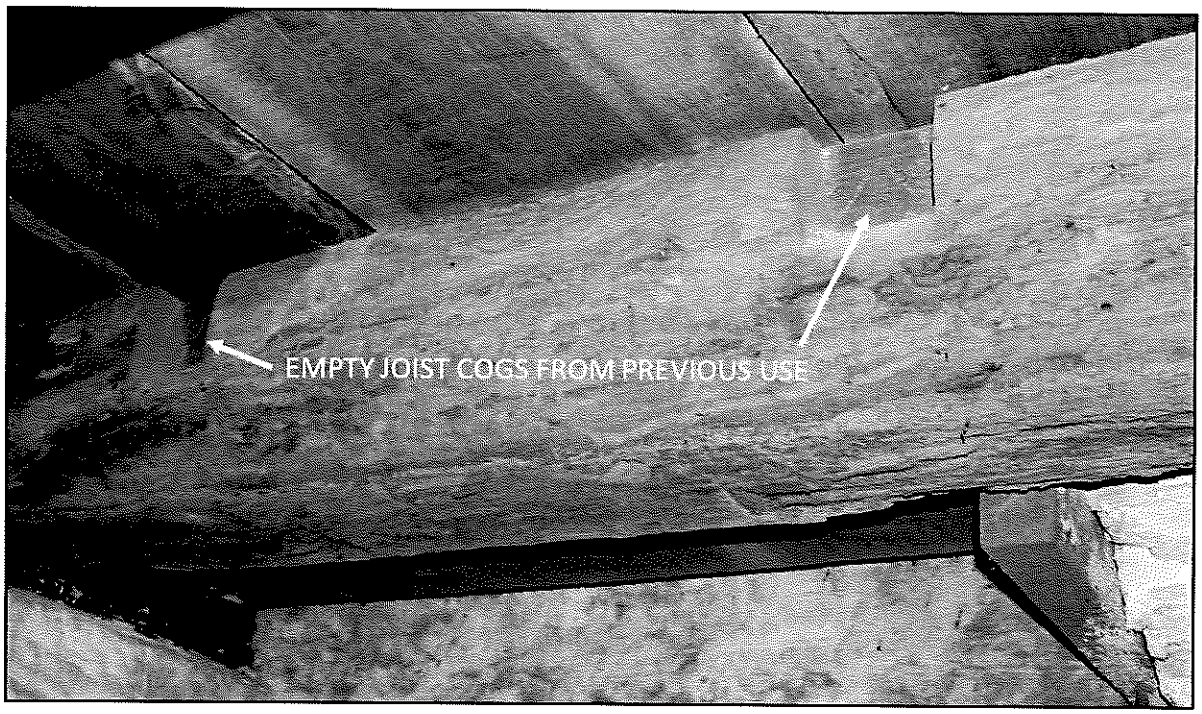


Figure 13: Re-used beam in 1st floor framing

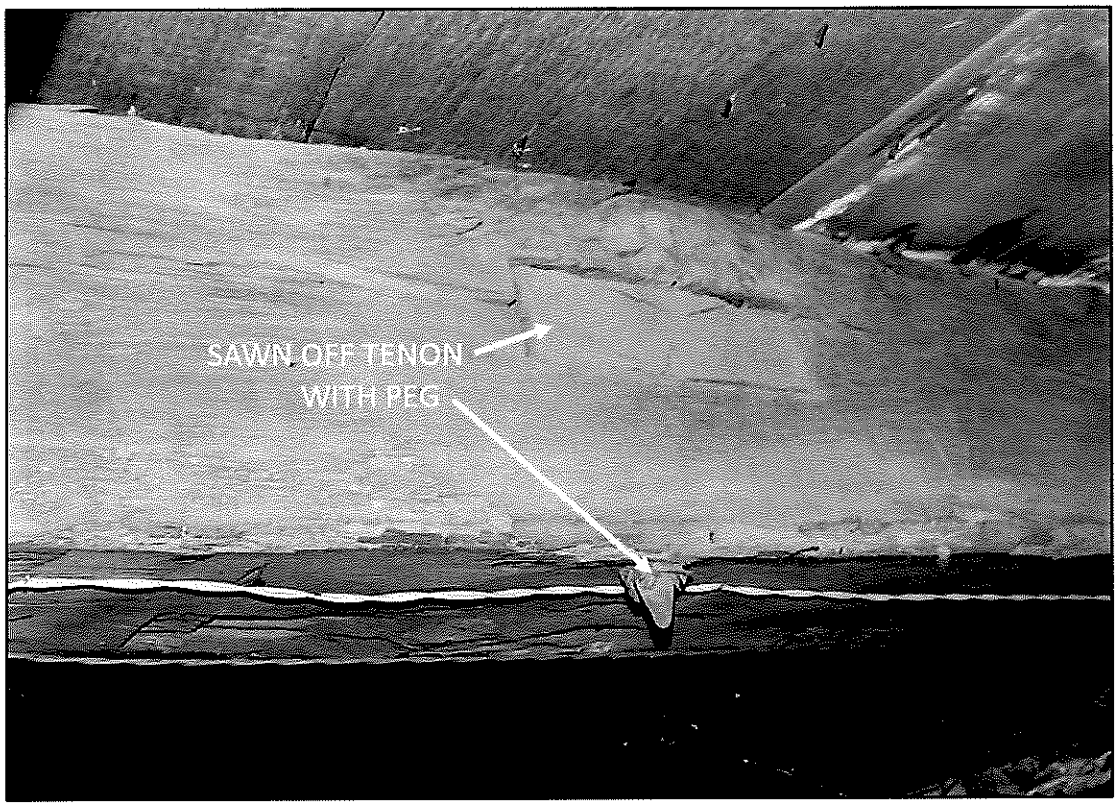


Figure 14: Re-used beam with mortice from previous use

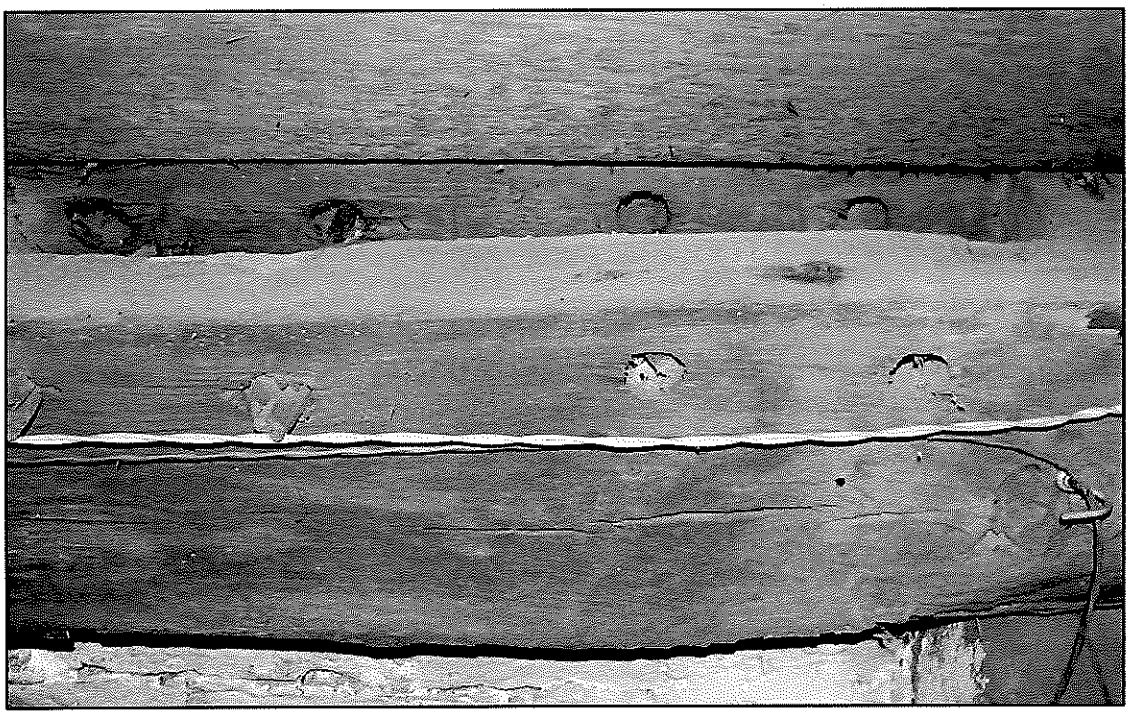


Figure 15: Re-used beam w/ double mortise and 4 pegs (next to west chimney foundation in cellar)

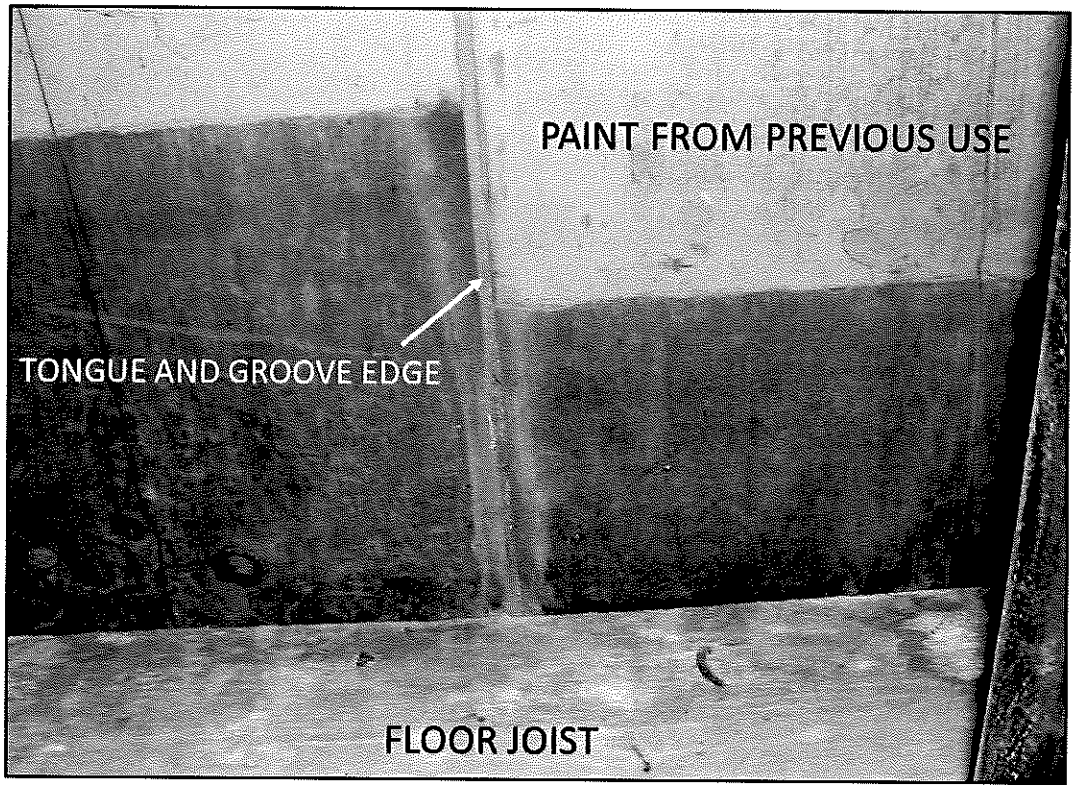


Figure 16: Re-used subflooring w/ old paint

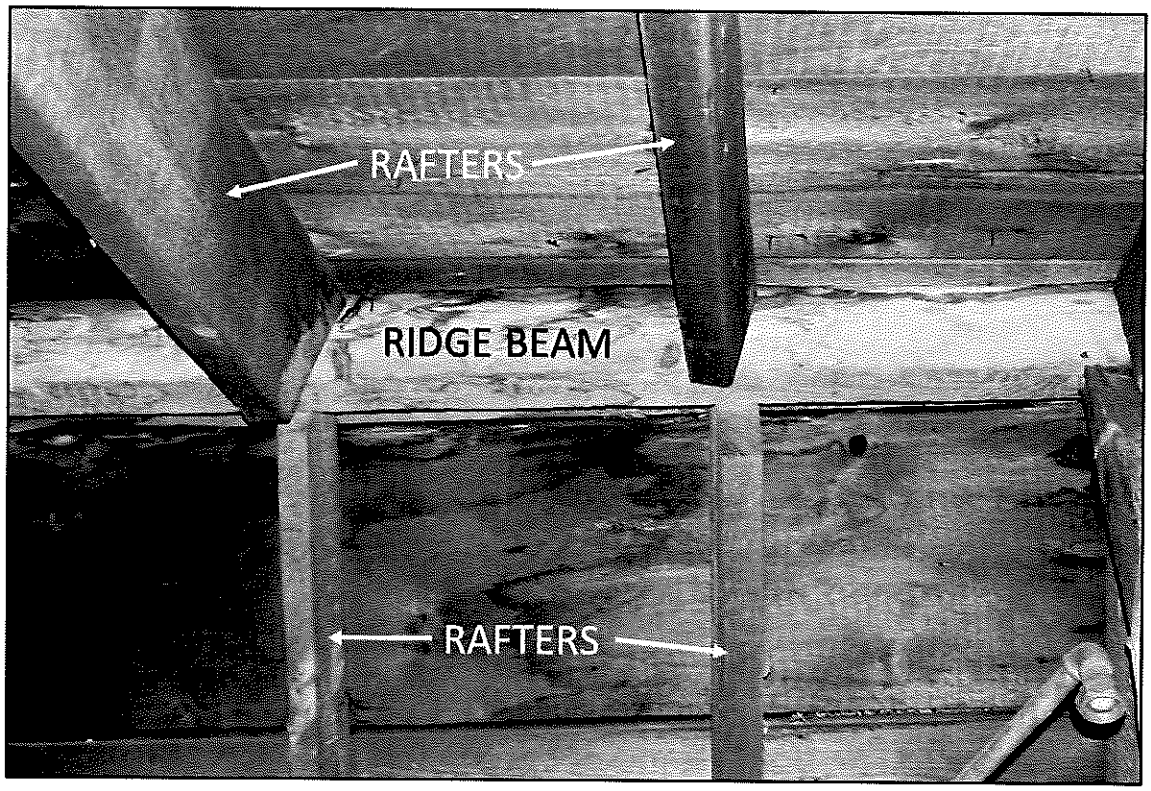


Figure 17: Roof framing at ridge at south end of main roof

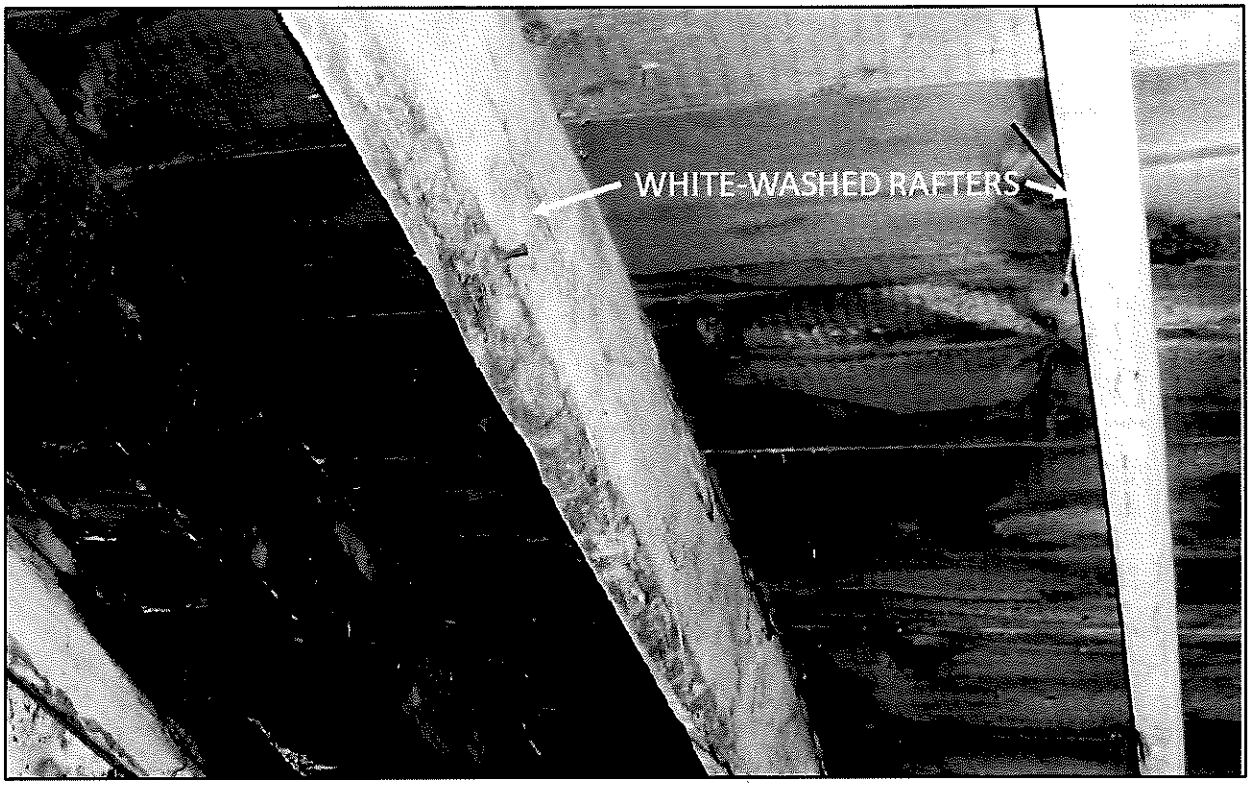


Figure 18: Rafters under west roof slope, some white-washed

Figure 19: Ell roof rafters, sprayed with insulated foam

Figure 20: Re-used 18th-century door w/ H-L hinges at head of attic stair (left) & thumb-latch on opposite side of door (right)

Figure 21: Pair of re-used, early-19th and 18th century doors in attic hall

Figure 22: Front of house w/ full façade portico facing Walden Street

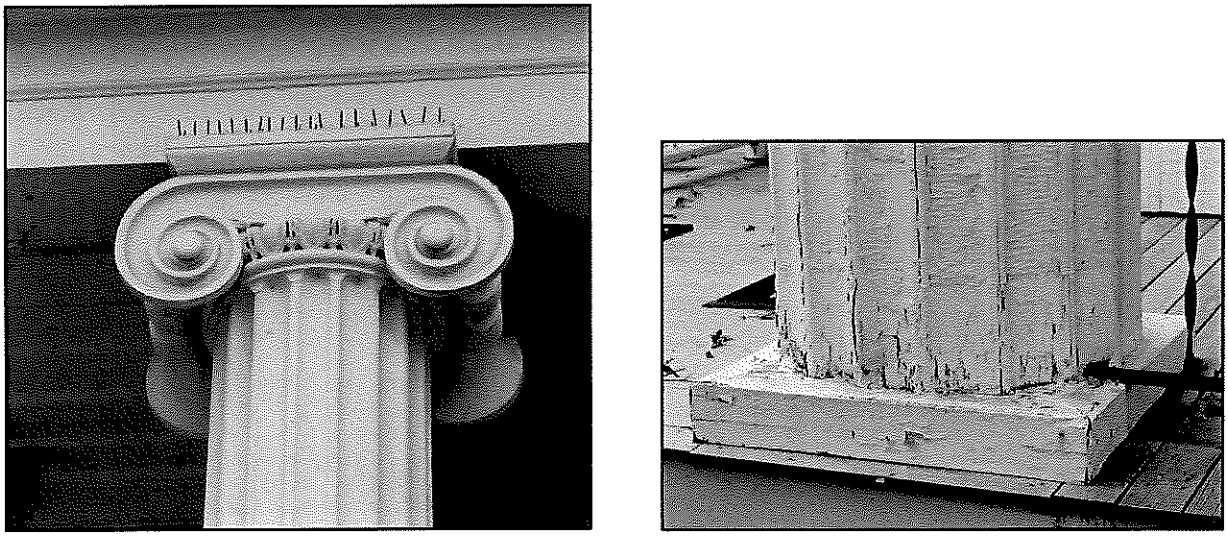


Figure 23: Portico column capital (left) and plinth at base (right)

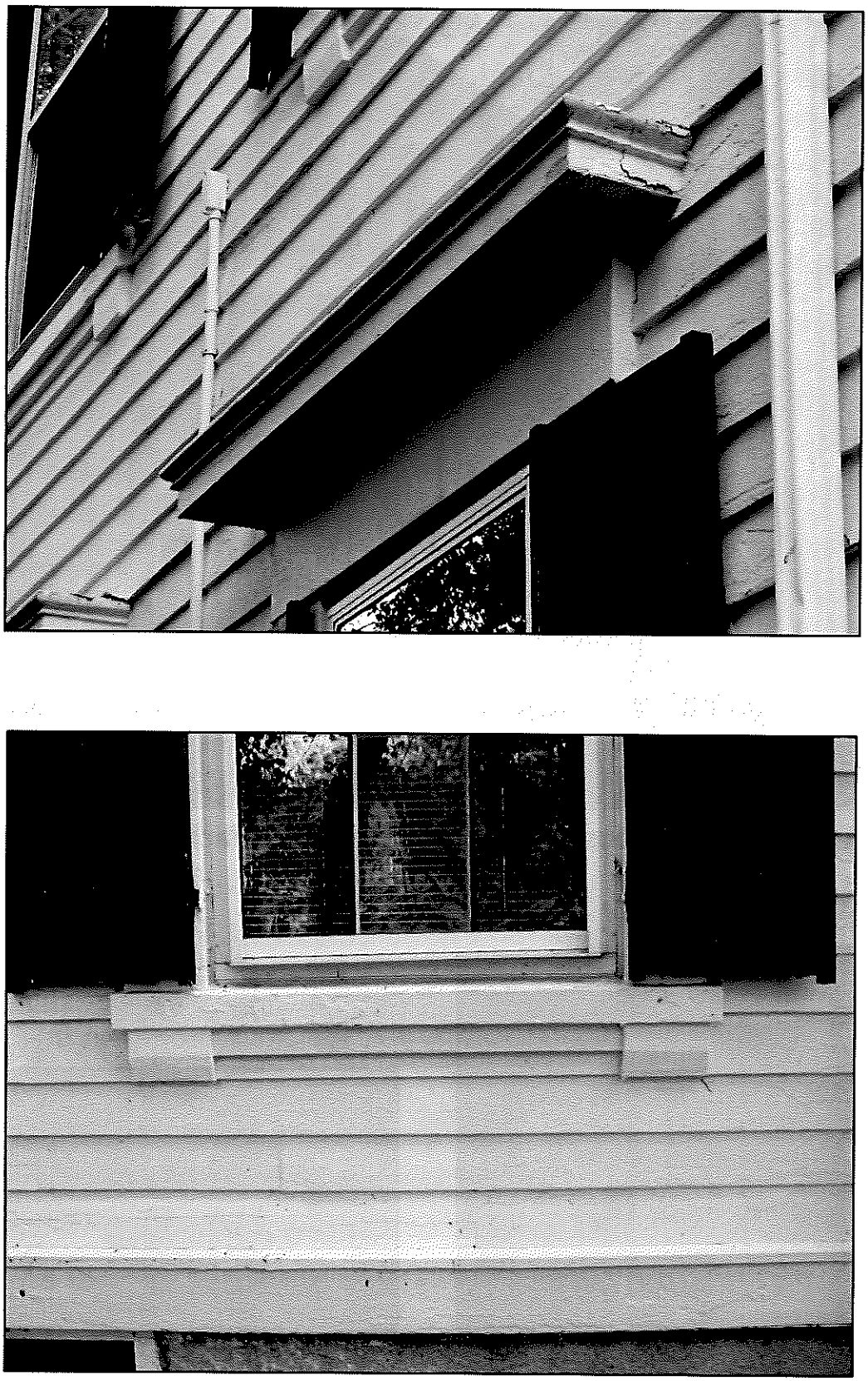


Figure 24: Window head and sill trim elements on main house

Figure 25: Front door with sidelights and transom sash.

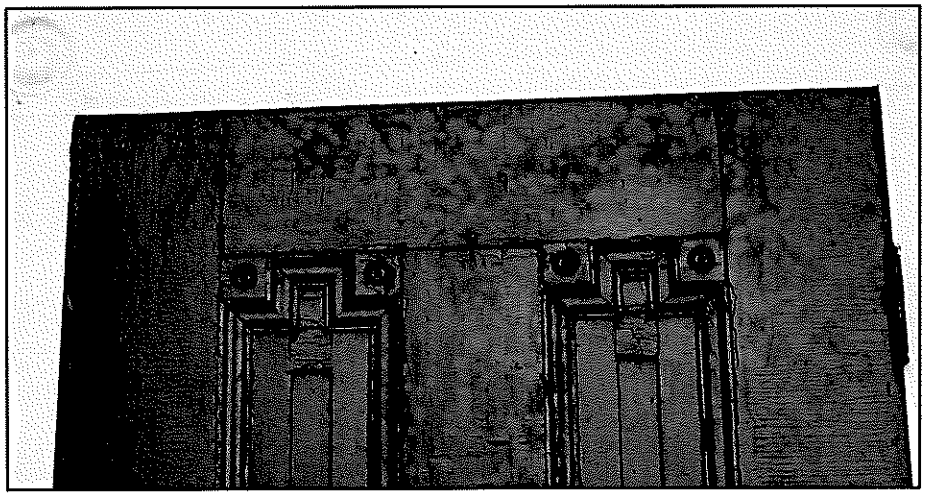


Figure 26: Front door recessed panels details

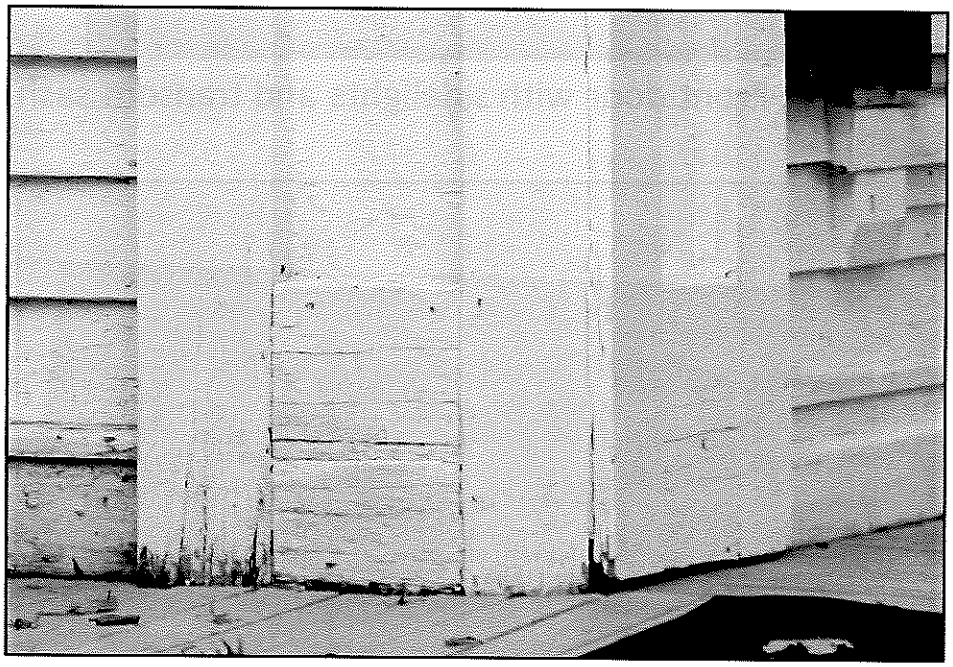


Figure 27: Cap and base details of corner pilaster

Figure 28: Water table trim board with sloped cap at bottom of clapboarded walls & above the stone foundation

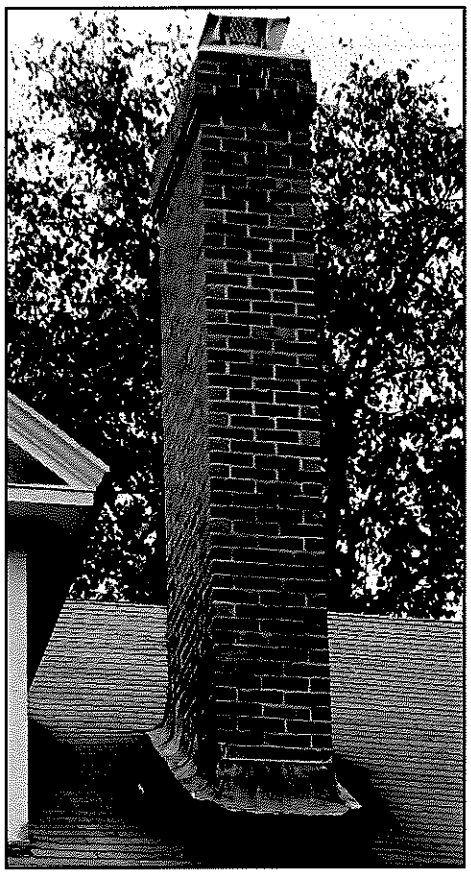


Figure 29: East chimney, rebuilt to its original configuration

Figure 30: Window cap detail typical for ell windows

Figure 31: West wall of ell with unsymmetrical fenestration

Figure 32: South wall of ell (with later one-story additions), showing original 2nd floor window, and attic window in gable.

Figure 33: Intersection of ell roof peak at sill of attic window of main house (window at right is a later addition)

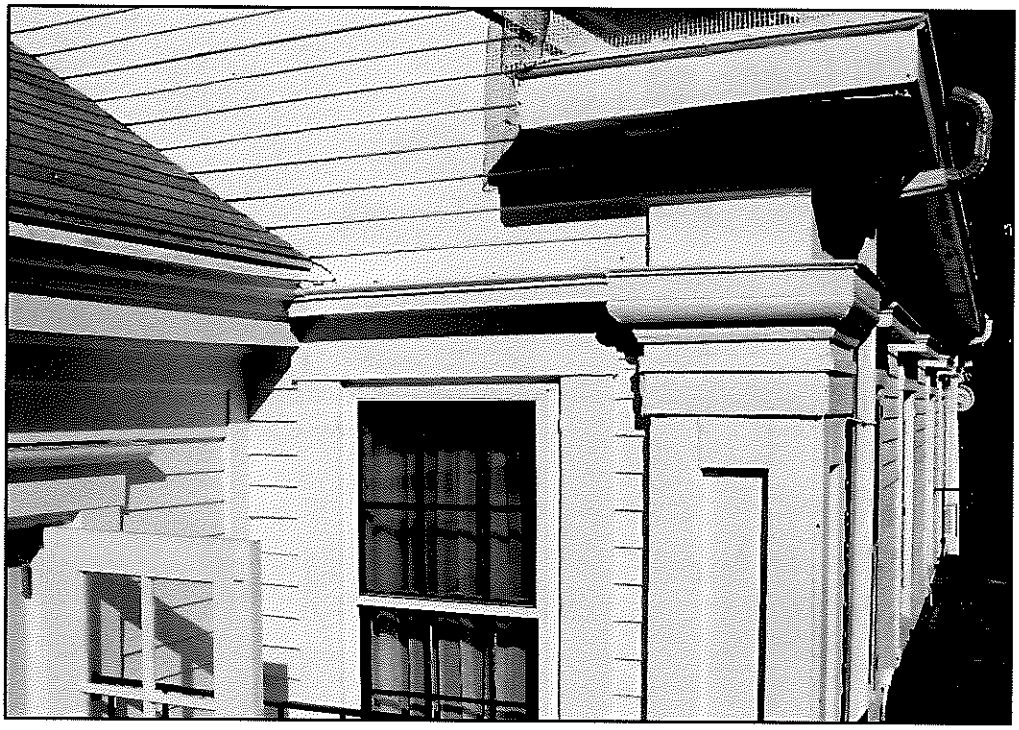


Figure 34: Intersection of ell roof east eaves with 2nd floor window cap at main house south wall, southeast corner

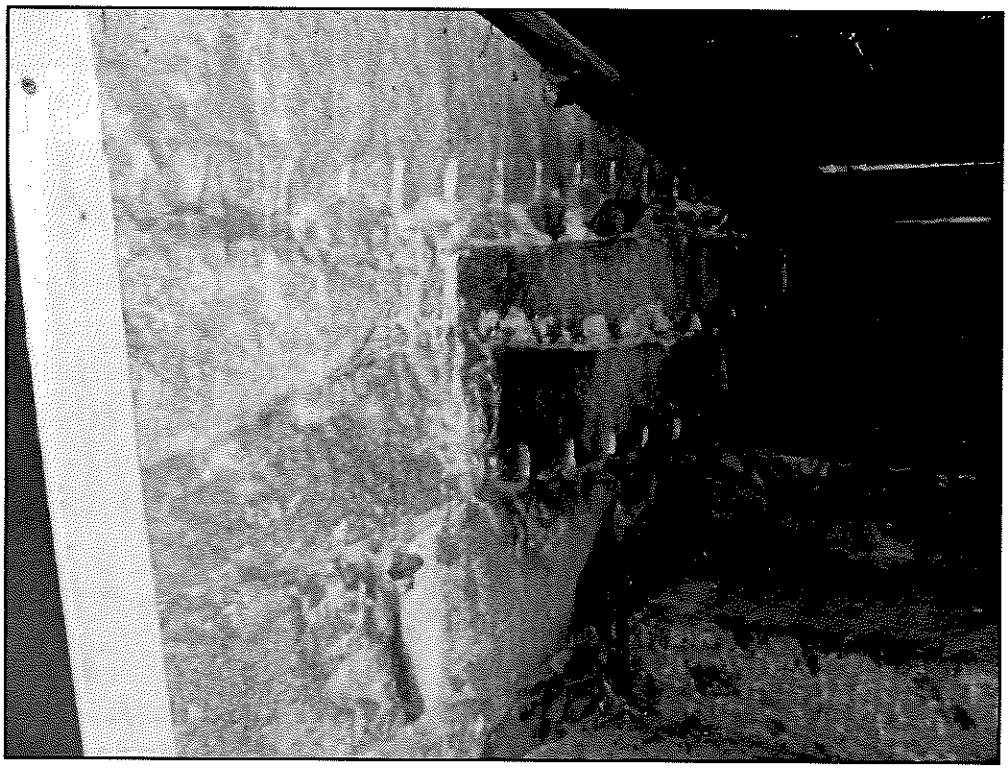


Figure 35: Granite bulkhead wall and stairs to cellar

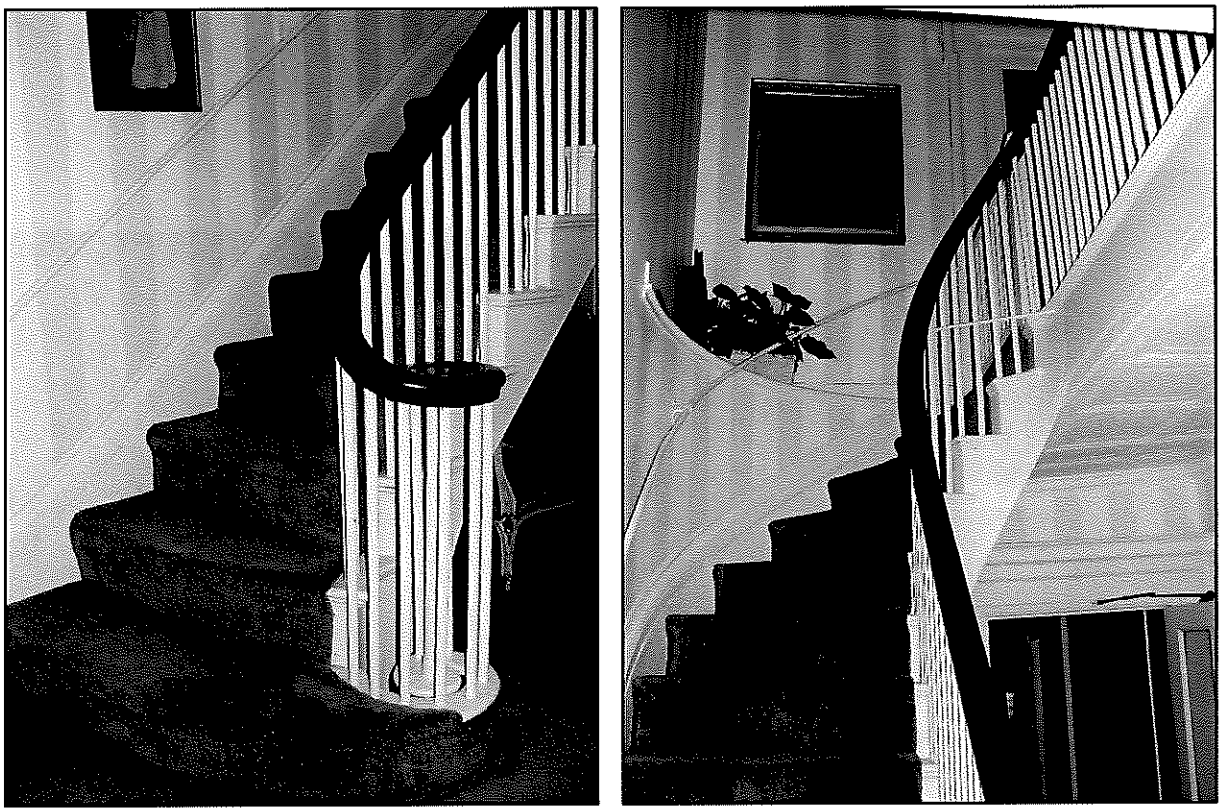


Figure 36: Front entrance hall stairway, bottom and top of run

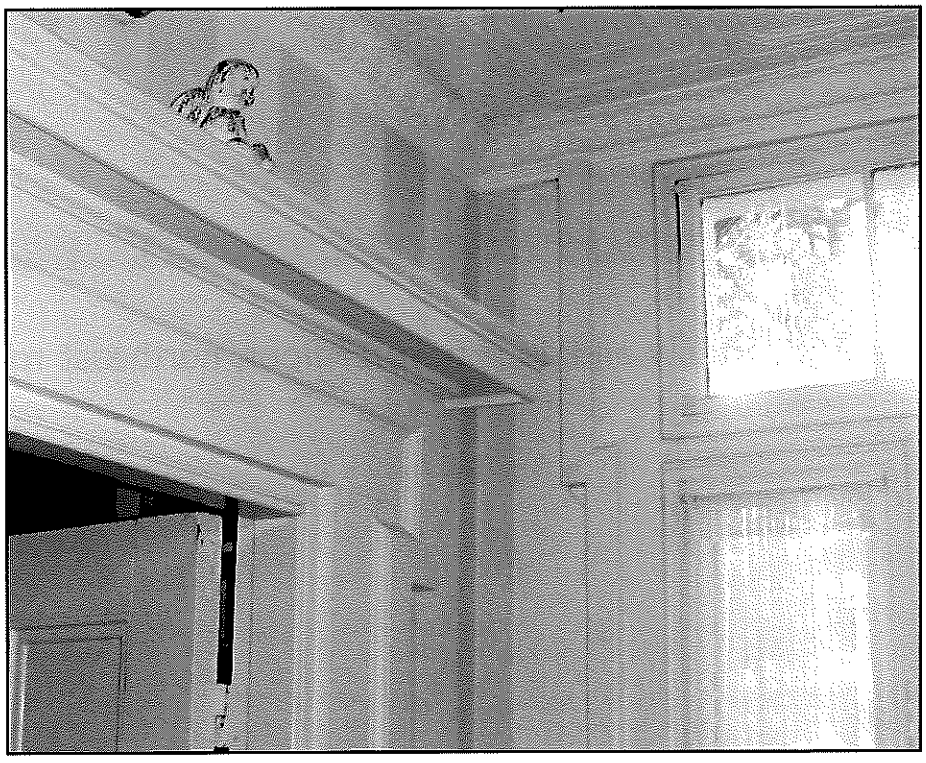


Figure 38: Door architraves and headers, 1st floor, front hall

Figure 39: Window and door trim, 1st floor, northeast room

Figure 40: Window trim details, head and sill, 1st floor, southeast room

Figure 41: Window, door and mantel trim, 2nd floor, northeast room

Figure 42: Plinth block at bottom of door architrave and baseboard

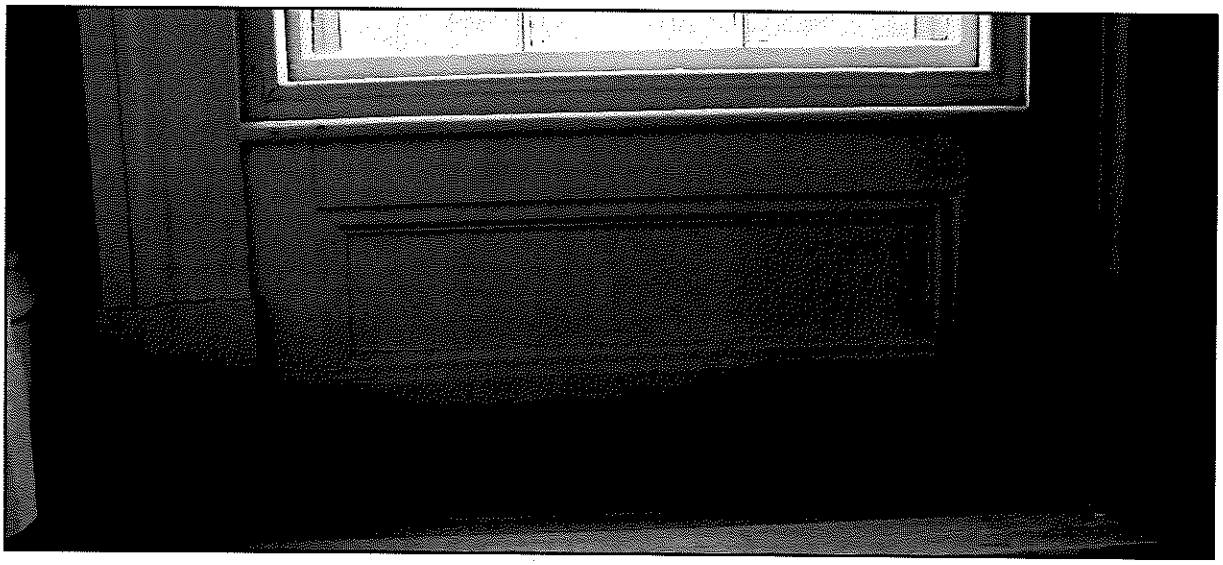


Figure 43: Recessed panel below window, 2nd floor, northwest bedroom (similar in detail in northeast bedroom)

Figure 44: Fireplace mantel, 1st floor, southeast room

Figure 45: Marble fireplace mantel, 1st floor, northwest room

Figure 46: Mantel removed from house and stored in shed

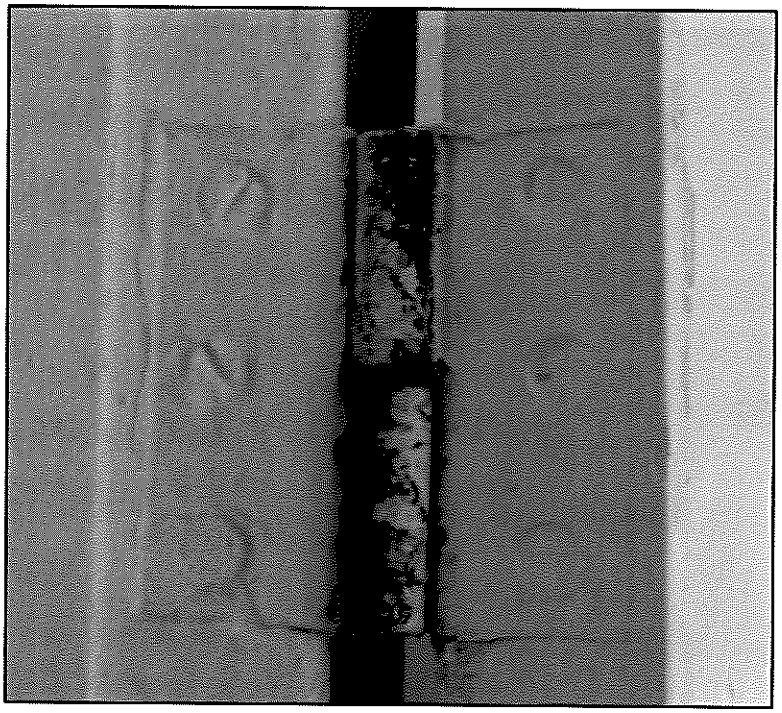


Figure 47: Two-knuckle, cast iron, lift-off hinge

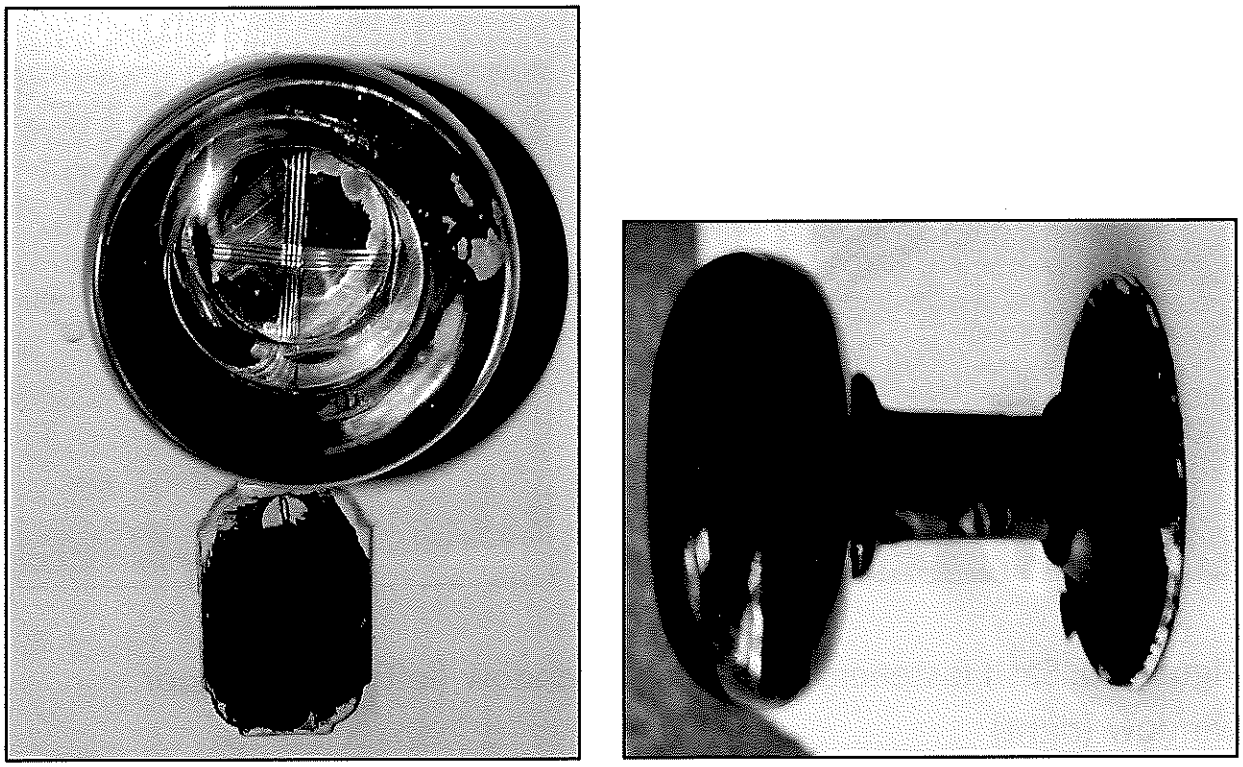


Figure 48: Glass knob with silver backing (left) & mineral knob (right)

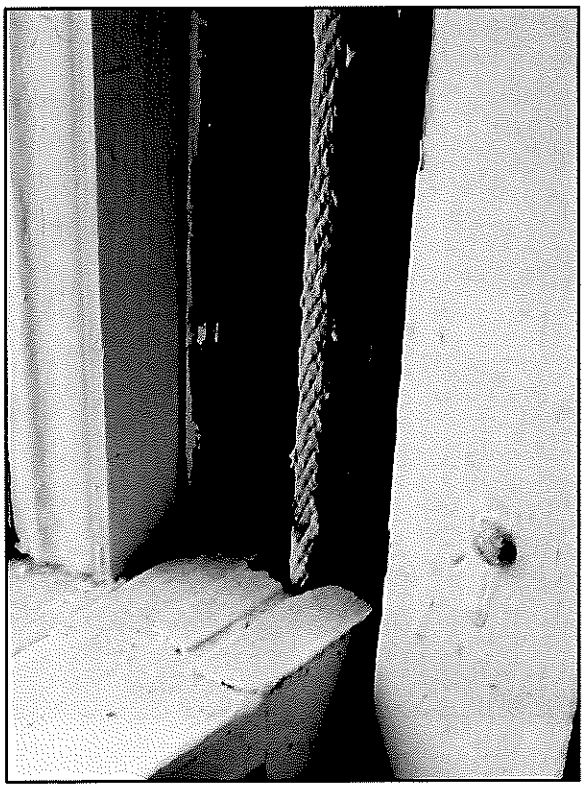


Figure 49: Sash cord for double-hung sash, pulley and weight system

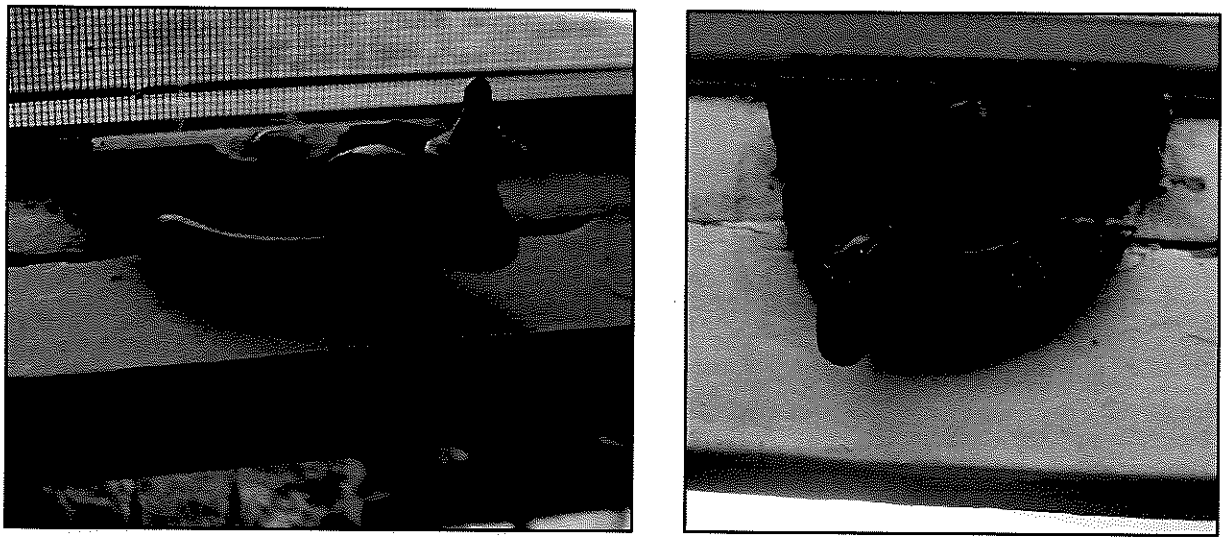


Figure 50: Sash fasteners on 1st floor window (left) and 2nd floor window (right)

Figure 51: Stair up to attic and its lower newel post against door jamb

Figure 52: Upper newel posts and balustrade within vertical board enclosure at attic level

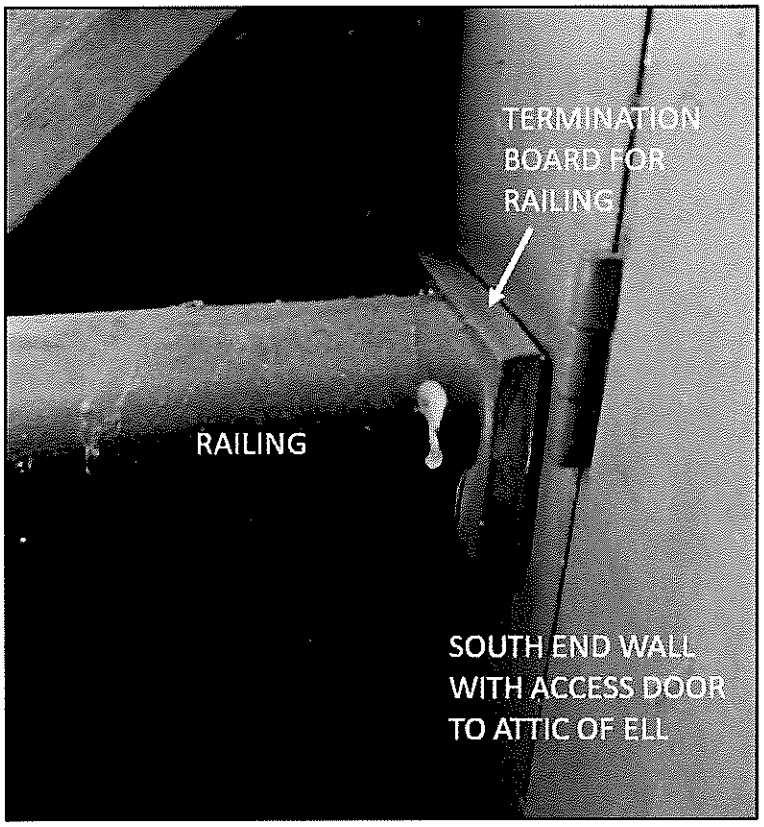


Figure 53: Termination of guard railing at attic level, south wall

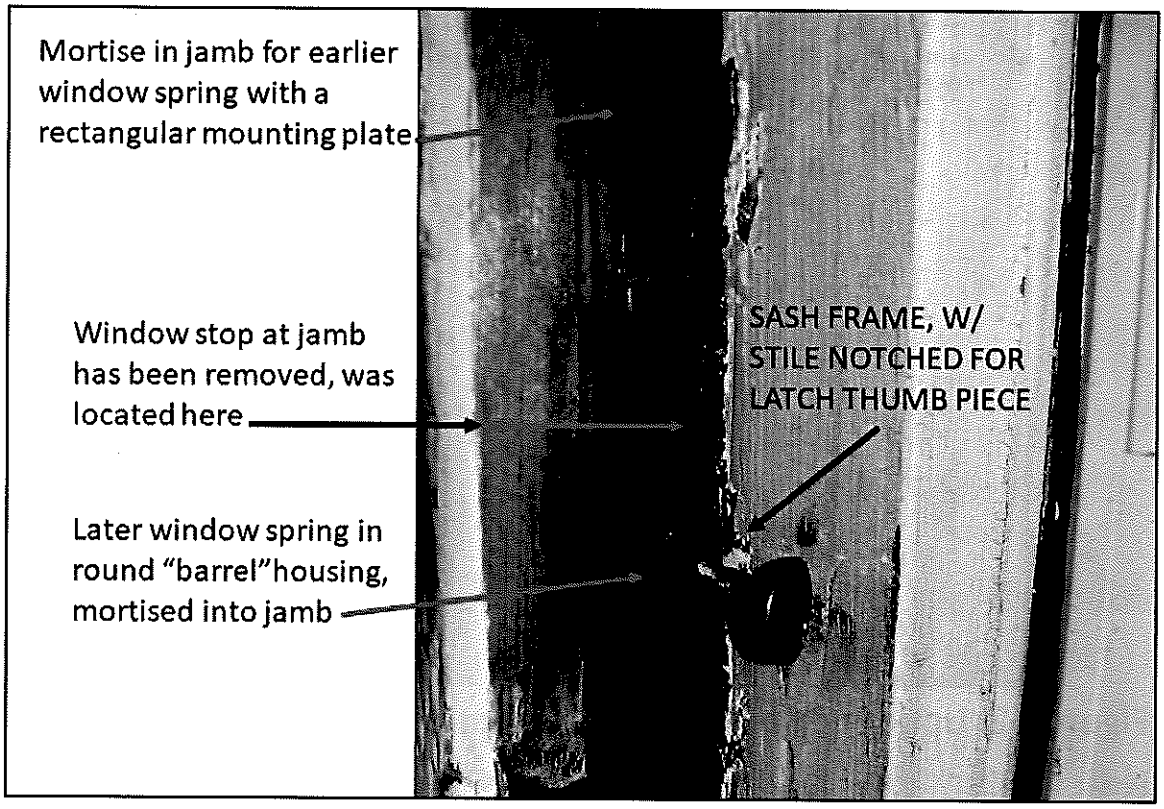


Figure 54: Window spring mechanism for gable-end attic sash

Figure 55: Back plastering between studs in attic, north gable wall

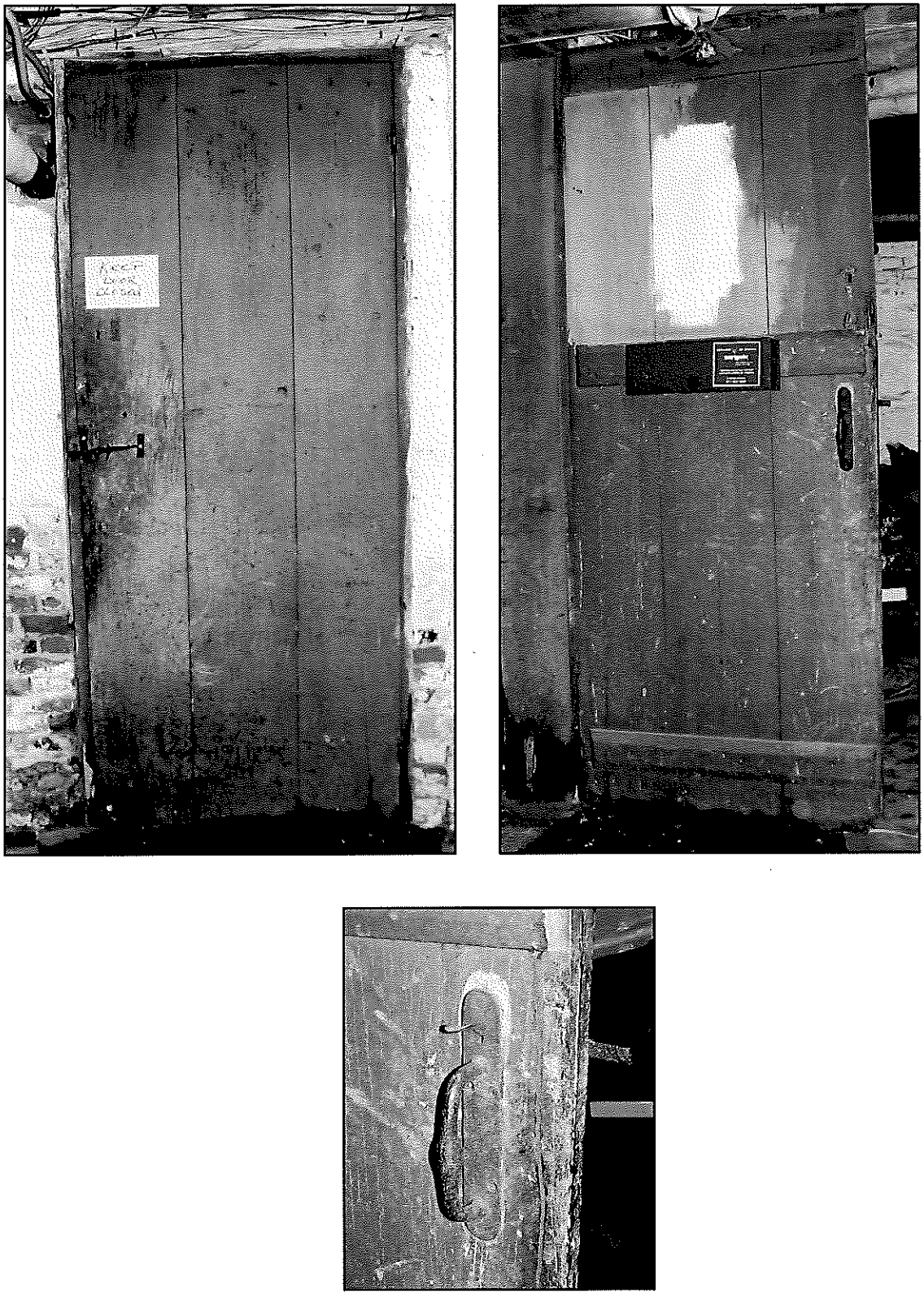


Figure 56: Front and back sides of door to room in NW corner of cellar (top), and original cast iron latch (bottom)

Figure 57: Foundation for west chimney (left) & east chimney (right)

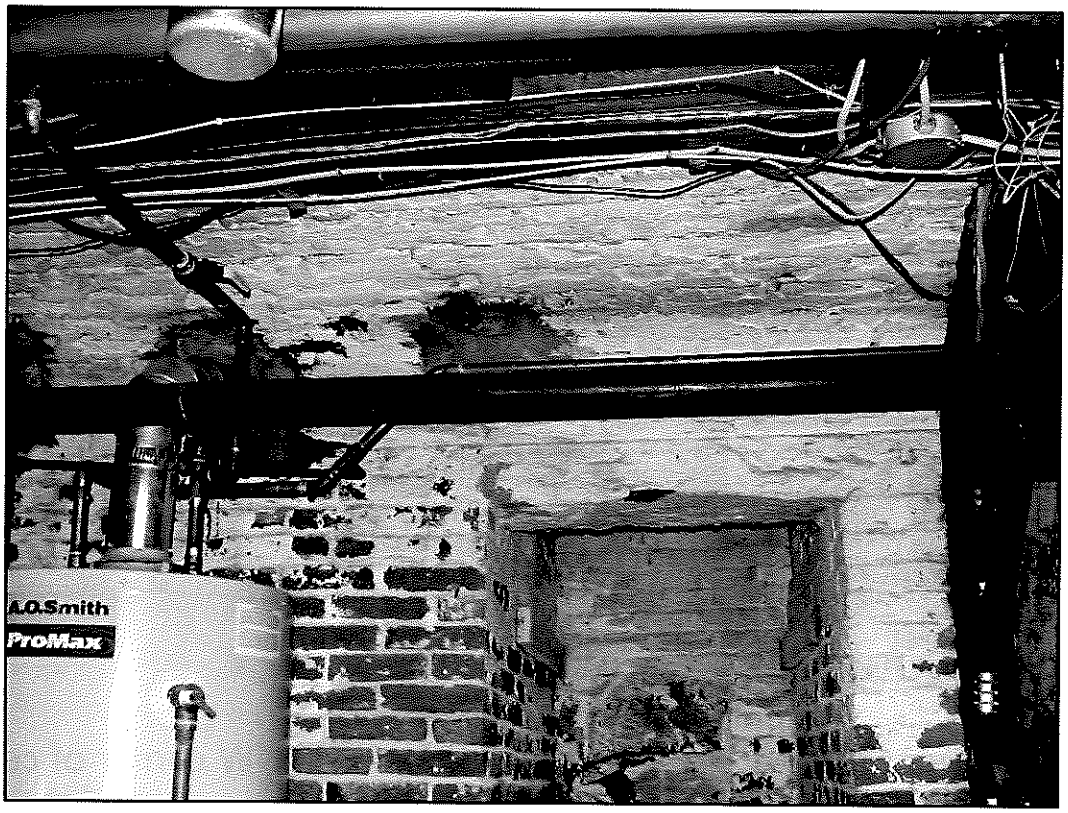


Fig 58: Foundation for ell fireplace and chimney

Figure 59: Granite bulkhead stairs (see also fig. 35)

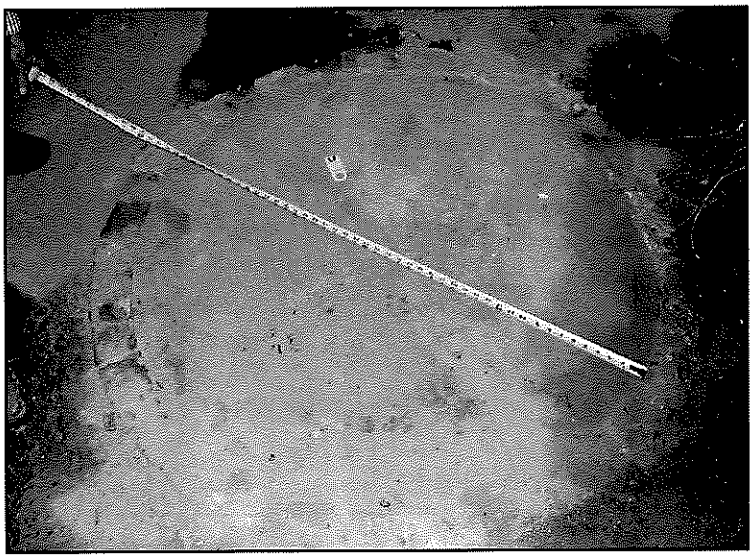


Figure 60: Outline of sealed, brick-lined well in cellar floor

Figure 61: Shed behind house – north side (left) & east side (right)

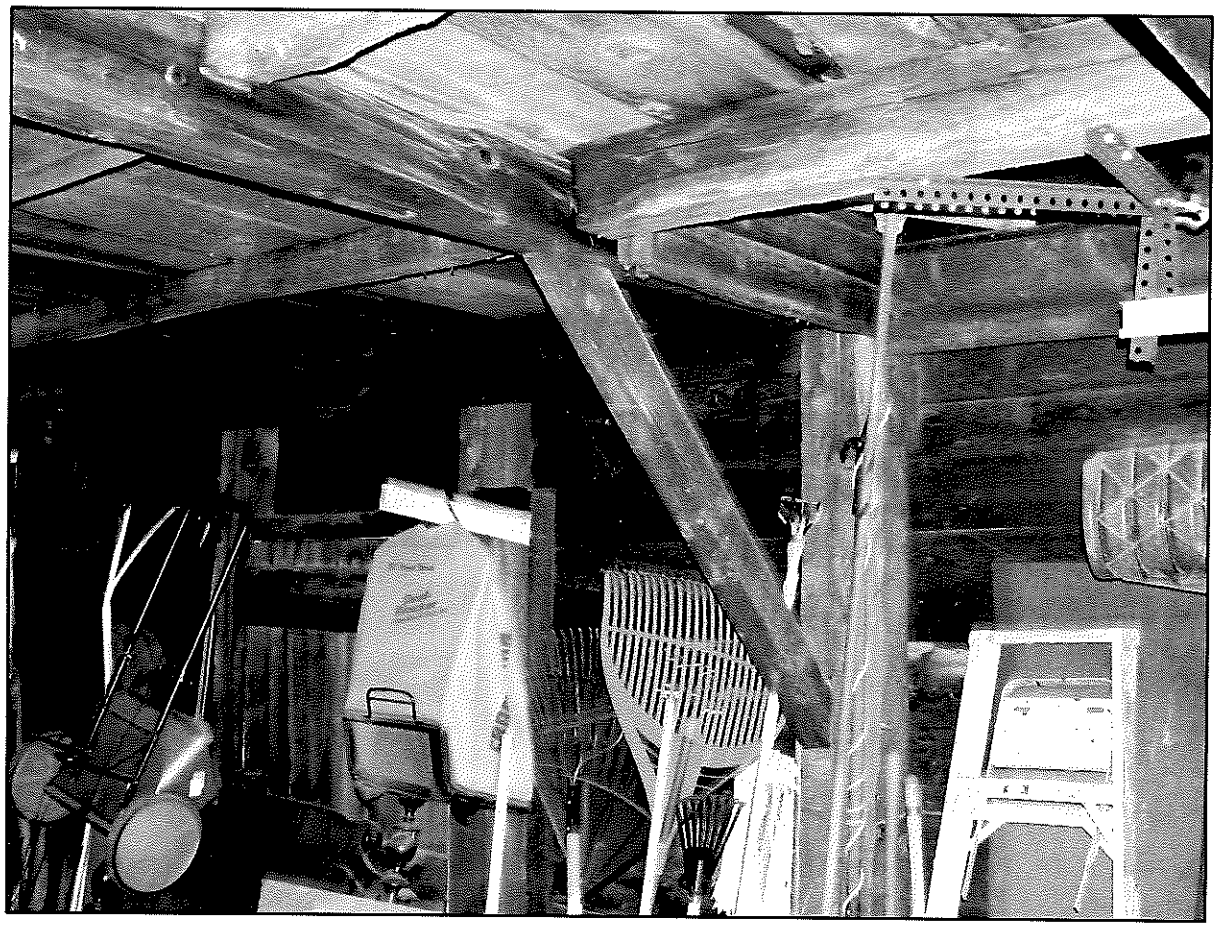


Figure 62: Post and beam framing inside shed

Fig. 63: Exterior door, west wall of shed – interior and exterior sides

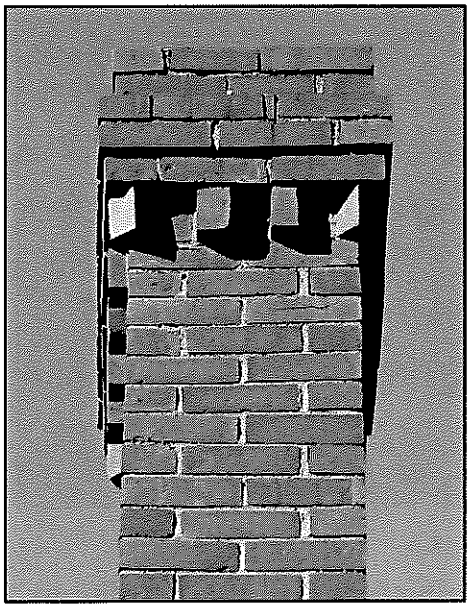
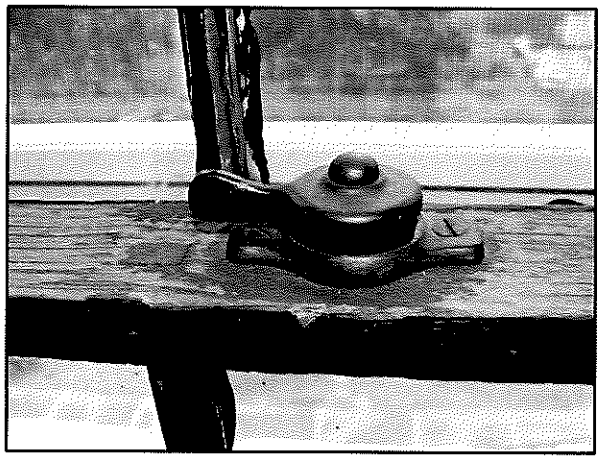
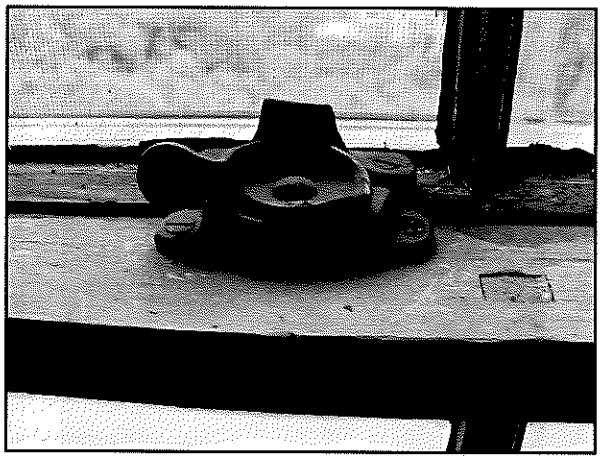


Figure 64: Decorative brickwork of ell chimney cap

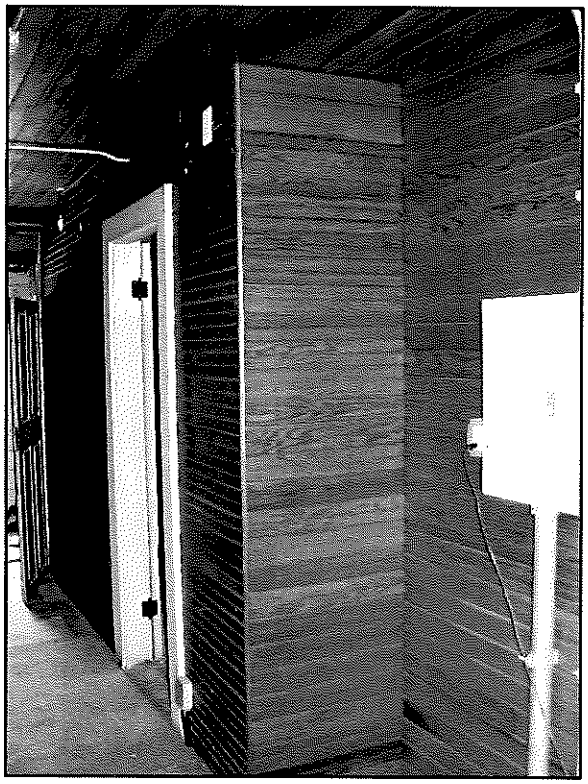
Figure 65: Southeast roof dorme





Southeast dormer (earlier type) Southwest dormer (later type)

Fig 66: Sash fasteners on attic dormer windows



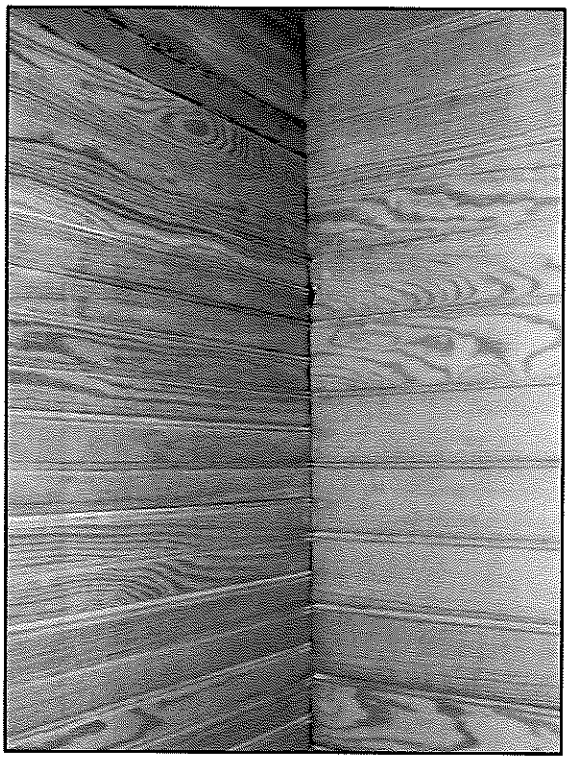


Figure 67: Two types of "bead-board" sheathing used in attic hallway

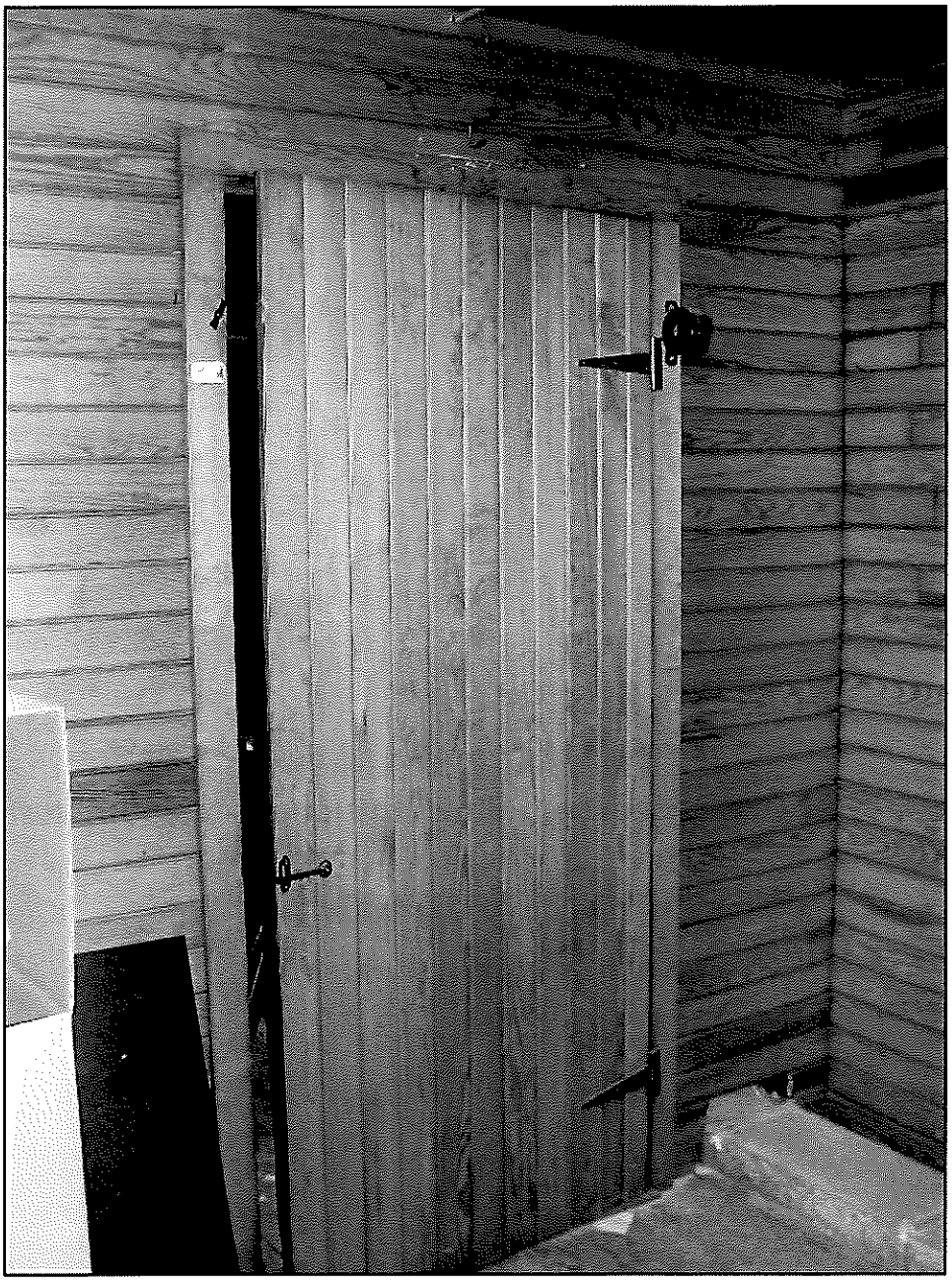


Figure 68: Battened door to one of attic storage rooms

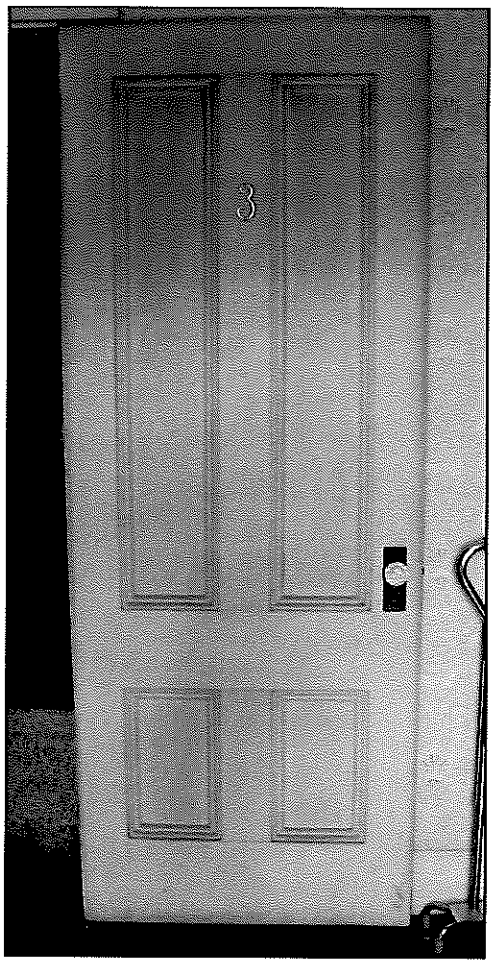


Figure 69: Typical attic bedroom door (this one is to southwest room)

Figure 70: Attic flooring at doorway to northeast bedroom (oak flooring in bedroom; wide pine painted flooring in hallway)

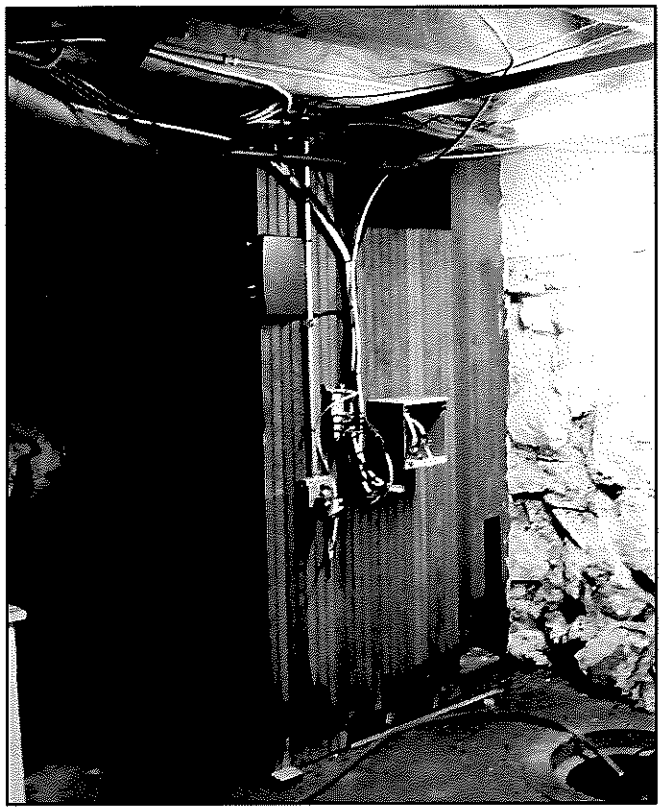


Figure 71: "Sanitary in the basement" (c. 1913)

Figure 72: Porch at east side of main house

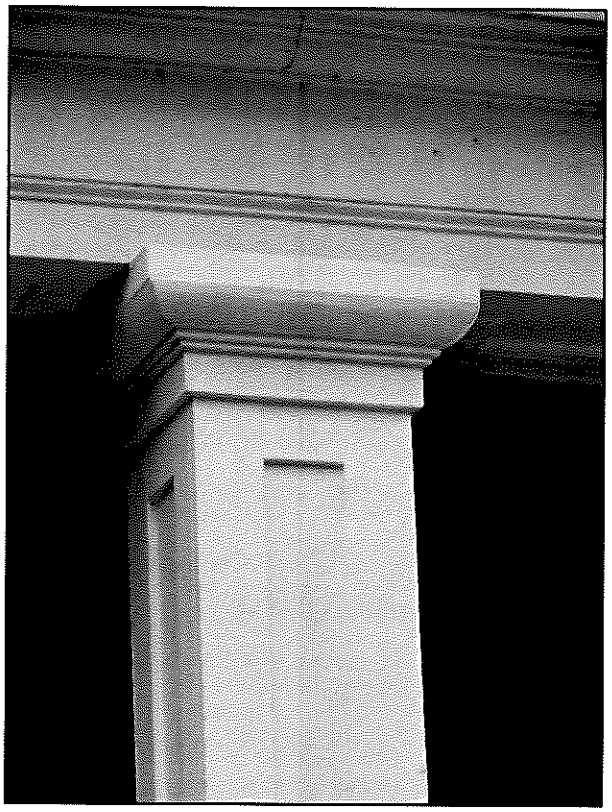


Figure 73: Porch column capital

Figure 74: Porch railings

Figure 75: Connection of porch and front portico decks -- stone steps were moved and repositioned to accommodate the transition

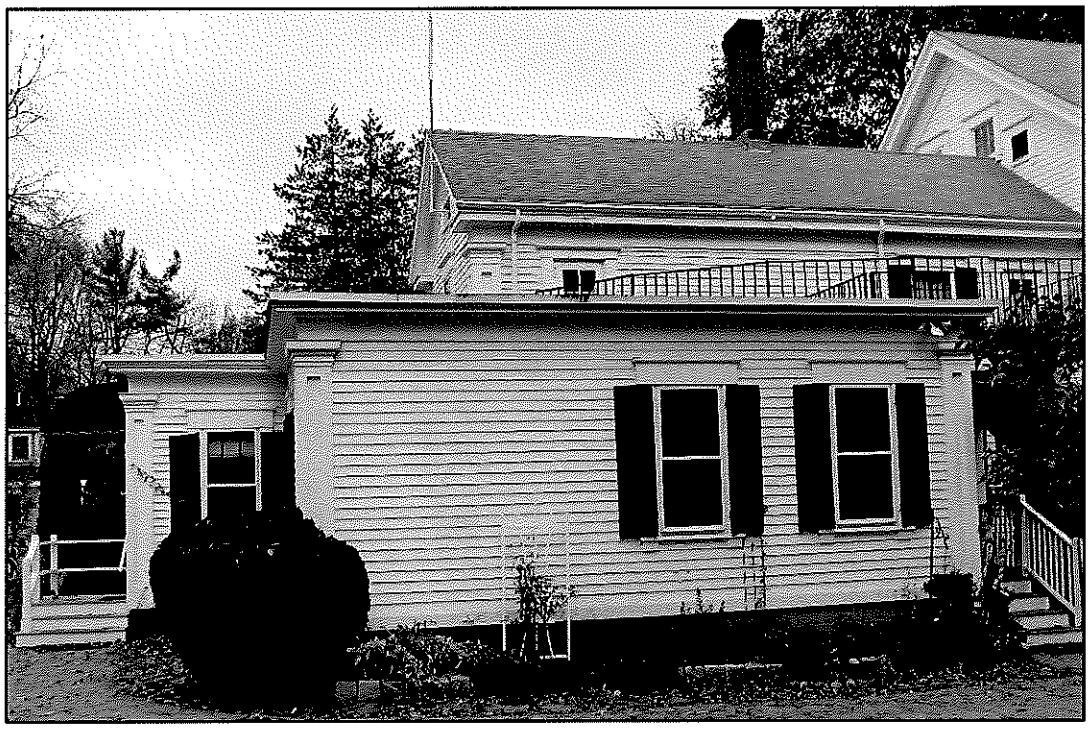


Figure 76: 1953 one-story addition (in foreground with two windows)

Figure 77: Small porch (behind green awning) at side entrance to ell and metal fire escape bridge and stair

Figure 78: Rebuilt back stair to second floor, widened in 1977,
newel post and railing salvaged from original stair
(Original door w/ glass to kitchen seen at right, at end of back hallway)

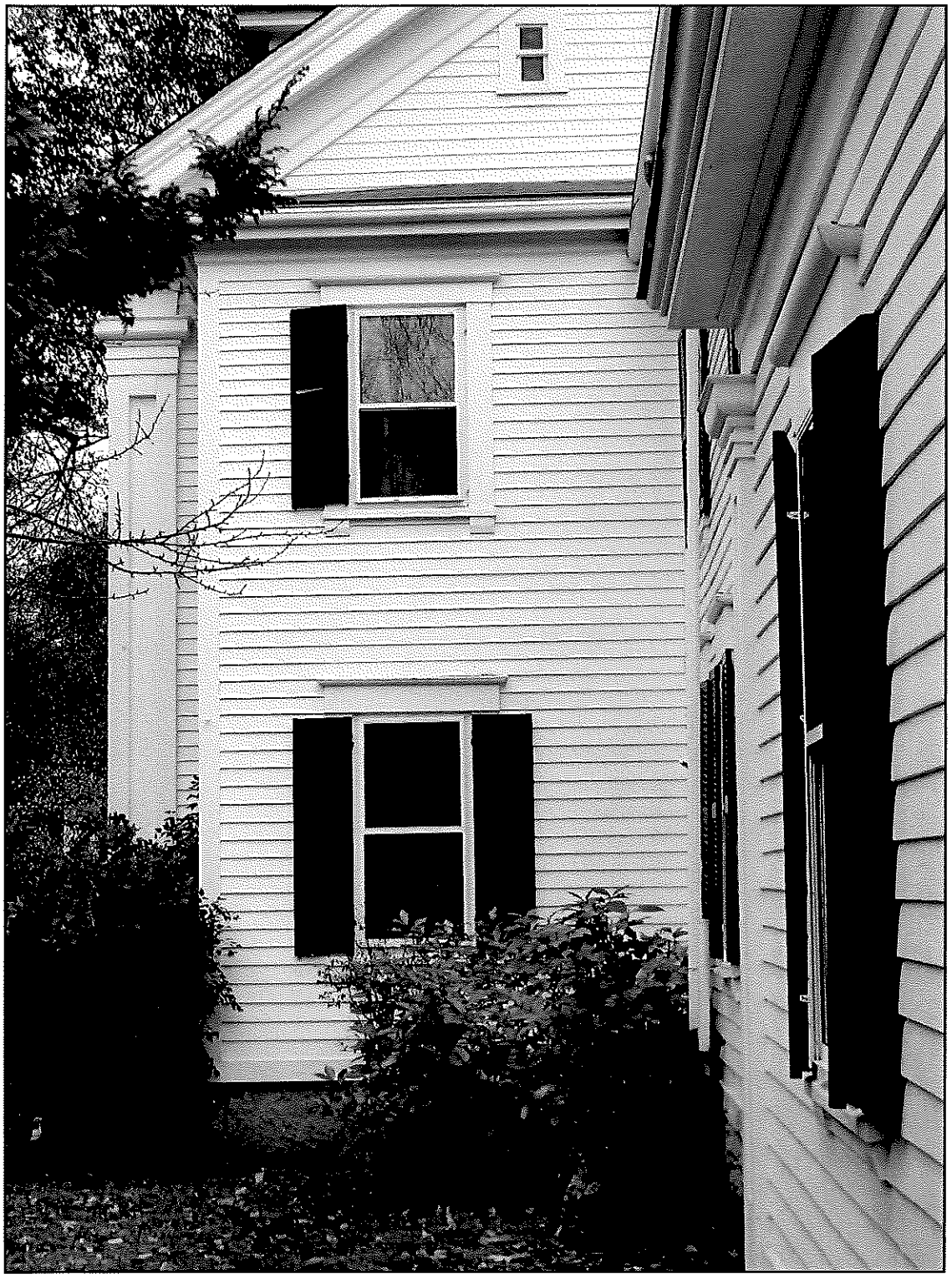
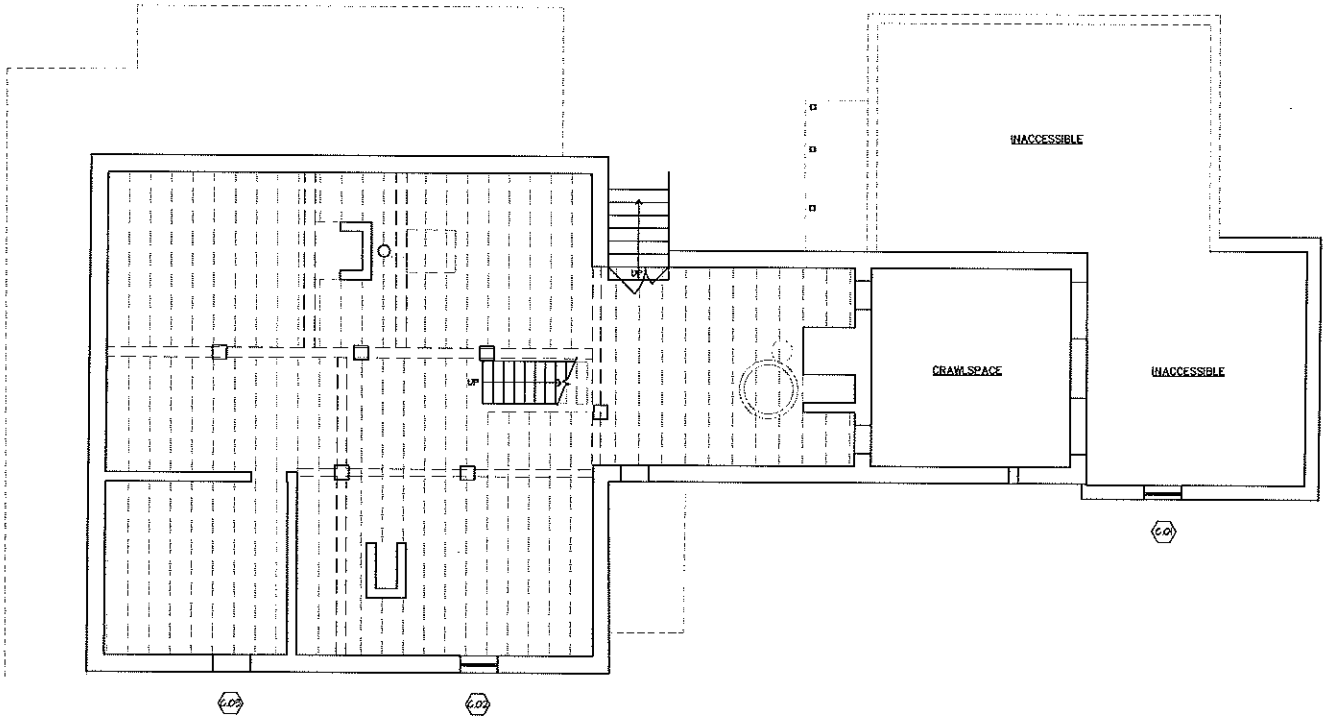


Figure 79: Two-story addition built in two phases against the south wall of main house and its intersection with the west wall of the ell (at right)

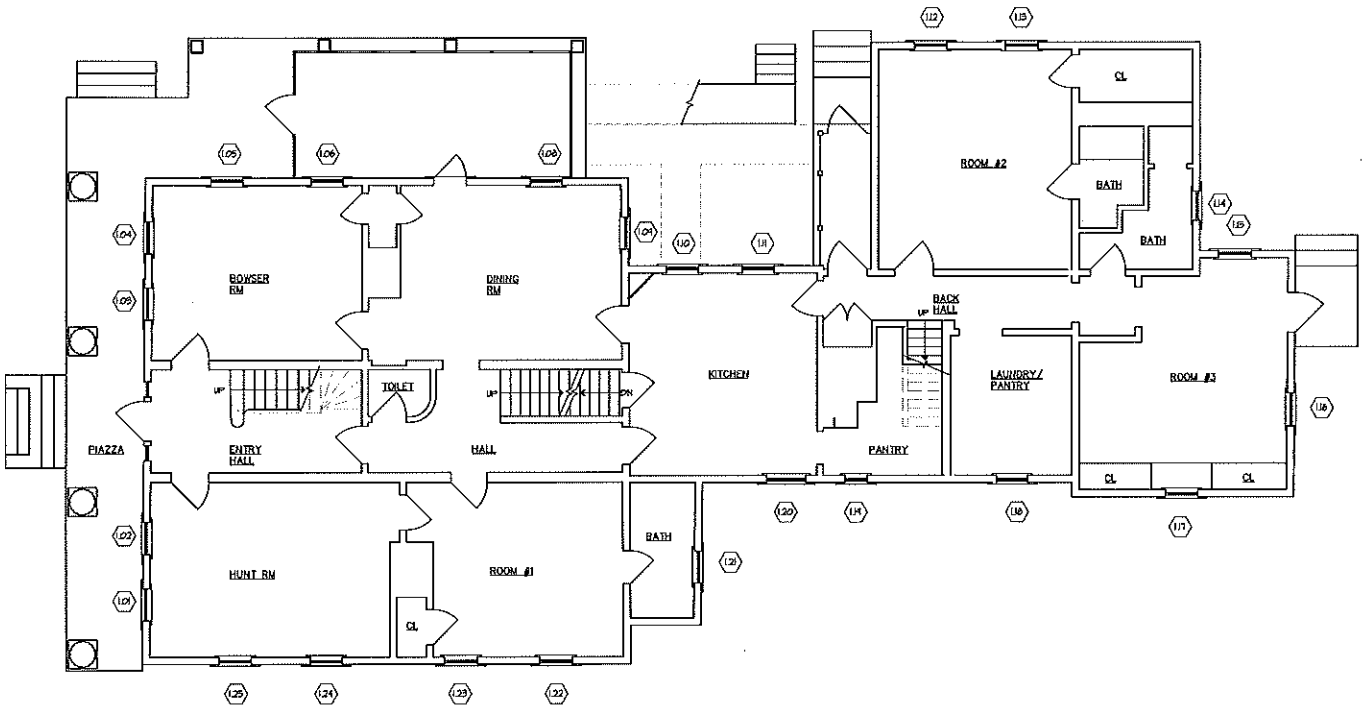
APPENDIX B

Existing Conditions Drawings

Plans and Elevations



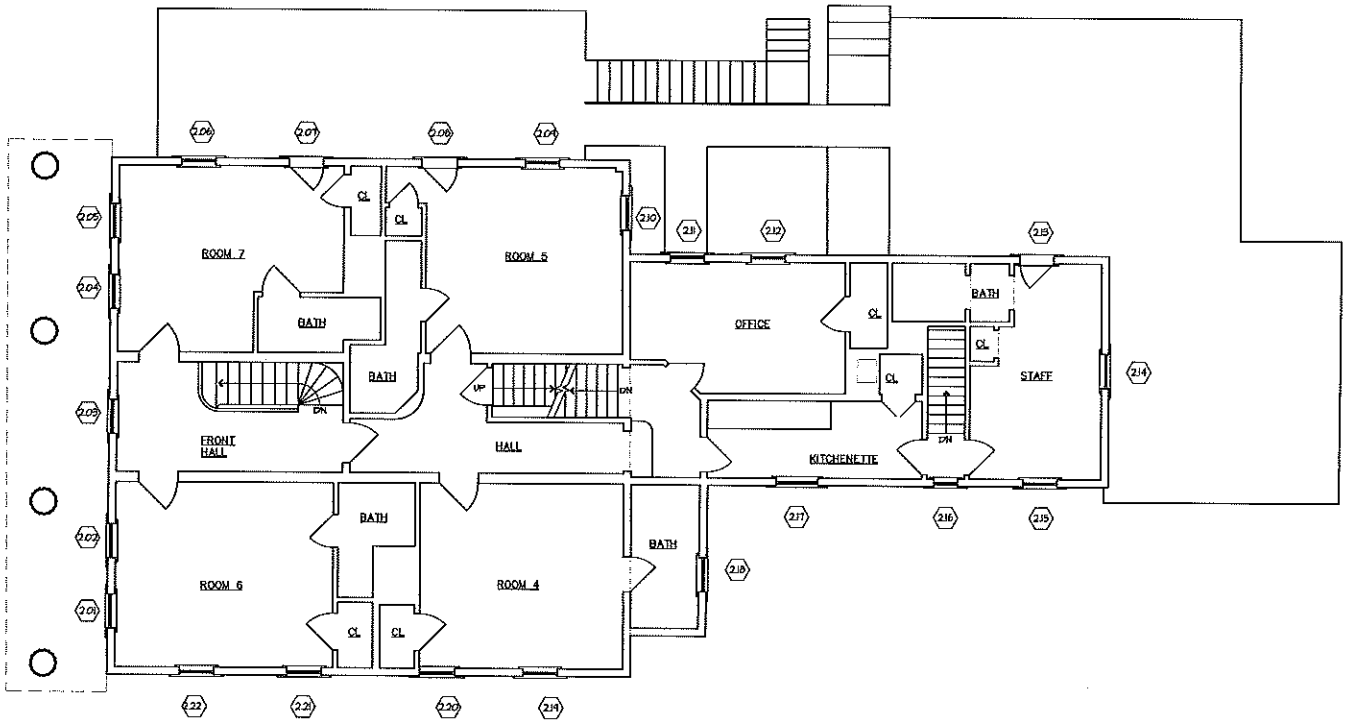
CELLAR LEVEL



GROUND FLOOR

called North
True North

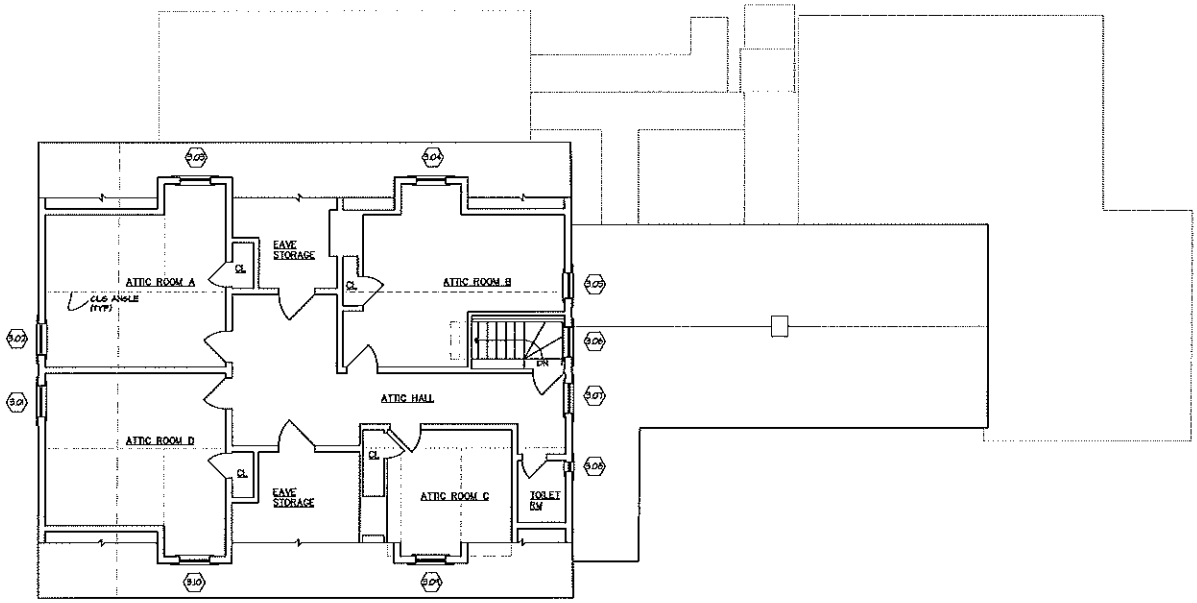
Appendix B.101



FLOOR 2

called North

Appendix B.102



GARRET LEVEL

called North
True North

EAST ELEVATION

SOUTH ELEVATION

NORTH ELEVATION

APPENDIX C

Building Code Analysis

BUILDING CODE REVIEW

Concords Home for the Aged was originally constructed in its present form in 1851. Work on this building is governed by the ninth edition of the Massachusetts Building Code (780 CMR) which is based on the 2015 *International Building Code* (IBC) , 2015 *International Existing Building Code* (IEBC) and the *Massachusetts Amendments to the International Building Code* Chapter 34. It is recommended that code compliance be sought through the *Work Area Compliance Method* in Chapt. 4 of the IEBC.

The building is equipped with an automatic sprinkler system throughout.

Use Group – R2 (existing use) – Nontransient boarding house

Inspection required annually per 780 CMR table 110 and Town of Concord requirements.

Zoning variance issued in 1975 for multifamily use in Single Family Residential district

The building is located in and contributes to Concord's Main Street Historic District. Therefore it complies with the definition of an *Historic Building*.

Lodging House license from Town of Concord

Construction Type - V-A non-fire rated construction; sprinklered; fire rated exterior walls not required for fire separation distance greater than 30 feet

Building Area:

	Total Area
Cellar	1,509
Fl 1	2,693
Fl 2	1,974
Garret	1,185
Total	7,371

Occupants:

2015 International Building Code – table 1004.1.1 - 1 occupant per 200gsf for Residential occupancy

Cellar	unoccupied
Fl 1	13
Fl 2	10
Garret	6
Total	29

The building provides accommodations for 8 persons.

Chapter 2 – Definitions

Dwelling unit – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Chapter 5 Building Heights and Areas

Chapter 6 Types of Construction

ConstructionType V-b

	Height	w/ increase	Stories	w/ increase	Area pf	w/ increase
Use Group R2	60		4		12,000	

Chapter 3 Use and Occupancy Classification

Section 310 - Residential Use Group

310.1 - R-2 Residential occupancies where occupants are primarily permanent in nature including Buildings that do not contain more than two dwelling units.

Congregate living facility with 16 or fewer persons may qualify for R-3 Use Group

Chapter 10 – Means of Egress

1015.1 Exits or exit access doorways from spaces – Two (2) exits are required in R2 and R3 occupancies with an automatic sprinkler system where the occupant load of the dwelling unit exceeds 20 persons.

1022.1 Enclosure required – Stairway enclosure not required for a stairway serving and within a single dwelling unit in Use Groups R2 and R3.

2015 *International Existing Building Code* (IEBC)

Chapter 11 Historic Buildings - An *historic building* is defined as listed with the National Register of Historic Places or eligible to be listed per letter from the State Historic Preservation officer (SHPO).

1101.1 Mass. Amendments - For historic buildings Chapter 11 preempts all other provisions of the Code.

1102.1 Report - A report may be required by the building official identifying features in compliance with Chapt. 11 and where compliance with other provisions would damage contributing historic features.

1103.9 At a grand stair railings and guards need not comply (with 705.9 and 705.10).

1103.10 Repairs to guards shall maintain the level of accessibility.

Chapter 9 - Change of Occupancy

Not applicable at this time.

Chapter 7 Alterations - Level 2

701 All new construction elements, components, systems, and spaces shall comply with IBC

Chapter 6 Alterations - Level 1

Not applicable at this time.

Chapter 5 Repairs

506.2. Repairs to damaged buildings - Where there is less than substantial structural damage (particularly damage to vertical load bearing elements) damaged elements may be restored to their pre-damage condition (506.2.1). Where there is substantial structural damage the lateral force resisting system shall be evaluated and repaired per Code.

Massachusetts Architectural Access Board regulations 521 CMR

Per letter dated September 5, 2007 on file with the Concord Building Department, Architectural Access Board Regulations (521 CMR) and ADA Guidelines do not apply. Do not apply to Use Group R-3

APPENDIX D

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