

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

NORTHAMPTON, MASSACHUSETTS

HISTORIC NORTHAMPTON



FEBRUARY 5, 2026

MCWB | ARCHITECTS ■

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

NORTHAMPTON, MASSACHUSETTS

MCWB ARCHITECTS, LLP

*388 Broadway
Albany, NY, 12207
518-433-9394*

*402 W. Duke of Gloucester Street
Suite 240
Williamsburg, VA, 23185*

Project Team:

*Thomas Burgess, Partner
Eric Gradoia, Historian
Jeffrey Klee, Historian
Elizabeth Clapp, Documentation Specialist
Grace Monaghan, Intern
Elinor Klee, Intern*

Client Representatives:

*Laurie Saunders, Co-Director
Elizabeth Sharpe, Co-Director
Marie Panik, Research and Museum
Coordinator
Margy Jessup, Collections Assistant*

Mechanical Consultants:

*Curt Wilsey, P.E.
Denise Wilsey
Quantum Engineering Co. P.C.
48 Thatcher Street
Selkirk, New York 12158*

Structural Consultants:

*Phillip Sutter, P.E.
Spring Line Design Architecture
+ Engineering, LLP
73 Troy Road, Suite 2H
East Greenbush, New York 12061*

CONTENTS

PREFACE	3
PROPERTY HISTORY	5
BIOGRAPHIES	9
PHYSICAL HISTORY	23
DESCRIPTION OF HISTORIC FABRIC	36
DRAWINGS	78
CONDITIONS ASSESSMENT	89
RE-USE PLANS	129
APPENDIX	135

PREFACE

In his research on central Massachusetts, the antiquarian Sylvester Judd noted that in 1764, Northampton's 282 families lived in 187 houses, making it one of the most substantial inland settlements in the colony.¹ In 1823, Reverend Timothy Dwight found that the number of residences had grown to 300. To this dull quantitative assessment he added a qualitative judgment, noting approvingly that a "considerable number of the houses are ordinary, many are good, and not a small proportion are handsome."² Just fifty years later, a young Henry James thought differently, dismissing it as a provincial backwater of the first order. He opened his novel *Roderick Hudson* disdainfully: "Her misfortunes were three in number: first, she had lost her husband; second, she had lost her money (or the greater part of it); and third, she lived at Northampton, Massachusetts."³

Concerning its architecture at the end of the 18th century, the appreciative Dwight was closer to the mark than James. Many of Northampton's early houses were both handsome and significantly larger than those of many other communities in the eastern United States. In the years after the Revolution, most householders in the Chesapeake region made do with dwellings of just one or two rooms with about 400 square feet on

a floor. Bostonians commonly lived in cramped two-room houses, but in little Northampton, the median size was 1100 square feet in area and two stories tall, commodious even by modern standards. Of the 117 Northampton houses inventoried for the Federal Direct Tax in 1798, 11 had footprints larger than 1500 square feet, all of them likely having at least four heated rooms on each of two floors. By this measure, the Shepherd House, at 1550 square feet including its lean-to, was an above-average building in an above-average town. If it was not a colossus like Harrison Gray Otis's third house on Beacon Hill, or Christopher Gore's mansion in Waltham, it was generously scaled and entirely respectable.⁴

It is all the more remarkable that it was built for a tradesman, Seth Russell, rather than an attorney like Otis or Gore. It may, in fact, have been too ambitious an undertaking for Russell, who mortgaged the property while it was under construction in 1798 and sold it outright, a year later, to another tradesman, Nathan Storrs. As the physical history relates, it was likely unfinished for several years, even as it passed through the hands of several members of Northampton's ambitious community of artisans. The history of the Shepherd House in its earliest years offers important

1. Sylvester Judd, "Northampton Vol. 1," Northampton, Massachusetts, before 1860, 484, Judd Manuscript Collection, Forbes Library.

2. Timothy Dwight, *Travels in New-England and New-York* (Baynes, 1823), 1:293.

3. Henry James, *Roderick Hudson* (Charles Scribner's Sons, 1907), 1.

4. The statistics concerning house size at the end of the 18th century are drawn from the returns of the 1798 Federal Direct Tax. See "Particular List of Dwelling Houses: Collington and Western Branch Hundreds," 1798, Maryland State Papers, Federal Direct Tax of 1798, Prince George's County, Maryland; Record Commissioners of the City of Boston, *Report of the Record Commissioners*, ed. William Sumner Appleton et al., vol. 22, *Records Relating to the Early History of Boston* (Rockwell and Churchill, 1910); Michael Steinitz, "Rethinking Geographical Approaches to the Common House: The Evidence from Eighteenth-Century Massachusetts," in *Perspectives in Vernacular Architecture*, 3, ed. Thomas Carter and Bernard L. Herman (University of Missouri Press, 1989); Carole Shammas, "The Housing Stock of the Early United States: Refinement Meets Migration," *The William and Mary Quarterly* 64, no. 3 (2007): 549–90; "Federal Direct Tax of 1798, Hampshire County, Massachusetts. Particular List of Dwelling Houses, Northampton," 1798, Judd Manuscript Collection, Forbes Library.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

insights into the aspirations of New England artisans of the early 19th century. It is also important, in a very different way, as an artifact of the sentimental and antiquarian sympathies of the Shepherd family toward the end of that century and into the next.

This report relates the story of this building in three sections. The first concentrates on its documentary and physical history, starting with a record of its ownership from 1797, the year in which construction began. This is followed by short biographies of each of its owners and principal occupants, beginning with a series of tradesmen at the turn of the 19th century and concluding with the Shepherd family, who were instrumental in its preservation as a museum. It concludes with a detailed physical history of the building, noting all the observable ways in which it has been altered from its original form in that same period.

This retrospective account is followed by two sections of a more timely nature. The first is an assessment of

the building's current condition, noting areas of concern and making recommendations for repair. And the last looks forward, with an account of how the house might be used for modern purposes, in support of the mission of Historic Northampton, and in ways that respect and protect its most sensitive and most important historic elements.

With such a wide-ranging narrative, this report is necessarily a collaboration of multiple people. It has required the services of two historians, two architects, and two interns to complete. All of us have found the Shepherd House to be a source of great fascination and it has been a pleasure to offer each of our specialties to strengthen Historic Northampton's understanding of this building and to support its continued stewardship. We thank all the staff at Historic Northampton but especially Co-Directors Elizabeth Sharpe and Laurie Sanders for offering MCWB this opportunity to dig deeply into the story of the Shepherd House.

PROPERTY HISTORY

The land on which the Shepherd house sits was first granted to Cornet Joseph Parsons in 1654. Over the following century, the original four-acre Parsons home lot was subdivided and developed around the extant Parsons house, which was begun in 1719.⁵ On June 1st, 1796, then-owner Nathaniel Parsons, yeoman, sold a half-acre portion of this lot to Seth Russell for \$300.⁶

Russell was a cordwainer, the first in a series of tradesmen to own the property. Around the time of the tax assessor's visit, he mortgaged the lot to Nathan Storrs, a clockmaker and silversmith.⁷ Both men's shops were in the Tontine building, which Storrs's company raised in 1786. A large commercial structure on the corner of Bridge and Hawley streets, it contained workshops and offices for traders, merchants, and mechanics and had a large dance hall on its third floor.⁸

in July of 1799, less than a year after their mortgage agreement.⁹ Russell continued to live on the property as a tenant of Storrs until at least 1802. In that year, Storrs sold the lot to another tenant in the Tontine building, Charles Chapman.¹⁰

Chapman was born in 1774 and died in 1816.¹¹ He was the head of a young family at the time of his 1802 purchase: he married Mary Henshaw and had a child in 1796.¹² In 1800, the federal census recorded that the 26-year-old and his wife supervised an enormous household of 19 people. Their son Charles was likely the one boy listed under 10 years of age; there were also two young girls under 10. But the bulk of people living with them were adolescents between 10 and 25: 11 males and 3 females, most of them likely servants and apprentices in the carriage shop at the Tontine building.¹³

Russell sold the Shepherd House lot to Storrs outright In addition to his shop, Chapman was an innholder

5. Paula S. Broomer and Betsy Friedberg, *Parsons, Shepherd, and Damon Houses Historic District*, National Register Nomination (National Park Service, 2001), 11–14; William A. Flynt, *A Dendrochronology Study of Select Framing Timbers from the Nathaniel Parsons House, Northampton, Massachusetts*, Dendrochronology Report (Historic Northampton, 2024).

6. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, June 1, 1796, bk. 11 p. 285.

7. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, October 20, 1798, bk. 14 p. 254.

8. "The Tontine Building," Hampshire Gazette (Northampton, Massachusetts), September 6, 1886. Storrs, despite his prominence as a tradesman, was warned out of town in 1791 but evidently returned and prospered sufficiently to purchase the Shepherd House for a time. James Russell Trumbull, *History of Northampton, Massachusetts, from Its Settlement in 1654* (Press of Gazette Printing Company, 1902), 2:532–33.

9. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, July 17, 1799, bk. 16 p. 185.

10. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, April 29, 1802, bk. 30 p. 501.

11. "Died," *Hampshire Gazette* (Northampton, Massachusetts), October 2, 1816.

12. Sylvester Judd, "Northampton Vol. 4," Northampton, Massachusetts, before 1860, 93, Judd Manuscript Collection, Forbes Library.

13. "U.S. Census, Northampton, Hampshire County, Massachusetts Population Schedule," 1800, National Archives and Records Administration.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

with involvement in a range of Northampton businesses—his endorsement of Geroge Rogers’s vegetable tonic ran frequently in the *Hampshire Gazette*.¹⁴ But thefts and “misfortunes” marked the final years of his life, and he died insolvent.¹⁵ Though he owned the property for only eight years, the house was known as “the Chapman place” until at least 1843, decades after his death.¹⁶ In 1810, as his finances became precarious, Chapman sold the half-acre on which he lived to Asahel Pomeroy, another innkeeper and fellow member of the Hampshire County Mechanics Association.¹⁷

Pomeroy’s tenure was a period of relative stability for the ownership of the property between the Parsons and Shepherd eras. He purchased it for \$3,000 on July 6th, 1810 and retained it for more than 22 years.¹⁸ After his death in March 1833, ownership passed to his estate, which held it until 1836. Executors David S. Whitney and Polly Pomeroy sold the property to Benjamin Barrett for \$1,600, for the payment of Asahel’s debts.¹⁹ Unlike Chapman, Pomeroy does not appear to have lived at the house. His probate record notes that his homestead was elsewhere, and included

a shop, outhouses and three and a half acres of land, all valued at \$6,000. This was likely the homestead that had been in the Pomeroy family since 1665, on Main Street.²⁰ The Shepherd House, described as “Chapman House + lot on Bridge Street,” was valued at \$2,000. Among the assets of Pomeroy’s estate was “Rents of Chapman house from Mrs. Wilson...150.00.”²¹

Barrett’s 1836 purchase began another period in which the Shepherd House was a rental property, with its title in flux. His first phase of ownership lasted for just two years; he transferred it by quit-claim to joiner, Peter Woodward, in 1838. Six months later, Woodward made two separate mortgages on the same day: one to William H. Stoddard, the other to Charles P. Kingsley. Stoddard transferred his portion to Benjamin Barrett within a month. On July 7th, 1843, Barrett acquired Kingsley’s share, thus retaining both portions of the mortgage. The next day, Barrett foreclosed on Woodward due to a break in the mortgage agreement, and Barrett once again took possession of the land. Finally, Woodward transferred the property back to Barrett by quit-claim in September 1843.²²

14. Charles Chapman, “To the Public,” *Anti-Monarchist and Republican Watchman* (Northampton, Massachusetts), March 8, 1809; Charles Chapman, “To the Public,” *Hampshire Gazette* (Northampton, Massachusetts), March 15, 1809; Charles Chapman, “To the Public,” *Hampshire Gazette* (Northampton, Massachusetts), December 6, 1809.

15. Charles Chapman, “Notice,” *Hampshire Gazette* (Northampton, Massachusetts), November 15, 1815; “Charles Chapman, Case 27-52,” Probate File, Hampshire County, Massachusetts, 1816, Hampshire County, MA Probate File Papers, 1660-1889, New England Historic Genealogical Society, <https://www.americanancestors.org/DB1653/rd/37654/27-52-co1/1001897154>.

16. “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, September 1, 1843, bk. 99 p. 329.

17. “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, July 6, 1810, bk. 31 p. 16; Charles Chapman, “Hampshire Mechanic Association,” *Hampshire Gazette* (Northampton, Massachusetts), February 14, 1810.

18. On the same day, Chapman sold Pomeroy a separate \$11,000 parcel of land, which included a tavern, a house, horse barns, and other outbuildings and assets. “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, July 6, 1810, bk. 31 p. 13; “Hampshire County Deeds,” July 6, 1810.

19. “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, April 30, 1836, bk. 78 p. 87.

20. Solomon Clark, *Antiquities, Historicals and Graduates of Northampton* (Steam Press of Gazette Printing Company, 1882), 99–101.

21. “Asahel Pomeroy, Case 155-22,” Probate File, Northampton, Massachusetts, 1833, Hampshire County, MA Probate File Papers, 1660-1889, New England Historic Genealogical Society, <https://www.americanancestors.org/DB1653/rd/39976/115-22-co1/1044371136>.

22. “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, July 23, 1838, bk. 82 p. 566; “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, February 11, 1839, bk. 85

PROPERTY HISTORY

Barrett's second ownership was even shorter than the first. In 1845, he sold the property to machinist John W. Woodard, for \$1,225. The deed notes that the homestead was occupied at this time by a Mrs. F. Strong. This purchase began another phase of ownership stability, characterized by owner-occupancy. Woodard, who also lived on the property, sold it to William Abbott Hawley, editor of the *Hampshire Gazette*, in 1849 for \$2,200.²³ He lived in the house with a sizable family—Hawley was the head of an eleven-person household in 1850.²⁴

On April 1st, 1856, Hawley and his wife Thirza sold the property to Susan L. B. Shepherd for \$3,000, beginning more than a century of Shepherd family ownership. As the deed specifies, Susan Shepherd purchased the property independently of her husband, Henry.²⁵ The Shepherds were a prominent couple in Northampton. Henry was a successful businessman who spent time as a shopkeeper, farmer, timber expert, and telegraph company superintendent over the course of his life. His first marriage produced three daughters but ended in 1848 with the death of his wife, Elizabeth Strong. Three years later, at age 40, he

married 29-year-old Susan Lorinda Brigham Munroe. Their only child was Thomas Munroe Shepherd, born in 1856.²⁶

In 1885, Susan conveyed the house to her son Thomas "in consideration of natural love and affection, and, one Dollar."²⁷ The three Shepherds continued to live in the house until their deaths: Susan in 1897, Henry in 1900, and Thomas in 1923.²⁸ Like his father, Thomas was a philanthropist and businessman. In 1914, he married Edith Carpenter of San Francisco. Thomas and Edith had no children and travelled extensively, decorating their house with souvenirs from around the world, especially Asia.²⁹

On his father's side, Thomas was the great-great-grandson of Revolutionary War general Seth Pomeroy, and therefore the great-grandnephew of Asahel Pomeroy, who owned the property from 1810 to 1833.³⁰ He was the president of the Seth Pomeroy chapter of the Sons of the American Revolution and delivered addresses about Seth across New England. Thomas supposed that it was Asahel who originally built the house in 1792.³¹

p. 51; "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, February 11, 1839, bk. 85 p. 52; "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, July 8, 1843, bk. 100 p. 99-100; "Hampshire County Deeds," September 1, 1843, bk. 99 p. 329.

23. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, May 17, 1845, bk. 108 p. 163-164; "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, November 24, 1849, bk. 131 p. 181.

24. "U.S. Census, Hampshire County, Massachusetts, Population Schedule," 1850, National Archives and Records Administration.

25. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, April 1, 1856, bk. 165 p. 178.

26. "[Henry Shepherd Obituary]," *Springfield Republican* (Springfield, Massachusetts), November 21, 1900; "[Thomas Munroe Shepherd Obituary]," *Springfield Sunday Republican* (Springfield, Massachusetts), February 4, 1923.

27. "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, June 6, 1885, bk. 194 p. 213.

28. "Death of Mrs. Henry Shepherd," *Springfield Republican* (Springfield, Massachusetts), January 12, 1897.

29. *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923; "Extract from the Will of Thomas Munroe Shepherd," in *Seth Pomeroy: An Address*, by Thomas Munroe Shepherd, ed. Henry Goodwin Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924).

30. Thomas Munroe Shepherd, *Seth Pomeroy: An Address*, ed. Henry Goodwin Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924), 7.

31. "Extract from the Will of Thomas Munroe Shepherd," ed. Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924), 33.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

In honor of his ancestor, Thomas established a “Shepherd Memorial Museum” in his will. His proposal for it is specific and detailed, from the architecture of the museum (“plain and very dignified and of the Grecian Temple style”) to the inventory of its artifacts (“... Spanish mantilla, comb and Fan, Manila silk shawl, Music score collection, Japanese card case ...”) to the size of the Board of Trustees (“not less than five nor more than seventeen[,] all of whom shall be Protes-

tants”).³² His ambitions for the museum included concerts, acquisitions, and hosting distinguished guests of Northampton. He set aside a considerable portion of his estate for the preservation of the house and the construction of an adjacent museum building “to keep on free exhibition for the public, especially children and young adults, articles of historic and educational value which will show the manner of living and character-building of the early people of New England.”³³

32. “Extract from the Will of Thomas Munroe Shepherd,” ed. Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924).

33. “Extract from the Will of Thomas Munroe Shepherd,” ed. Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924), 25.

BIOGRAPHIES

Seth Russell (1771-1856)

Owner 1796-1799

Occupant c. 1799-1802

Seth Russell was born to Capt. Hezekiah Russell (1739-1816) and Abigail Clark Russell (1741-1819) on September 4, 1771. He was their fourth child, and their second to bear the name Seth; the first died in 1770, aged three. Hezekiah and Abigail had nine children, most of whom survived to adulthood.³⁴

At age 21, Russell attempted to organize a group expedition to settle in Canada. He hoped to become a subject of Great Britain. In April 1793, he reported that he had visited Canada and petitioned a governor for lands, with a return trip for his fellow would-be expatriates planned for August.³⁵ Evidently, the plans fell through. In July, he remitted money to those sub-

scribing to his petition for lands, minus “what shall be thought a reasonable compensation for his time and expense.”³⁶

By September 1793, Russell was working as a cordwainer in Northampton. His shop was initially located in the Tontine building but was relocated at least once, in 1811. It was operational until at least December 1816. Russell regularly advertised in search of journeyman shoemakers and teenaged apprentices, one of whom, Isaac Tower, ran away in 1801.³⁷

On August 7, 1794, Russell married Polly Emerson. They would go on to have eight children and at least six grandchildren. A daughter, Nancy, was born in July 1796, a month after Russell purchased land from Nathaniel Parsons. Russell began building his house there in 1797. By 1800, he was the head of a seven-person household, which had grown to nine people in 1810.³⁸

34. Gurdon Wadsworth Russell, *An Account of Some of the Descendants of John Russell, the Emigrant from Ipswich, England*, ed. Edwin Stanley Welles (The Case, Lockwood & Brainard Co., 1910), 185–86; Massachusetts: Vital Records, 1620-1850 (Online Database: AmericanAncestors.org, New England Historic Genealogical Society, 2001-2016). <https://www.americanancestors.org/DB190/i/14508/93/264976333>.

35. Seth Russell, *Hampshire Gazette* (Northampton, Massachusetts), April 17, 1793.

36. Seth Russell, *Hampshire Gazette* (Northampton, Massachusetts), July 17, 1793.

37. Seth Russell, *Hampshire Gazette* (Northampton, Massachusetts), September 25, 1793; “The Tontine Building,” *Hampshire Gazette* (Northampton, Massachusetts), September 6, 1886; Seth Russell, “Northampton Shoe-Store,” *Hampshire Gazette* (Northampton, Massachusetts), March 6, 1811; Seth Russell, “Boot and Shoe Store,” *Hampshire Gazette* (Northampton, Massachusetts), December 18, 1816; Seth Russell, *Hampshire Gazette* (Northampton, Massachusetts), November 5, 1794; Seth Russell, *Hampshire Gazette* (Northampton, Massachusetts), June 10, 1795; Seth Russell, *Hampshire Gazette* (Northampton, Massachusetts), June 8, 1796; Seth Russell, “Take Notice,” *Hampshire Gazette* (Northampton, Massachusetts), January 15, 1800; Seth Russell, “Wanted Immediately,” *Hampshire Gazette* (Northampton, Massachusetts), December 9, 1801; Seth Russell, “Wanted Immediately,” *Hampshire Gazette* (Northampton, Massachusetts), March 23, 1803; Seth Russell, “Five Dollars Reward,” *Hampshire Gazette* (Northampton, Massachusetts), September 23, 1801.

38. Russell, *An Account of Some of the Descendants of John Russell*, 186; “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, June 1, 1796, bk. 11 p. 285; Eric Gradoia, “Tree-Ring Dating of Select Framing Timbers from the Shepherd House, Northampton, Massachusetts,” Dendrochronology Report (Historic Northampton, 2025); “U.S. Census, Northampton, Hampshire County, Massachusetts Population Schedule,” 1800, National Archives and Records Administration; “U.S. Census, Northampton, Hampshire County, Massachusetts Population Schedule,”

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Russell was likely in financial trouble by the turn of the 19th century. In January 1800, he took out an advertisement in the *Hampshire Gazette*: “All persons who are indebted on Book, to the Subscriber, are desired to call and adjust the same in the course of the next month, or they must expect trouble.”³⁹ He mortgaged his house in 1798 and sold it less than a year later, though he continued to live on the property until at least 1802. More pleas to creditors came in 1812, 1813, and 1815, along with threats of legal action.⁴⁰

Russell does not appear in Northampton records after 1815. He may be the same Seth Russell who later moved to Vermont and died in Ohio in 1856, aged 85.⁴¹

1810, National Archives and Records Administration.

39. Russell, “Take Notice.”

40. “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, October 20, 1798, bk. 14 p. 254; “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, July 17, 1799, bk. 16 p. 125; “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, April 29, 1802, bk. 30 p. 501; Seth Russell, “Seth Russell,” *Hampshire Gazette* (Northampton, Massachusetts), March 11, 1812; Seth Russell, “Boot & Shoe-Store,” *Hampshire Gazette* (Northampton, Massachusetts), February 17, 1813; Seth Russell, “Northampton Shoe-Store,” *Hampshire Gazette* (Northampton, Massachusetts), March 29, 1815.

41. Ancestry.com. Geneanet Community Trees Index [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2022.

BIOGRAPHIES

Charles Chapman (1774-1816)

Owner 1802-1810

Occupant 1802-at least 1810

Colonel Charles Chapman, born in 1774, was an innkeeper and a carriage- and harness-maker in Northampton. His shop was located in the Tontine Building at the corner of Bridge and Hawley streets as early as May 1798. In November 1799, he began a blacksmithing partnership with John Edwards, but this dissolved two years later. Chapman continued operating his carriage and harness shop until at least April 1810.⁴²

Chapman married Mary Henshaw on August 4, 1796. A child, also named Charles, was born the next month. In 1800, the elder Charles Chapman was head of a 19-person household, including three children under the age of 10. Most of the people in Chapman's household were between the ages of 10 and 25, some of which were likely servants and apprentices in his carriage shop. From 1798 to 1810, Chapman advertised in search of teenaged apprentices and journeymen in

the local newspaper. One of them, Samuel Marsh, ran away in June 1802. According to the *Hampshire Gazette*, a child of Chapman's died in September 1802, about five months after he had purchased the house at 66 Bridge Street.⁴³

By October of 1810, the entrepreneurial Chapman had become an innholder. His tavern was a common venue for meetings, auctions, and other events, including Northampton's Independence Day celebrations. On July 4, 1812, Chapman led a procession through town, concluding the ceremonies with dinner and drinks for 600 guests. The next year, he entertained 400 at his "new and spacious hall."⁴⁴

Chapman cut a significant figure in Northampton. He was also the secretary of the Hampshire Mechanic Association and a town fire ward. His endorsements of a "Vegetable Pulmonic Detergent" ran frequently in multiple newspapers. Of his many business ventures, the most picturesque was the travelling wax museum which came to his house in 1811. Depictions included King Charles IV and the execution of Chief Miantonomoh, accompanied by organ music.⁴⁵

42. Charles Chapman, *Hampshire Gazette* (Northampton, Massachusetts), May 9, 1798; *Hampshire Gazette*, "The Tontine Building," September 6, 1886; Charles Chapman, "Blacksmiths Business," *Hampshire Gazette* (Northampton, Massachusetts), November 13, 1799; Charles Chapman, "Dissolution of Partnership," *Hampshire Gazette* (Northampton, Massachusetts), November 18, 1801; Charles Chapman, "Coach, Chaise and Harness Making," *Hampshire Gazette* (Northampton, Massachusetts), April 11, 1810.

43. Massachusetts: Vital Records, 1620-1850 (Online Database: AmericanAncestors.org, New England Historic Genealogical Society, 2001-2016), p. 78. <https://www.americanancestors.org/DB190/i/14508/93/264976333>. Sylvester Judd, "Judd Manuscript - Northampton Vol. 4," Northampton, Massachusetts, n.d., 93, Forbes Library; "U.S. Census, Northampton, Hampshire County, Massachusetts Population Schedule," 1800; Charles Chapman, *Hampshire Gazette* (Northampton, Massachusetts), July 18, 1798; Charles Chapman, *Hampshire Gazette* (Northampton, Massachusetts), August 8, 1798; Charles Chapman, "Coach & Chaise Making," *Hampshire Gazette* (Northampton, Massachusetts), June 6, 1803; Chapman, "Coach, Chaise and Harness Making"; Charles Chapman, "20 Dollars Reward," *Hampshire Gazette* (Northampton, Massachusetts), June 16, 1802; "Died," *Hampshire Gazette* (Northampton, Massachusetts), September 8, 1802; "Hampshire County Deeds," April 29, 1802, bk. 30 p. 501.

44. Cecil Dwight, *Hampshire Gazette* (Northampton, Massachusetts), October 3, 1810; John C. Williams and Ezra Starkweather, "Notice," *Hampshire Gazette* (Northampton, Massachusetts), October 14, 1812; Cecil Dwight, *Hampshire Gazette* (Northampton, Massachusetts), July 15, 1812; Cecil Dwight, "Public Auction," *Hampshire Gazette* (Northampton, Massachusetts), September 20, 1815; Asahel Pomeroy, "Sale at Auction," *Hampshire Gazette* (Northampton, Massachusetts), October 11, 1815; "Hampshire Celebration," *Hampshire Gazette* (Northampton, Massachusetts), July 8, 1812; "American Independence," *Hampshire Gazette* (Northampton, Massachusetts), July 7, 1813.

45. Charles Chapman, "Constitution of the Hampshire Mechanic Association," *Hampshire Gazette* (Northampton, Massachusetts), April 23, 1806; Charles Chapman, "Hampshire Mechanic Association," *Hampshire Gazette* (Northampton, Massachusetts), February 14, 1810; "March Meeting," *Hampshire Gazette* (Northampton, Massachusetts), March 20, 1816; Charles Chapman, "To the Public," *Anti-Monarchist and Republican Watchman* (Northampton, Massachusetts),

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Despite his multiple business interests, debt and thefts marked the final years of Chapman's life. He sold multiple assets and owed unpaid taxes.⁴⁶ In 1813, he reported a cow, a coat, a cloak, and books as "Strayed or Stolen."⁴⁷ His house was broken into in January 1815, with "a valuable Drab Great Coat and some Change stolen."⁴⁸ On November 15 of that year, he ran the following advertisement in the *Hampshire Gazette*: "Unforseen Misfortunes render it indispensably necessary, that the subscriber should have his accounts closed. He therefore requests all those who are indebted to him, to call and make immediate payment; as those to whom he was indebted have already called."⁴⁹

Mary Henshaw Chapman died in Northampton after a "long and very distressing illness" in June 1815. She was 42.⁵⁰ Charles Chapman died of edema a year later, on September 30, 1816, and was survived by two sons and a daughter. He was insolvent and intestate, and his estate was sold at auction for the payment of his debts, which totaled more than \$5,600. Among the items accounted for in his probate inventory are multiple copies of Morse's *Geography*, a collection of the sermons of the Presbyterian clergyman John MacLaurin, two volumes of "Arabian tales," and an edition of the works of German playwright August von Kotzebue.⁵¹

March 8, 1809; Charles Chapman, "To the Public," *Hampshire Gazette* (Northampton, Massachusetts), March 15, 1809; Charles Chapman, "To the Public," *Hampshire Gazette* (Northampton, Massachusetts), December 6, 1809; James Bishop, *Hampshire Gazette* (Northampton, Massachusetts), May 8, 1811.

46. Charles Chapman, "Malt House," *Hampshire Gazette* (Northampton, Massachusetts), December 15, 1813; Cecil Dwight, "Important Sales at Auction," *Hampshire Gazette* (Northampton, Massachusetts), April 17, 1816; Thomas Shepherd, "Direct Tax," *Hampshire Gazette* (Northampton, Massachusetts), August 14, 1816.

47. Charles Chapman, "Strayed," *Hampshire Gazette* (Northampton, Massachusetts), December 8, 1813.

48. Charles Chapman, "Stop Thief," *Hampshire Gazette* (Northampton, Massachusetts), January 11, 1815.

49. Charles Chapman, "Notice," *Hampshire Gazette* (Northampton, Massachusetts), November 15, 1815.

50. "Died," *Hampshire Gazette* (Northampton, Massachusetts), June 21, 1815.

51. "Died," *Hampshire Gazette* (Northampton, Massachusetts), October 2, 1816; S. Stoddard, Jr and Daniel Stebbins, *Hampshire Gazette* (Northampton, Massachusetts), November 13, 1816; S. Stoddard, Jr and Daniel Stebbins, *Hampshire Gazette* (Northampton, Massachusetts), November 27, 1816; Cecil Dwight, "Real Estate at Auction," *Hampshire Gazette* (Northampton, Massachusetts), December 25, 1816; Orange Wright, "Six Valuable Building Lots at Auction," *Hampshire Gazette* (Northampton, Massachusetts), February 5, 1817; "Charles Chapman, Case 27-52," Probate File, Hampshire County, Massachusetts, 1816, Hampshire County, MA Probate File Papers, 1660-1889, New England Historic Genealogical Society, <https://www.americanancestors.org/DB1653/rd/37654/27-52-co1/1001897154>.

BIOGRAPHIES

Asahel Pomeroy (1749-1833)

Owner 1810-1833

Did not occupy the Shepherd House

At Asahel Pomeroy was born on December 1, 1749, on his family homestead in Northampton. He was the youngest of nine children born to Gen. Seth Pomeroy (1706-1777) and Mary Hunt Pomeroy (1705-1777).⁵² He was a generation older than the first two owners of the Shepherd House and, for most of his life, more financially secure.

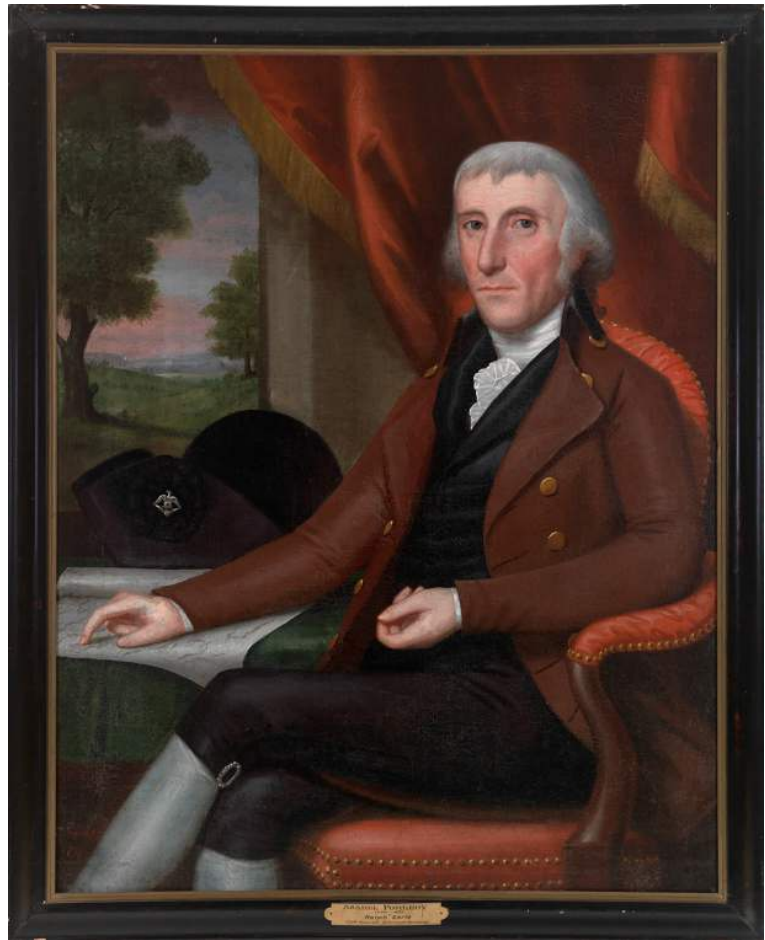
The Pomeroy family was well-established in Northampton by the time of Asahel's birth. His great-grandfather Medad Pomeroy (c. 1638-1716) arrived in the town within five years of its founding. Seth was a mechanic and a locally distinguished military officer. Asahel followed his father into both military service and the Hampshire Mechanic Association. In 1777, the year of his parents' death, he served as a minuteman. His company marched to Ticonderoga, New York on an alarm that summer, and to Stillwater and Saratoga in the fall.⁵³

When Pomeroy began his career as an innkeeper in 1777, it was at his father's house, passed down through the family from Medad. He lived here until his death and likely never occupied the house at 66 Bridge Street.⁵⁴ Later in life, he operated a private boarding house on Main Street. He was a town select-

man for 12 years, a General Court representative for four, and served as chairman of a school committee.⁵⁵

Pomeroy was married three times, each marriage ending with the death of his wife. His first wife was Miriam Clapp (1752-1793), who he wed on November

Figure 1. Ralph Earl Portrait of Asahel Pomeroy, 1799. Collections of Forbes Library, Northampton, Massachusetts.



52. Solomon Clark, *Antiquities, Historicals and Graduates of Northampton* (Steam Press of Gazette Printing Company, 1882), 100; Albert Alonzo Pomeroy, *History and Genealogy of the Pomeroy Family: Colateral Lines in Family Groups, Normandy, Great Britain and America; Comprising the Ancestors and Descendants of Eltweed Pomeroy from Beaminster, County Dorset, England, 1630*, 3 vols. (The Franklin Printing and Engraving Co., 1912), vol. 1 p. 168-169.

53. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 138-139, 169-170, 220; Chapman, "Hampshire Mechanic Association," February 14, 1810; Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 2 p. 835.

54. In 1833, Pomeroy's executors included among the assets of the estate \$150 in "Rent of Chapman House from Mrs. Wilson." "Asahel Pomeroy, Case 155-22," Probate File, Northampton, Massachusetts, 1833, Hampshire County, MA Probate File Papers, 1660-1889, New England Historic Genealogical Society.

55. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 219-220; Clark, *Antiquities, Historicals and Graduates of Northampton* (Steam Press of Gazette Printing Company, 1882), 101.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

1, 1776. Their marriage lasted for nearly 17 years. On March 12, 1794, within a year of Miriam's death, Asahel married Hannah Whitney (1754-1812), who was about 40 years old. She died on September 18, 1812, after 18 years of marriage. Less than five months later, Asahel married Susanna Kent Reed (1757-1826), herself a widow. He did not remarry after her death on June 26, 1826.⁵⁶

Pomeroy's first marriage produced four daughters, born between 1778 and 1786. The eldest, Polly Pomeroy (1778-1860) was 15 years old at her mother's death; the youngest was seven. A fifth and final daughter was baptized during Asahel's second marriage in 1795.⁵⁷

After Pomeroy's death, an acquaintance recalled his imposing, old-fashioned appearance:

He was one who in any period would have attracted the attention of observers of men ... a tall, erect, and dignified man, wearing a blue coat of the old continental style, with

wide lapels and long wide skirts, a long buff waistcoat, small clothes and fall-top boots, ornamented with tassels, as a dress and Sunday suit. His hair was dressed in the old style, powdered and queued. On week days he usually wore shoes with large silver buckles. ... His whole appearance made a marked impression on all who for the first time looked upon him.⁵⁸

Pomeroy died on March 23, 1833. Like Chapman, he was deep in debt. His daughter Polly, executor of his estate, sold the property at 66 Bridge Street three years later. After nearly 170 years in Pomeroy hands, he was the last to own the family homestead, but not the last of his relatives to own 66 Bridge Street. His grand-nephew's wife, Susan Lorinda Brigham Munroe Shepherd, would purchase the house 23 years after his death.⁵⁹

56. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 219-220.

57. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 219-220.

58. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 219-220.

59. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 219-220; "Asahel Pomeroy, Case 155-22," 1833; "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, April 30, 1836, bk. 78 p. 87; Clark, *Antiquities, Historicals and Graduates of Northampton* (Steam Press of Gazette Printing Company, 1882), 101; "Hampshire County Deeds," Hampshire County, Massachusetts, Registry of Deeds, April 1, 1856, bk. 165 p. 178.

BIOGRAPHIES

Benjamin Barrett (1796-1869)

Owner 1836-1838 and 1839-1845

Did not occupy the Shepherd House in 1845

Dr. Benjamin Barrett was born on February 2, 1796 in Concord, Massachusetts. He was the son of Peter and Mary Barrett and had at least three older siblings.⁶⁰

Barrett graduated from Harvard Medical School in 1823 and became a physician. He arrived in Northampton in the same year, forming a partnership with Dr. David Hunt. For a time, he was the president of the Hampshire District Medical Society.⁶¹

Though his primary vocation was medicine, Barrett also involved himself in local politics, businesses, and reform movements. He served as a General Court representative, and then as a Massachusetts state representative in 1843 and a senator in 1844. In 1847, he was a county commissioner and a Justice of the Peace. He was a president of the County Temperance Society. And he was involved with the Northampton

Institution for Savings from the bank's inaugural year; he was its treasurer and clerk from 1853 to 1864 and its president from 1864 to 1867.⁶²

On August 27, 1826, Barrett married Miriam Wright. They had at least one child, Edward Benjamin Barrett (1836-1865). Edward attended Amherst College and, like Benjamin, became a physician. He died in 1865 at age 29, preceding his father.⁶³

Barrett was a substantial donor to Amherst College. Its Barrett Gymnasium, now known as Barrett Hall, was named in his honor. It was home to the Department of Hygiene and Physical Education, the first such department in the nation to hire a permanent faculty member. An 1894 handbook describes the gymnasium as "largely the means of developing the system of physical culture for which Amherst is justly famous."⁶⁴

From at least 1845 until his death, Barrett lived at "The Manse," at 54 Prospect Street on Round Hill.

Barrett died on June 14, 1869, at age 73.⁶⁵

60. Clark, *Antiquities, Historicals and Graduates of Northampton* (Steam Press of Gazette Printing Company, 1882), 279; Massachusetts: Vital Records, 1841-1910, Volume 221, p. 62. (From original records held by the Massachusetts Archives. Online database: AmericanAncestors.org, New England Historic Genealogical Society, 2004.) <https://www.americanancestors.org/DB191/i/10780/62/121578016>.

61. Clark, *Antiquities, Historicals and Graduates of Northampton*, 279; Nahum Capen, ed., *The Massachusetts State Record and Year Book of General Information: 1847* (James French, 1847), 152; Ernst Heinrich Mensel, *Northampton and the Northampton Institution for Savings, 1842-1942*, with Allen County Public Library Genealogy Center (Metcalf Print. & Pub. Co., 1942), 110.

62. Joseph R. Orfant, "The Manse," National Register Nomination (National Park Service, 1976); *The Massachusetts Register and United States Calendar for 1843*, 47 vols. (James Loring, 1843), 36; *The Massachusetts Register and United States Calendar for 1844*, 47 vols. (James Loring, 1844), 32; Clark, *Antiquities, Historicals and Graduates of Northampton*, 279; Capen, *The Massachusetts State Record and Year Book of General Information: 1847*, 71; Mensel, *Northampton and the Northampton Institution for Savings, 1842-1942*, 90, 110.

63. Massachusetts: Vital Records, 1620-1850, Northampton V1, p. 206 (Online Database: AmericanAncestors.org, New England Historic Genealogical Society, 2001-2016), <https://www.americanancestors.org/DB190/rd/14508/206/264980049>; Clark, *Antiquities, Historicals and Graduates of Northampton*, 279-80; "Barrett Hall (1860-)," Amherst College Archival Collections, accessed October 8, 2025, https://archivesspace.amherst.edu/agents/corporate_entities/505.

64. Clark, *Antiquities, Historicals and Graduates of Northampton*, 279; Orfant, "The Manse"; Ilan Stavans, "Listen & Linger: An Ode to Barrett Hall," Amherst Magazine, September 12, 2018, <https://www.amherst.edu/news/magazine/issues/2018-fall/listen-linger>; Amherst College Archival Collections, "Barrett Hall." John L. Lovell, "Barrett Gymnasium at Amherst College," Digital Amherst, accessed October 8, 2025, <https://www.digitalamherst.org/items/show/214>.

65. Orfant, "The Manse"; Clark, *Antiquities, Historicals and Graduates of Northampton*, 279; Massachusetts: Vital Records, 1841-1910, Volume 221, p. 62.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

William Abbott Hawley (1812-1863)

Owner 1849-1856

Occupant 1849-1856

Capt. William Abbott Hawley was born on April 13, 1812, to William and Chloe Manning Hawley in Andover, Massachusetts. He was the second youngest of their nine children together, three of whom did not survive into adulthood. This included William Abbott's younger brother, who died at five months old in 1818. His father died a year later. This left Chloe Manning Hawley widowed, and she married Abiel Abbott on June 21, 1822. William was seven years old when his father died, 10 when his mother remarried, and 16 when his stepfather died in 1828.⁶⁶

Hawley was the editor of the *Hampshire Gazette* from 1836 to 1853. In 1847, he served in the state legislature, and he was a quartermaster in the Union Army during the Civil War.⁶⁷

Hawley married Thirza Miller of Springfield on November 2, 1836. They had seven children, five of whom survived to adulthood and at least three of whom had children of their own. He was the head of an 11-person household at the time of the 1850 census, when the family lived at 66 Bridge Street.⁶⁸

Thirza Miller Hawley died in Chicago on Christmas Eve, 1860. William Abbott Hawley died exactly three years later in Alexandria, Virginia.⁶⁹

66. William Dickinson Hawley, *Genealogy of the Hawley Family of Marblehead* ([N.p.], 1884), 6–8.

67. Hawley, *Genealogy of the Hawley Family of Marblehead*; Capen, *The Massachusetts State Record and Year Book of General Information: 1847*, 39.

68. Hawley, *Genealogy of the Hawley Family of Marblehead*; “U.S. Census, Hampshire County, Massachusetts, Population Schedule,” 1850, National Archives and Records Administration.

69. Hawley, *Genealogy of the Hawley Family of Marblehead*.

BIOGRAPHIES

Susan L. B. Munroe Shepherd (1821-1897)

Owner 1856-1897

Occupant 1856-1897

Susan Lorinda Brigham Munroe was born in Boston on New Year's Eve, 1821. She was the only child of John Foye Munroe (1779-1856) and Susan Lorinda Brigham Munroe (1786-1862). She was a descendant of Mayflower passenger Mary Chilton, said to be the first woman to set foot on Plymouth Rock.⁷⁰ A Unitarian, Susan was well-educated, attending schools in Boston and Leominster before arriving at the Gothic Seminary in Northampton. Before her marriage, she lived for a time in Northborough.⁷¹

On September 23, 1851, she married the widower Henry Shepherd (1811-1900). She was 29 years old, and he 40, with three young children. In 1856, she gave birth to her only child, Thomas Munroe Shepherd (1856-1923). This was the same year she bought the house at 66 Bridge Street, which she would eventually pass to Thomas.⁷²

Susan was deaf for the last 20 years of her life, but like her husband and son, “possessed great energy and executive ability [and] was very clear in all her ideas of business,” according to her obituary. She died at home after an illness in January of 1897. Her funeral was held at the house she purchased.⁷³



Figure 2. Mrs. Henry Shepherd (Susan Lorinda Brigham Monroe), undated. Collections of Historic Northampton.

70. “New York Evening Post: Death Notices, 1801–1890.” (Online database. AmericanAncestors.org, New England Historic Genealogical Society, 2015); “Death of Mrs. Henry Shepherd,” *Springfield Republican* (Springfield, Massachusetts), January 12, 1897; Emma Elisabeth Brigham, *The History of the Brigham Family: A Record of Several Thousand Descendants of Thomas Brigham the Emigrant, 1603-1653*, with Allen County Public Library Genealogy Center (The Tuttle Company, 1927), 2:91; “[Thomas Munroe Shepherd Obituary],” *Springfield Sunday Republican* (Springfield, Massachusetts), February 4, 1923.

71. *Springfield Republican*, “Death of Mrs. Henry Shepherd,” January 12, 1897.

72. *Springfield Republican* (Springfield, Massachusetts), November 16, 1900; *Springfield Sunday Republican*, “[Thomas Munroe Shepherd Obituary],” February 4, 1923; “Hampshire County Deeds,” April 1, 1856, bk. 165 p. 78; “Hampshire County Deeds,” Hampshire County, Massachusetts, Registry of Deeds, June 6, 1885, bk. 194 p. 213.

73. *Springfield Republican*, “Death of Mrs. Henry Shepherd,” January 12, 1897.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Henry Shepherd (1811-1900)

Occupant 1856-1900

Henry Shepherd was born on June 19, 1811, to Thomas Shepherd (1778-1846) and Catherine Tryon Shepherd. He was their second child and first son. Of their 10 children, only four survived into adulthood.⁷⁴

The Shepherds were a prominent family in Northampton. Henry's father and grandfather were wealthy merchants, related to Revolutionary War general Seth Pomeroy (1706-1777). For the first years of Henry's life, the family lived in a soapstone house on Round Hill, on which they spent more than \$12,000. Henry was educated in Northampton's private schools, including one that he would later call "the embryo Smith College." At age 13, he began working at Shepherd & Pomeroy, his father's general store. He was quick to prove himself as a capable businessman. With his first savings of \$10, he purchased merchandise which he sold at a counter of his own, turning a \$50 profit. He invested the money in meadow land, which he eventually passed down to his son.⁷⁵

Henry's brother-in-law Ogden Edwards took note of his business acumen and offered him a job in New York. The teenage Henry was not fond of city life, however, and soon returned to Northampton to become a farmer. He inherited a large tract of woodland and purchased more on Mount Toby and Millers River. He later parlayed his knowledge of timber into a job establishing the title of similar tracts in West Virginia, where "he succeeded by an ingenious method of discovering the ancient blazing marks by which the boundary trees had been distinguished," according to his obituary.⁷⁶



Figure 3. Portrait of Henry Shepherd, about 1898. Collections of Historic Northampton.

On Valentine's Day 1838, Henry married Elizabeth M. Strong (1817-1848) of Belchertown. Three of their children lived to maturity and began families of their own: Mary Shepherd Cowgill (1839-1875), Helen Shepherd Crane (1842-1880), and Katherine Shepherd Smith (1844-1926). Elizabeth died four years after Katherine's birth, leaving Henry a widower. In 1851, he married 29-year-old Susan Lorinda Brigham Munroe, with whom he had one child, Thomas Munroe Shepherd. It was Susan who purchased the house at 66 Bridge Street in 1856.⁷⁷

74. *Springfield Republican*; Register of the Papers in the Shepherd Collection (Historic Northampton, n.d.), 3-4.

75. *Springfield Republican*; Pomeroy, History and Genealogy of the Pomeroy Family, vol. 1 p. 168-169; *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923; Register of the Papers in the Shepherd Collection, 4.

76. *Springfield Republican*.

77. Register of the Papers in the Shepherd Collection, 3, 47, 49; *Springfield Republican*; *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923; *Springfield Republican*, "Death of Mrs. Henry Shepherd," January 12, 1897; "Hampshire County Deeds," April 1, 1856, bk. 165 p. 178.

BIOGRAPHIES

After his second marriage and the birth of his son, Henry took a position as superintendent of a telegraph company, which would soon become Western Union. He left the job after 13 years. Beginning in about 1873, when he was in his sixties, he operated a retail store on Pleasant Street. This venture lasted for only a few years before his retirement.⁷⁸

Despite his “abhorrence of medicine,” Henry “retained his physical health to an unusual degree” in his old age.⁷⁹ He was a teetotaler for 70 years and was active in the Prohibition party. He was also an equestrian, a passion he shared with his son, with whom he planned annual horseback trips across New England. The last of these, an eight-day, 200-mile ride, took place a month before his death. On November 20, 1900, he fell from a hayloft in his barn and died at home a few days later, aged 89.⁸⁰

78. *Springfield Republican*.

79. *Springfield Republican*.

80. “[Henry Shepherd Obituary],” *Springfield Republican* (Springfield, Massachusetts), November 21, 1900; Register of the Papers in the Shepherd Collection, 5; *Springfield Republican*.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Thomas Munroe Shepherd (1856-1923)

Owner 1885-1923

Occupant (intermittently) 1856-1923

Thomas Munroe Shepherd was born at 66 Bridge Street in Northampton on September 18, 1856. He was the only child of Susan Lorinda Brigham Munroe and Henry Shepherd.⁸¹

Upon his graduation from Northampton High School in 1875, Thomas took a three-year apprenticeship with the First National Bank, beginning a career in business. This led him to Holyoke, where he worked for the banking firm of J. G. Mackintosh and Company, and to Springfield, where he was a dealer of commercial paper. He retired in about 1908 but maintained a small office in Springfield afterward.⁸²

Thomas and Edith Carpenter (1875-1969) were married at her house in San Francisco on September 15, 1914. He was 58 years old and she 39. The couple had no children and traveled extensively throughout their marriage. They honeymooned across Asia, and when they moved back into Thomas's family home in Northampton, they decorated it with souvenirs from that trip.⁸³

Thomas took a strong interest in his family history, particularly that of Revolutionary War general Seth Pomeroy, his great-great-grandfather. He was the president of the Seth Pomeroy chapter of the Sons of the American Revolution and gave addresses about his relative around the region. In 1911, his half-sister Katherine Tryon Shepherd Smith (1844-1926) wrote a poem entitled "Seth Pomeroy's Ride," which he illustrated. He was an avid landscape painter, and at age 28, he designed the city seal for Northampton, a copy of which is in the collections of Historic Northamp-

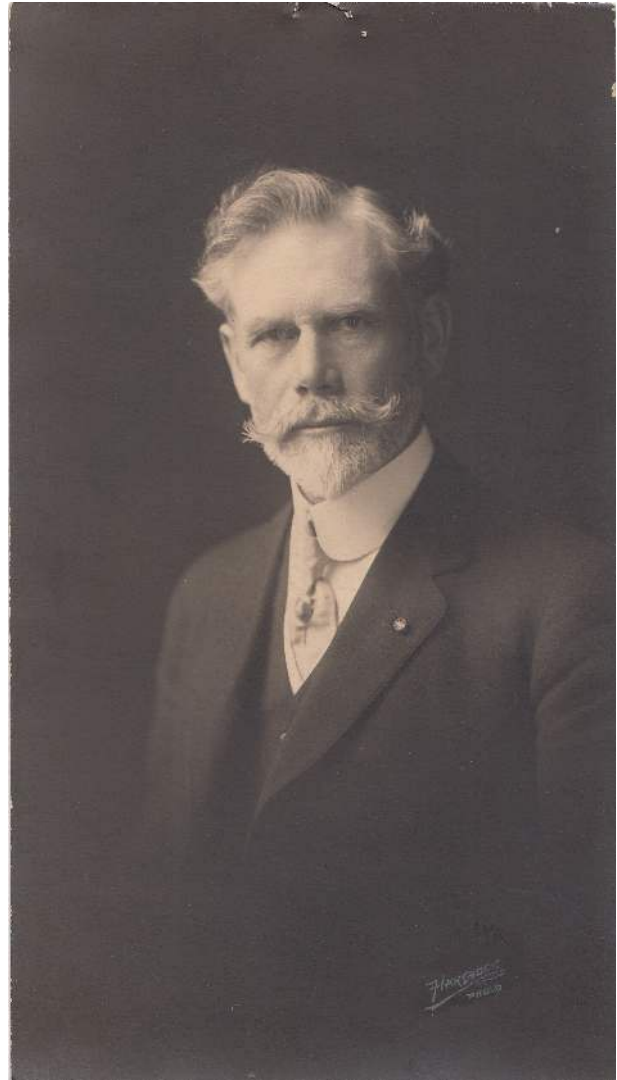


Figure 4. Thomas Munroe Shepherd, October 15, 1914. Collections of Historic Northampton.

ton. His philanthropic gifts included the Shepherd Surgery at the Dickinson Hospital, named in honor of his father Henry. Numerous local societies, with interests ranging from agricultural to religious, counted

81. *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923; Register of the Papers in the Shepherd Collection, 1, 8; *Springfield Republican*, "Death of Mrs. Henry Shepherd," January 12, 1897; *Springfield Republican*, "[Henry Shepherd Obituary]," November 21, 1900.

82. *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923; Register of the Papers in the Shepherd Collection, 5.

83. Register of the Papers in the Shepherd Collection, 3-5; *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923.

BIOGRAPHIES

him among their members.⁸⁴

Thomas died suddenly on February 3, 1923, during a trip to Boston with Edith. His will stipulated that after her death, a portion of his estate should be used to establish a free public museum of late 18th century New England, located at 66 Bridge Street. Though his vision was not realized in all of its particulars, his gravestone describes him as the “Founder of the Shepherd Memorial Museum.”⁸⁵

84. Pomeroy, *History and Genealogy of the Pomeroy Family*, vol. 1 p. 168; *Thomas Munroe Shepherd*, *Seth Pomeroy: An Address*, ed. Henry Goodwin Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924), 5; *Springfield Sunday Republican*, “[Thomas Munroe Shepherd Obituary],” February 4, 1923; Register of the Papers in the Shepherd Collection, 49; Katherine Tryon Shepherd-Smith, *Seth Pomeroy’s Ride: Souvenir of the Northampton Historical Pageant* (Northampton, Massachusetts, 1911).

85. *Springfield Sunday Republican*, “[Thomas Munroe Shepherd Obituary],” February 4, 1923; Register of the Papers in the Shepherd Collection, 5; “Extract from the Will of Thomas Munroe Shepherd,” in *Seth Pomeroy: An Address, by Thomas Munroe Shepherd*, ed. Henry Goodwin Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924).

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Edith Carpenter Shepherd (1875-1969)

Owner 1923-1969

Occupant 1914-1969

Edith Carpenter was born in 1875.⁸⁶ She married Thomas Munroe Shepherd at her house in San Francisco, CA on September 15, 1914. Eight years of marriage ended with Thomas's sudden death in 1923; Edith, 19 years his junior, would outlive him by nearly 46 years. They had no children.⁸⁷

Thomas's will stipulated that the couple's house at 66 Bridge Street be turned into a late 18th century museum after Edith's death. Edith expanded this mission, convincing her neighbors at 46 Bridge Street (the Damon house) and 58 Bridge Street (the Parsons house) to donate their houses as well. A colleague remarked that Edith "had a quiet persistence that people found hard to say no to, and her powers of persuasion were instrumental in getting many a prized article for the society."⁸⁸

Edith died on January 31, 1969, in Northampton. Her death marked the end of the Shepherd family's 113-year tenure at 66 Bridge Street.⁸⁹



Figure 5. Edith Carpenter Shepherd, 1915. Collections of Historic Northampton.

86. Register of the Papers in the Shepherd Collection, 5.

87. *Springfield Sunday Republican*, "[Thomas Munroe Shepherd Obituary]," February 4, 1923; Register of the Papers in the Shepherd Collection, 3–5.

88. "Extract from the Will of Thomas Munroe Shepherd," ed. Smith (Seth Pomeroy Chapter of the Sons of the American Revolution, 1924); Register of the Papers in the Shepherd Collection, 5.

89. Register of the Papers in the Shepherd Collection, 5.

PHYSICAL HISTORY

Introduction

Outwardly, the Shepherd House seems simple. A conventional Georgian plan, it is a classic New England house of the early national period: timber framed, two stories tall, with two rooms on either side of a center passage and two unheated service rooms in a small shed behind. Other than its front and side porches, it has occupied the same footprint since it was first built in 1798. Its plan has only been changed in small ways, with partitions being added or removed to accommodate restrooms, for example. The most significant alteration was the raising of the roof in the 1840s and subsequent subdivision of the newly enlarged attic to create three sleeping rooms.

This apparent simplicity belies a much more complex development. Since 1798, its interior finishes have been significantly altered three different times. Owners of the Shepherd house seem to have never been entirely satisfied with it, updating trim, replacing mantels, modernizing its wall coverings, and adding all the usual comforts like central heating and electricity. Each of these changes communicates something to the attentive historian, so we have been diligent in documenting them and recording them in this report. We have taken special care with work done by the Shepherd family because of their evident affection for the building but also because of their fascinating combination of an Arts-and-Crafts aesthetic with an antiquarian pride about their Revolutionary-War-era roots. This poetic and romantic approach to the co-



Figure 6. Shepherd House, Northampton County, Massachusetts: "Homestead of Thomas M. Shepherd, 66 Bridge St., Northampton Mass. Thomas M. Shepherd Standing in door-way." June, 1896. Collections of Historic Northampton.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

lonial period was quite different from that pioneered by William Sumner Appleton and his more archaeologically minded colleagues at the Society for the Preservation of New England Antiquities.

The physical history and room-by-room description that follows derives from multiple forms of evidence. First is the close examination of the building undertaken by Eric Gradoia and Jeffrey Klee over several days in 2025, accompanied by intern Elinor Klee and digital documentation specialist Elizabeth Clapp. This inspection recorded the forms and the fabrication techniques of individual finish elements to develop a hypothesis about their date of installation. These dates were further refined through documentary research into the history of ownership and occupation of the Shepherd House. This archival work was substantially assisted by the staff of Historic Northampton, who provided copies of historic records and, critically for the late-19th and early-20th century changes, scans of historic photographs. The date of major structural alterations has been determined by the science of dendrochronology, or tree-ring dating. Eric Gradoia derived a felling date for the timbers in the main house of 1797/1798 and those in the attic of 1844.⁹⁰

The dendro dates are bright spots in the physical history, clear markers of major building episodes. But much more about the house is relatively obscure. We have offered hypotheses and made interpretive judgments about alterations whose chronology is unclear, but we hope that our reasoning is explicit enough that future scholars can assess the validity of our interpretation and draw their own conclusions as new evidence emerges. A fine-grained view of the house's alterations will be aided, for example, by cross-section paint mi-

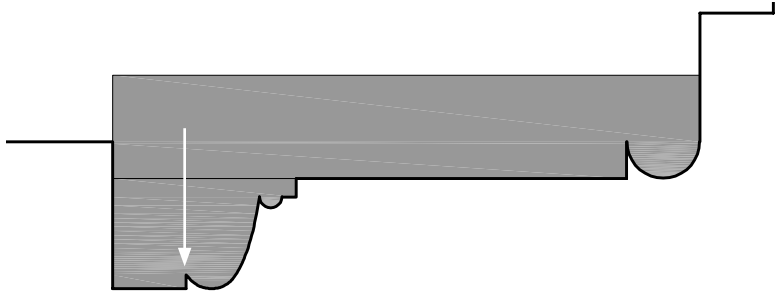


Figure 7. Full scale profile of casing type E, as found on doors and windows in the rear rooms on both floors of the Shepherd House. Quirk indicated with arrow.

croscopy of interior finish elements.

We call attention here to one aspect of the history of the Shepherd House that is especially puzzling because our reading of it expresses a view about the economic and social status of tradespeople in early national Massachusetts. Among the earliest trim in the house, some of the most stylish casings are the quirked moldings in the rear rooms on both floors (Figure 7 and type E on the casing diagram on page 88). “Quirked” refers to a subtlety of molding design in which a curve returns to a face at an oblique angle instead of a perpendicular. It is a hallmark of early 19th-century woodwork and loosely based on Greek moldings, instead of the Roman antecedents used for most Georgian-era decorative woodwork.⁹¹ Kitchens, in early American buildings, do not ordinarily have more advanced trim than parlors. Then as now, householders applied their resources more liberally to the leisured, more pub ed their decorative woodwork several years after the house was built and the front rooms complete. By the 1810s, decorative woodwork that would have been exceptional when the house was new had become commonplace. We discuss this in more detail in the history and description that follows but highlight it here to ensure that its significance is clear.

90. Eric Gradoia, “Tree-Ring Dating of Select Framing Timbers from the Shepherd House, Northampton, Massachusetts,” Dendrochronology Report (Historic Northampton, 2025).

91. For an extended discussion of this development, and of the utility in using molding profiles to assess the date of a building element, see Willie Graham, “Interior Finishes,” in *The Chesapeake House: Architectural Investigation by Colonial Williamsburg*, edited by Cary Carson and Carl Lounsbury (University of North Carolina Press, 2013), p. 312-347; and Andrea M. Gilmore, “Dating Architectural Moulding Profiles: A Study of Eighteenth and Nineteenth Century Moulding Plane Profiles in New England,” *Bulletin of the Association for Preservation Technology* 10, no. 2 (1978): 91-117.

PHYSICAL HISTORY



Figure 8. Shepherd House attic, view of rear of east chimney showing evidence for earlier roof in mortar flashing and projecting flashing course.

This addition of new trim in the rear rooms was the first of many small alterations to the house that enable historians to learn about the social, cultural, and economic life of the Shepherd house's owners over the 19th and 20th centuries. The following physical history describes those changes in chronological order, concluding with the romantic transformation of the house under Thomas Shepherd.

Period I: 1798-c. 1810

Dating evidence

- Dendrochronology
- Heavy timber frame construction with cased corner posts
- Roman moldings used in earliest ornaments
- 1798 Direct Tax assessment for unfinished house
- Quirked moldings on select elements for end of date range
- Use of both wrought nails and machine-made cut nails

The trees for the Shepherd House's frame were cut in the winter of 1797/1798, a little more than a year after Nathaniel Parsons sold its half-acre lot to Seth Russell. The partially torn manuscript record of the Federal Direct Tax from October 1798 shows that Russell was levied for an incomplete house, noted as 695 square feet. When it was finished, the building would have a footprint of 1550 square feet, making it one

of the largest in all of Northampton. Of the 117 dwellings in town that were assessed in 1798, only 11 were larger than 1500 square feet. Houses on the adjacent lots belonging to Luke Lyman, Josiah Parsons, and Nathaniel Parsons were significantly smaller, which were recorded as 1000 to 1200 square feet on a floor. Russell's, in other words, was a very large house in a town of large houses, 80% of which were two stories tall in 1798. These were giants compared to their contemporaries in the Chesapeake, where houses were commonly in the range of 400 to 500 square feet on a floor and just one story tall.

The house's exterior was weatherboarded and its windows on the principal elevations cased with Roman double architraves on the first and second floors. On the ground floor front and sides, these were further embellished with a molded cap. Windows were originally fitted with 12-over-12-light sash, though only one of these remains. The house was covered by a shallow hip roof, which was replaced, along with its cornice, soon after 1844. Its pitch and height are both visible in the room designated 303 on the plan in the attic, along the north face of the east chimney (see restored south elevation drawing on page 86). The shallow pitch and low rise of the original roof is revealed in the diagonal mortar wash near the bottom of the chimney in the attic (Figure 8). Confirming that this was the original roof pitch is the projecting brick, forming a flashing course, just above the top of the mortar wash.

On the two principal floors, the house was well finished inside, with plaster walls and ceilings. The two second floor rear rooms and the kitchen were not originally fitted with decorative woodwork, as explained below, and may not have been plastered. Should an opportunity arise to view the wood lath in these three rooms, Historic Northampton should examine the nails that secure this to the frame. If they are held with cut nails or if there are any signs of whitewash on the frame beneath the lath and plaster, this would con-

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 9. Shepherd House, dining room (100) closet showing early shelving and pass-through to kitchen with sliding shutter open.

sold again. By then, the house was habitable and handsomely finished. It was laid out on a center-passage, double-pile plan, with a pair of chimneys heating two rooms each on the ground floor. The left-rear, or northwest, room has a cooking hearth and bake oven and was certainly the kitchen. We interpret the front left room, therefore, as the dining room. This identification is reinforced by the large closet between these rooms, with a small sliding shutter that allowed the cook to set food on a shelf without leaving the hearthside (Figure 9). Behind the kitchen were a pair of unheated service rooms: one large and with access to the rear shed, conceivably a dairy; and the other relatively small, likely a pantry. The open rear shed seems to have been an original feature. Based upon its position and its relatively high level of finish, we take the front right, or southeast, room on the ground floor to be the parlor. The original use of the right rear, or northeast, room is unclear, but it was used as a family dining room by the Shepherds at the end of the 19th century. It was originally heated but modestly finished compared to the two front reception rooms.

firm that those rooms were originally unfinished.

The house's heavy timber frame may have been visible in these unfinished rooms. It is still apparent in the cased posts in each room on the first and second floors. Cased corner posts project a few inches into each room on the front and rear walls, revealing something of the structure of the house.

We suppose the frame of the house and most of its interior finishes to have been complete by July of 1799, when Nathan Storrs bought it from Russell. Russell stayed on as a tenant until at least 1802, when the property was



Figure 10. Shepherd House, front stair as altered c. 1900, detail of period IV baluster and period I applied bracket.

PHYSICAL HISTORY

Figure 11. *Shepherd House, 1976 photograph of kitchen, looking towards shed. Note tall glazed door, since removed, at base of kitchen stair. Collections of Historic Northampton.*

Neither of the two staircases in the house is in its original form. The principal public stair has always risen from the front passage. Its structure, beaded stringer, and triangular stair brackets all survive from the 1790s. These decorative elements use moldings observed on demonstrably early woodwork elsewhere in the house (Figure 10). The newel, balusters, and handrail were all replaced around the turn of the 20th century. The secondary stair opens directly from the kitchen, from which it rises to the back passage. It cannot be any later than the installation of the door casings in this room. The stair carriage is assembled using cut nails, so it cannot be any earlier than the early 19th century. Though it is not from the 1790s, it seems to have been planned from the outset. An inspection of the framing between the first and second floors could confirm this reading, should the opportunity arise. The door separating the kitchen from this stair was still in place until at least 1976 (Figure 11).



Figure 12. *Shepherd House, c. 1992 view of passage partition taken for SPNEA report by John Leeke and Gregory Clancey.*

This social division between front and rear is still clear on the second floor, where a partition between the front and back passage remains in place. It is less evident on the ground floor following the removal of the corresponding wall in the early 21st century. George Clancey and John Leeke observed this partition in 1992 and thought that it was not original because of the way that it abutted the side walls of the passage and cut around the baseboard. We have not been able to observe it directly, but we note that the door opening, visible in some photographs, appears to be relatively

early. Photo 35 in the Clancey and Leeke report seems to show a backband with a quirked ovolo terminating in an astragal that is very similar to casing type E that was installed in the kitchen and rear bedchambers around 1810 (Figure 12; compare to figure 7).⁹²

The hierarchy between front and rear is expressed in room finishes but also clear in other, more fundamental distinctions. The rear rooms were originally nearly three feet shallower than those in the front, and the

92. Gregory Clancey and John Leeke, "Report on Building Archaeology at the Russell-Shepherd House, Northampton, Massachusetts" (Historic Northampton, 1992), 12–14.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 13. *Shepherd House, mantel in northeast bedchamber (204).*

right-rear bedchamber (204) seems to have been unheated before the modern era. The second-floor rear rooms were also less well-lit than their front counterparts, with just two windows in room 204 and one in room 208, where the rear shed rises too high to permit a full-height sash on the back wall. The kitchen, similarly, was originally illuminated by just a single window in the west wall.

Original trim from this first configuration of the house remains in place in several rooms, all composed of moldings with Roman-derived profiles consistent with a late-Georgian date. The most elaborated are those in the dining room, numbered 100 on the plan, and the second-floor southeast bedchamber, numbered 202. Both rooms have double-architrave door and window casings with complex backbands and a slender bead: stylish work that is typical of refined houses of the 1790s. These are designated B and H on the casing diagram (Figure 14 and casing diagram).

1790s trim does not remain in place in the parlor

(room 102), as this room has been refurbished twice. But it does survive in the passage and two additional rooms. The best of the remaining casings are double architraves with a cyma backband, designated A on the casing diagram and used only in the ground floor passage and the front passage on the second floor (Figure 14 and casing diagram). The plainest finishes of the 1790s are a cyma backband on an un-beaded board, found in room 103, the ground floor northeast room, and room 210, the dining room bedchamber.

The earliest mantels in the house are likewise nicely elaborated and of a similar character to the best door casings. These remain in place in back rooms on the ground floor (103) and the second floor (204), though that in room 204 has certainly been relocated here. This room is not fitted with a fireplace and was likely unheated before the installation of steam radiators. This surround matches the profile of the extant casings in the dining room, so it may have been relocated from there following that mantel's replacement in the 19th century; alternatively, it may have originated in

PHYSICAL HISTORY

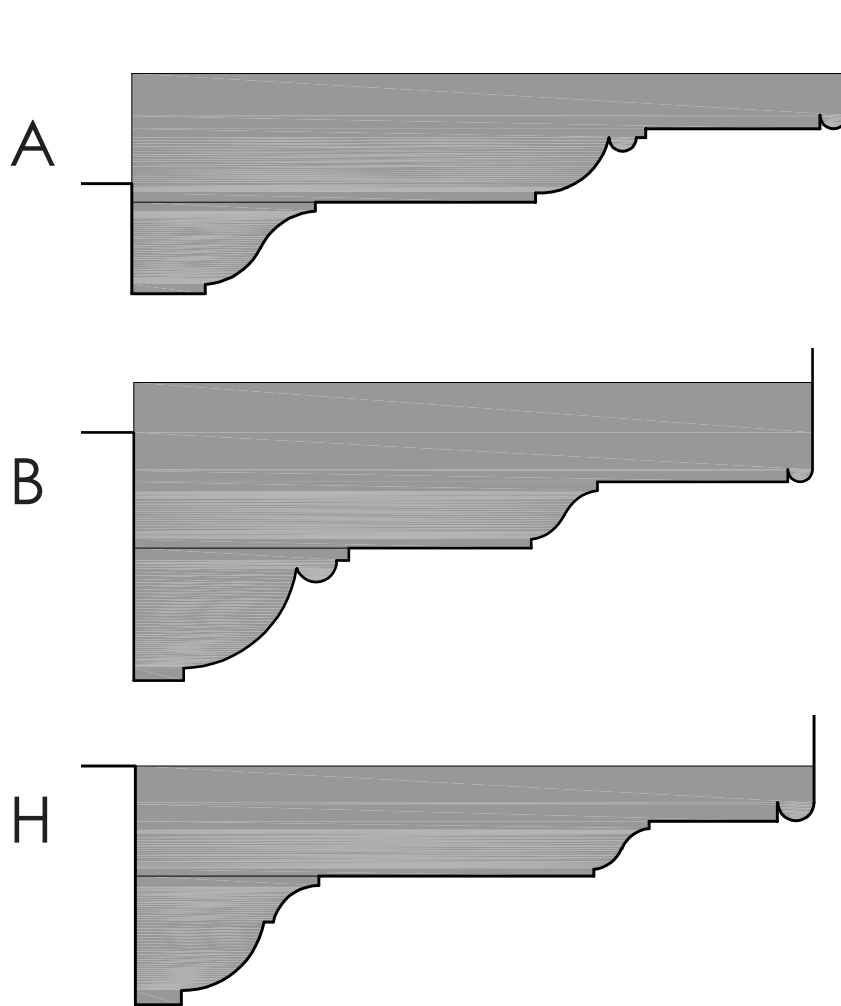


Figure 14. Original casings at the Shepherd House. From top, Type A, B, and H, found in the front passage, dining room, and southeast bedchamber, respectively. All are based upon Roman moldings and lack quirks.

quirked moldings is the parlor, room 102. In the parlor, we read these as evidence of a refurbishment in the early 19th century that also updated that room's mantel. But it is difficult to interpret the quirked moldings in rooms 204 and 208, two of the lowest-status rooms in the house, as being installed as part of an upgrade to earlier casings.

In other words, the moldings in the parlor chamber (room 202) are as elaborated and elegant as we would expect for a refined room of the 1790s; while the door and window surrounds in the room above the dining room (210) are simple single architraves with modest-sized Roman-cyma backbands. It is surprising and

the dining room chamber, whose smaller firebox fits the mantel's smaller size more plausibly (Figure 13).

When the Shepherd House was first completed, it was well finished, therefore, with high-quality, well-made casings in the principal rooms. With that said, it is surprising that one of the principal bedchambers, that over the dining room (i.e., room 210) was decorated with un-beaded single architraves, a modest surround also used in the ground floor right rear room, number 103. We would expect to see a higher-status finish decorating both of the front second-floor sleeping rooms.

Also surprising is the use of stylish trim in the two secondary bedchambers on the second floor as well as the kitchen. The earliest casings in these rooms all have quirked ovolo moldings, designated E on the moldings diagram (see figure 7 and casing diagram). The only other room to have been ornamented with

surely significant that an unheated rear room should have more stylish woodwork than what should be, by virtue of its location and size, the second-best bedroom. We see the most likely explanation for this apparent paradox to be that the rear chambers and kitchen were initially unfinished and only given their decorative woodwork a generation after initial construction, in the 1810s or conceivably slightly later, when quirked moldings were commonplace enough to be used in a secondary location.

The Shepherd House seems to have been an instance of a phenomenon critiqued by Josiah Quincy in 1819, soon before he became Boston's second mayor, in which farmers and tradespeople's social ambitions encouraged them to build beyond their economic means.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

It is true of men, in almost every rank and condition of life, that, when about to build, they often exceed their means, and almost always, go beyond the real wants of their families, and the actual requisition of their other relations, in life. But let not the sound, practical, good sense of the country be misled, by the false taste and false pride of the city...Now, what do we sometimes see, in the country? Why a thriving farmer, touched with this false taste, will throw up a building thirty, or forty, feet square, two, or two and a half, stories high, four rooms on a floor, with an immeasurable length of building behind. And what is the consequence of all this greatness? Why often, for years, the house will not be wholly glazed: or, if glazed, not clapboarded; or if clapboarded, not finished; the destined portico is never put up.⁹³

In an illustration, perhaps, of Quincy's warning, cordwainer Seth Russell planned to put up one of the largest houses in Northampton and within a year of starting construction, took out a mortgage to complete it. He sold the unfinished house in the following year to his mortgager, Nathan Storrs. In 1802, Storrs sold it to Charles Chapman, another artisan, who would finally make it whole, completing its interior finishes.

Quirked moldings were exceptionally rare in the 1790s. When they were used, it was in the most important public rooms in the most stylish residences. They became more common as an element of the nascent Greek Revival in North America in the 1800s, and by the 1810s were found in both modest and stylish houses throughout the eastern United States.⁹⁴

Given this, we read the installation of casings, and perhaps lath and plaster, in the kitchen and rear bedchambers to have occurred around 1810. This was likely coincident with the construction of the rear stair, linking the kitchen with the secondary bedrooms as a connected suite for domestic work and workers. The installation of this secondary stair permitted servants or children to proceed directly from the kitchen to the two rear bedchambers on the second floor, unseen

by family members and guests moving through the principal front rooms on both levels. The same profile is used on the door openings in the little secondary entrance at the west, between the kitchen and dining room, linking this space to the suite of service spaces in time and perhaps in function, as well.

This phenomenon of leaving the secondary bedrooms unfinished for a time was another occasion for Quincy's critique of the farmer's building beyond his means: "And if you go into these mansions, what do you see? Why, you will often find, that while the good man of the house and his consort are snugly provided with warm, well plastered rooms, the children and all the rest of the family sleep about in unfinished chambers; subject to every sort of exposure."⁹⁵

We date the completion of the rear stair and the finishing of the rear bedchambers to c. 1810 because of the use of quirked moldings on the woodwork and the use of square-headed cut nails in the stair. This date also coincides with a phase in the history of the house when one of its owners, Charles Chapman, was prospering and able to invest in the property. Chapman experienced some reversals of fortune in the 1810s before his death in 1816. After this year, the house

93. Josiah Quincy, *An Address Delivered Before the Massachusetts Agricultural Society, at the Brighton Cattle Show, October 12th, 1819* (s.n., 1819), 10.

94. An important exception to this general pattern is in the Piedmont of Virginia, where Thomas Jefferson's influence in architecture was profound. At the University of Virginia and Monticello, Jefferson insisted on what were by the 1810s, old-fashioned molding profiles derived from Roman models and popularized by Andrea Palladio and his followers. Even in buildings with no association with Jefferson in the region, builders and patrons continued to prefer Roman shapes for their moldings into the second quarter of the nineteenth century, when their peers elsewhere were beginning already to embrace Greek Revival ornament.

95. Quincy, *An Address Delivered Before the Massachusetts Agricultural Society, at the Brighton Cattle Show, October 12th, 1819*, 11.

PHYSICAL HISTORY

was let to tenants, an unlikely time for making stylish improvements. Reinforcing the interpretation that it was Chapman who improved the rear rooms, the 1800 census indicates that his household amounted to 19 people, including his wife and up to three children. The remainder were likely apprentices or domestic servants who were accommodated in the house. With the addition of the woodwork and the stair, the Shepherd House was at last complete in its original form.

A note on dating woodwork

Roman profiles for decorative woodwork were common throughout the colonial period and into the early national. Charles Bulfinch, designer of some of early America's most elaborate and costly residences, continued to use enriched Roman moldings for the best houses in Boston in the early 1800s. But around this time, some builders began using profiles based upon Greek models for door and window casings. Asher Benjamin published some of these in his 1806 *American Builder's Companion*, though they didn't become commonplace until the 1810s. In that decade, quirked cymas and ovolos, like those in some rooms of 66 Bridge Street, began to appear even in relatively modest houses. They continued to decorate American buildings from Bath to Beaufort into the 1830s.

Given this chronology, it is significant that some of the Shepherd House's most modish ornament (modish, that is, for the 1790s, though utterly commonplace for the 1820s) is in secondary locations—an unheated bedchamber, the kitchen, and the west entry.

Because Asher Benjamin, one of New England's most ambitious designers and builders, lived nearby in the 1790s, it is not out of the question that some of the first quirked moldings in North America might appear in Northampton. But scholarly caution demands stronger evidence to support the claim that Seth Russell, cordwainer, used more advanced woodwork in his 1798 kitchen and secondary bedrooms than Harrison Gray Otis demanded for his Boston parlors. On balance, we believe the most likely scenario, as articulated here, is that those secondary rooms of the Shepherd House lay unfinished for about a decade.

Period II: c. 1836

Dating evidence

- Greek-derived moldings on elements in parlor mantel
- Paint history indicating that windows post-date original window
- Different muntin profile on windows from demonstrably post-1845 windows in attic

As the property history relates, the Shepherd House was rented to tenants from 1810 until 1836. In 1810, it was occupied by its former owner Charles Chapman and his family. In 1836, it was the residence of a Mrs. Wilson. Throughout this period, it was owned by Asahel Pomeroy, who lived at his family's homestead on Main Street. This was an unlikely time for major improvements to the house, or even minor ones, beyond repainting. It is not clear whether its next owner, Benjamin Barrett, moved into the house when he purchased it, but when he sold it in 1845, it was occupied by a Mrs. F. Strong. It does appear, however, that there were some improvements made to the house around 1830, so even though this may be another period in which the house was rented, we take the change in ownership in 1836 to be the most likely time for those updates.

These alterations included the complete refurbishment of the front right room (102), identified as a parlor. It was given new window casings, a new mantel, and a new cornice, with the latter two casings drawn from a mature idiom of the Greek Revival. This trim still used quirked moldings but incorporated new, more steeply cut ovolos, as seen on the mantel shelf, for example. Though it is partially obscured by drywall on the walls and ceiling, the cornice appears strikingly modern in its extreme projection and multiple shallow facets. It would not be out of place in the Chrysler Building, though we do not doubt that it was installed in a Greek Revival period. Because there are no original Georgian casings on any element in this room, it is also possible that this room, like the service spaces, was unfinished at first and only given its trim c. 1810. However, the different character of the mantel and cornice woodwork persuades us that the cornice finishes represent a later alteration. Careful cross-section paint microscopy may help inform the precise chronology of these

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

alterations.

The more extensive change was to the windows. Nearly every sash in the house was replaced at this time. The only complete original window, that in the west wall of the kitchen, is composed of two 12-light sash with relatively small 6 ½" by 8 ½" panes and ¾" wide muntins ornamented with Georgian ovolos. Confirming that this single 12-over-12 window is the original one, the first paint layer on most of the other windows is the third layer on the kitchen window.⁹⁶ This window was repainted for the second time, in other words, when the other windows were installed. The new windows were fitted with six-over-six-light sash, with 3/8" muntins and 9" by 13" panes of glass (see sash details on casing diagram). The slender muntins, very large panes of glass, and paint stratigraphy are all consistent with their being at least a few decades older than the original windows.⁹⁷ The kitchen window survived this round of improvements simply because it was in a secondary location.

Period III: 1845-c. 1855

Dating evidence

- Dendrochronology for roof frame
- Circular-sawn lath with mature cut nails for attic plaster
- Greek Revival frontispiece with flattened ovolos on front door panel moldings

As with its original construction, we see the second major phase of alterations to the Shepherd house as unfolding over about a decade. First, the house received a new gable roof sometime after 1844, when the timbers for its sash-sawn rafters were cut.⁹⁸ This

was likely soon after May of 1845, when Benjamin Barrett sold the property to John W. Woodard. Raising the roof added substantial space to the house and Woodard lit his new attic with two new windows in each end. These only differ from the earlier windows subtly. Their pane sizes are similarly large and their muntins are equally slender, but their profile terminates a pair of cymas in a sharp point. This profile resembles one that Andrea Gilmore calls a "Gothic Bead" and that enjoyed a brief period of popularity in the middle of the 19th century.⁹⁹

There are three other sash in the house that use this profile, all surely installed as part of the same 1845 improvement campaign. They are all in the service rooms on the ground floor. One was installed between the kitchen and the larger room behind it, another between this room and the pantry adjoining, and the last in the north wall of the pantry. They seem to have been inserted to improve the illumination in the kitchen and its ancillary spaces, bringing scarce daylight into these poorly lit domestic work rooms.

These windows and the raised roof were installed in 1845, but it is difficult to read the rooms in the attic as contemporary. All of the partitions in the attic are finished with plaster on circular-sawn lath, the latter secured with cut nails. Circular sawmills were in operation in parts of New England in the 1840s but not commonplace for another decade, so we suggest that it is more likely that the attic rooms were not completed until after William Abbott Hawley purchased the house in 1849.¹⁰⁰ Hawley was head of a household that included 11 people in 1850. Whether it was done in 1845 or 1855, the partitioning of the attic created three new finished bed-chambers and one small storage room, all reached by means of a steep stair rising

96. Clancey and Leeke, "Shepherd Building Archaeology," paint appendix, np.

97. Clancey and Leeke also thought that there were many years between the earliest generations of paint. Clancey and Leeke, "Shepherd Building Archaeology," 8.

98. Gradoia, "Tree-Ring Dating of Select Framing Timbers from the Shepherd House, Northampton, Massachusetts."

99. Andrea M. Gilmore, "Dating Architectural Moulding Profiles: A Study of Eighteenth and Nineteenth Century Moulding Plane Profiles in New England," *Bulletin of the Association for Preservation Technology* 10, no. 2 (1978): 99.

100. Norman Ball, "Circular Saws and the History of Technology," *Bulletin of the Association for Preservation Technology* 7, no. 3 (1975): 79–89; Theodore Z. Penn and Roger Parks, "Nichols-Colby Sawmill in Bow, New Hampshire," *The Journal of the Society for Industrial Archeology* 1, no. 1 (1975): 1–12.

PHYSICAL HISTORY

from the back passage on the second floor.

It was likely during this phase of alterations that the Hawleys replaced the front door and ornamented it with a broad new Greek Revival frontispiece. The door panels and the frontispiece are both finished with mature Greek ornament, characterized by relatively flat ovolos and minimal embellishments (Figure 15).

Period IV: 1885-1914

Dating evidence

- Historic Photographs
- Historic Northampton Maintenance Records
- Use of machine-planed woodwork
- Use of wire nails

Susan L. B. Shepherd purchased the house in April of 1856, beginning a 113-year association between 66 Bridge Street and the Shepherd family. Newly married to Henry Shepherd, a widower, and pregnant with her first and only child, the small family may have moved into the house with her elderly father, John Foye Monroe, whose name is engraved into a brass plate on the rear door. Though he had lived for decades in Northborough, Massachusetts, he died in Northampton in November of that year.¹⁰¹ It does not appear that the senior Shepherds made substantial changes to the house, except for the addition of the scroll-sawn front porch, which gave a more picturesque character to the severe Greek surround of the 1850s.

In 1885, Susan Shepherd gave the house to her only child, Thomas, who seems to have continued living at 66 Bridge Street with his parents. Though the changes to the house at the end of the 19th century may have been made with Henry and Susan's money, or at their direction, it seems likelier that they were done on behalf of Thomas, because they were maintained until the



Figure 15. *Shepherd House, detail of front door, as altered in period III.*

death of his wife, Edith, in 1969. Aside from updates to systems and other modernizing improvements, Thomas's alterations to finishes suggest a youthful romanticism that incorporates elements of the Arts and Crafts movement into the Colonial Revival. The sentimental inscriptions throughout the public rooms and the hand-painted ornament throughout may have, in fact, been executed by Thomas himself, as suggested by the TS monogram still in place on one of the mantels (Figure 16).

Much of this work was executed before Thomas's 1916 marriage to Edith Carpenter; it appears in a set

101. Northampton Death Records, 1856, in *Massachusetts Vital Records, 1840–1911*. New England Historic Genealogical Society, Boston, Massachusetts.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 16. *Shepherd House, detail of right rear room (103) mantel, with Thomas Shepherd monogram.*

of photographs taken of the house with his mother, Susan Munroe Shepherd, who died in 1897.

The late-19th century alterations were wide-ranging, encompassing systems, finishes, and exterior elements. Thomas arranged for the installation of a central boiler in 1888, with cast-iron radiators soon warming each of the principal rooms in the house.¹⁰² This was surely accompanied by the addition of central plumbing to feed new bathroom fixtures. Bathrooms were installed only on the second floor in the closets between the principal bedrooms, and partitions were removed or relocated to accommodate them. Though fixtures have been replaced, we take the provision of indoor plumbing to have been during the Thomas Shepherd era.

Thomas modernized the appearance of the Shepherd house, as well. With a newel and balusters made of machine-turned material of a late-Victorian character, the stair was likely also modernized by Thomas, though this may have been done as late as the 1910s. The updated stair would not look out of place in a bungalow or four square in the inner suburbs of Northampton, or Pasadena. It was also Thomas who updated the parlor for the second time, replacing closets flanking the fireplace with a pair of recessed bookshelves and connecting the room to the passage with a broad cased opening. These latter changes are visible in a photograph showing Susan Munroe Shepherd, and must have been completed before 1897.

But it was in the library (as used by the Shepherds; formerly this was the dining room, designated room



100) and the family dining room (the right rear room, 103 on the plans) where Thomas gave freest rein to his sentimental and poetic sensibilities. Both rooms received new wall coverings, including a tall decorative border created with wallpaper in the library and a frieze of pine boughs, likely painted by Thomas, in the family dining room. In the latter room, a large epigram conveying an open-hearted domestic sentiment is incorporated into the tree branches on at least two walls. One of these read: "As the pine trees' fragrant cones, speak to you in friendly tones/ So to each one Entering here comes the voice of restful cheer." Though it was not yet applied to the mantel in the c. 1896 photograph of this room, another motto was added later to its frieze: "The fire may glow when skies are drear, but warm our welcome all the year." Thomas added a similarly hospitable phrase to the mantel in the library, extending the theme to the front of the house: "Welcome All To Hearth And Hall."

Thomas Shepherd continued to alter the house after the death of his mother at the beginning of 1897. In that year, he updated the pantry off of the kitchen; in 1899, he added the porch covering the west side of the house; and in 1902, he added new shelving and built-in seating to the library.¹⁰³ It was likely around this time that Thomas added new strip flooring on top

102. TFK, "Shepherd House: Abstract of Maintenance Activities Gathered from NHS Annual Reports," Northampton, Massachusetts, October 31, 1990, Northampton Historical Society.

103. "Changes Made by Thomas Monroe Shepherd on the Shepherd House," compiled by Mary Cressotti, Northamp-

PHYSICAL HISTORY



Figure 17. *Shepherd House, parlor chamber (202), light fixture with glass photograph of Mt. Fuji.*

of the historic material throughout the house. By the time the library was next photographed, in 1924, he had also replaced the mantel. With its quirked moldings and bulbous pilasters, the mantel has some of the inventive, free-wheeling characteristics of the 1810s work, of a similar vintage to the casings in the kitchen and rear bedrooms. Shepherd copied the motto from the older fireplace onto the new one, where it remains visible.

Relatively few of Shepherd's alterations seem to post-date his 1914 marriage to Edith Carpenter. The Shepherds decorated the interior with souvenirs from their world travels and electrified the house in 1916, but they otherwise seem to have mostly occupied the house as Thomas's parents knew it at the turn of the

20th century (Figure 17).¹⁰⁴

Period V: after 1969

Following the death of Edith Carpenter Shepherd in 1969, 66 Bridge Street passed to Historic Northampton. Thomas Shepherd's will stipulated that the house should become a museum, and Edith Shepherd sought to enlarge that museum to include the two adjoining houses to the west. Its form was treated, therefore, with care, and few changes were made that would affect its historic integrity or significance.

Nonetheless, some small changes have been made to accommodate the needs of subsequent tenants, such as changing the west entry door to one with a glazed upper panel. More consequentially, the partition between the front and back passage on the ground floor was removed in the early 21st century. Though this wall was not strictly original, it appears to have been added early, likely around 1810. Finally, the unusually high door to the back stairs from the kitchen was also removed sometime after 1969.

Most other work on the house in the museum era has been in the nature of maintenance. Historic Northampton records describe a flurry of activity in 1976 and a regular routine of repainting, roof replacements, and systems updates.¹⁰⁵

ton, Massachusetts, 1980, Historic Northampton Archives.

104. "Changes Made by Thomas Monroe Shepherd on the Shepherd House."

105. TFK, "Shepherd House: Abstract of Maintenance Activities Gathered from NHS Annual Reports."

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

DESCRIPTION OF HISTORIC FABRIC

Exterior

South

The south front, the house's principal façade, is five bays wide and two stories tall. It is clad with sawn, un-beaded weatherboards with 5" of exposure (Figure 18). On this side, all of these appear to be late 20th century replacements that are secured with wire nails. The wall is framed with a 5 ½" tall skirting board at the base and 7 ¾" corner boards with 5/8" beads on either side. These are patched at their bottom but mostly historic material. The corner boards are likely an artifact of the mid-19th-century renovation of the house, but this hypothesis should be

evaluated through stratigraphic paint analysis to determine whether the paint sequence on these elements matches that of the demonstrably later eaves. This kind of paint analysis can not only determine original paint colors throughout the house but also help to establish the relative dates of improvements, including mantels, doors, and associated woodwork.

The deep eaves are decorated with a bed mold and a crown molding, all installed when the roof was rebuilt in 1845. There is a half-round gutter and down spouts that all appear to date to the early 21st century. The windows have six-over-six sash that we regard as an early improvement pre-dating 1844. All windows are framed with 5" double architraves with Roman ovo-lo backbands and have many layers of paint on them



Figure 18. Shepherd House, view of south front.

DESCRIPTION OF HISTORIC FABRIC

(Figure 19). Unlike the sash, the surrounds appear to be original. They sit on molded sills that are 1 ¼" tall. The first-floor windows have a molded cap with a cyma crown above a plain unmolded frieze board.

There are cast shutter pintles secured to the face of each window that appear to be from the mid-19th century. Each has many layers of paint on it. There are no shutters in place at present.

The entry was improved around the time that the roof was raised in the 1840s. It is a broad Greek Revival assembly with a 2'-10" wide door framed by 13" sidelights (Figure 15). This is ornamented by square Greek Revival pilasters supporting a tall entablature. The door is protected by a pair of louvered shutters that retain their early hardware, including slender head and foot bolts and a latch with porcelain knobs. The door is a six-panel leaf, decorated with very flat, 1 ¾" broad, Greek ovolos. It has a heavy brass knocker and an early 20th century thumb latch, but its original hardware seems to have been replaced. There is also a nameplate on the lock rail with "Shepherd" incised in



Figure 19. *Shepherd House, detail of ground floor front window, east wall.*



an elegant script. If there is no paint under this plate, the door cannot be earlier than 1856. There is an iron boot scraper attached to the base of the right-hand pilaster.

The Greek frontispiece sits on top of a broad granite step. It is partially obscured by a porch that has the character of a later improvement, seemingly of the 1860s or 70s (Figure 20). The porch is decorated with scroll-sawn ornament beguilingly terminated with tulips at the top of each of five panels across the front. There are sawn rails on its two flanks, evidently for training climbing flowers. This porch, too, sits on granite blocks. The porch has a flat roof, all of whose decorative elements appear to have been replaced in the early 21st century. There is a brick-paved walk leading from the public sidewalk to the entry. At the transition from the public walk to the paved walk is a plausibly ancient sandstone step that is 3'-4 ½" across by 12" broad. Its depth is unknown.

Figure 20. *Shepherd House, view of entry porch.*

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 21. Shepherd House, view of south and east fronts.

Two windows in the gable light the attic rooms. These are six-over-six sash like those on the first two floors, but they are set in single-architrave surrounds with quirked-ovolo backbands that resemble those used in the parlor, without the terminating astragal. The attic sash have distinctive knife-edged muntins. The sills are unmolded.

North

The north wall is treated similarly to the south and east but is clearly of secondary importance, with less elaborated finishes throughout (Figure 22). It

East

The east side is two bays across and clad like the south, with sawn, un-beaded weatherboards. On this front, early weatherboards survive better, with historic material in place on roughly two-thirds of the wall. Their exposure ranges from 4 $\frac{3}{4}$ " to 5". As on the front, the wall is framed with a skirting board and 7 $\frac{3}{4}$ " broad beaded corner boards. The gable is treated with a broad Greek Revival eave, installed as part of the 1840s re-roofing. Much of this decorative material appears to be original but the north side of the raking crown, fascia, and soffit seems to be modern, with relatively few coats of paint. The window surrounds on the first and second floor are identical to those on the south front, with handsome double architraves and caps over only the first-floor windows. The four early windows all have six-over-six sash. There is a third window on the second floor, set to the right of the center. This is a single six-light sash set in a double architrave frame that appears from the ground to have a different character from the early windows in this wall. It was likely inserted to serve the bathroom behind it.

is framed with a 5 $\frac{1}{2}$ " tall skirting board at the base and 2 $\frac{3}{4}$ " corner boards, all unmolded. The skirting board and lower 5' of corner board are modern, but the corner board appears to be early above this point. The bed mold on this front is simply an unmolded board, set on a diagonal below the soffit. Early weatherboards survive well above the first-floor window sills; they range from 5" to 5 $\frac{1}{2}$ " exposure and are un-beaded. Though early weatherboards have been re-secured with wire nails, where we can observe early nails, they appear to be machine-made, with regular, rectangular heads.

There are only three window bays across this elevation. The windows have the same six-over-six sash observed on the south and east fronts, but are more modestly cased, with a single-architrave surround with a 1 $\frac{1}{4}$ " quirked ovolo backband terminating at a delicate astragal. This is similar to the casing that decorates the interior of the windows in the rear rooms on both floors.

DESCRIPTION OF HISTORIC FABRIC



Figure 22. *Shepherd House, north front.*

Assessment).

A third opening in the north wall falls between the top of the shed roof and the eaves of the main roof. This is composed of two large panes of glass set in a plain unmolded surround. It lights a modern bathroom and was likely inserted during its installation.

Rear shed and porch

A single door is roughly centered in the north wall, opening into the rear yard. This has a six-panel leaf that is 2'-9 1/2" broad. The upper two panels are glazed. It has a brass knocker with "J.F. MUNROE" incised into its face in a plausibly mid-19th-century typeface. This was for John Foye Munroe, the father of Susan Munroe Shepherd, who bought the house in April of 1856. The door is decorated with a plain, unmolded surround that is 6" broad. This has been replaced on the right-hand side with machine-planed material in the late 20th or early 21st century.

A 5'-7 1/2" deep concrete pad extends out from this front and terminates 3'-8" from the northeast corner. It is unclear to what purpose this was installed because we do not see any other sign of a porch, for example, in this location. It may simply serve to shed water away from the north wall, because it slopes noticeably away from the house. We can see other signs in the cellar and along this wall of rebuilding in the late 20th century (see Conditions

Extending out from the north wall and covering its western third is a broad shed, 17' wide and 16'-6" deep (Figure 23). The first 10' in depth of this shed is enclosed, including two service rooms that are an appendage of the kitchen and clearly original. The remainder of the shed is unenclosed and has always been open to the weather. An important question is whether this is an extension of an earlier shed or an original feature. Flush sheathing boards above the wall plate on the east side are relatively late in date; inside the shed, we can see that these are circular-sawn. Arguing, conversely, for an early date is the evident age of flush sheathing boards that enclose the upper part



Figure 23. *Shepherd house, view of rear shed and enclosed porch.*

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 24. Shepherd House, detail of door to rear shed.

The north wall of the open part of the shed is enclosed with modern diagonal lattice attached to dimensional lumber. The north wall of the enclosed part of the shed is clad with the plain un-beaded weather boards, as elsewhere, with 5 to 5 ¼" exposure. Because these have been protected by the open shed for so long, they survive very well. There is an early door centered in this wall that gives access to the large room behind the kitchen. This is composed of four raised panels framed by Georgian ovolos, and is the oldest extant exterior door in the house (Figure 24). It is 2'-10" wide and 6'-1" tall. It is currently operated by a cast iron Blake latch and is hung on broad strap hinges. It is set in an unmolded 5" casing.

To the west of this door, near the corner of the wall, is an early 12-light sash, 2'-7" wide by 2'-5" tall (see Interior description). It has relatively small panes, each 6 ½" by 8 ½", and is an original window. The top part of its frame is obscured by its casing, and it is unclear whether it originally slid up into the wall cavity. Arguing that it did not is the presence of nails in early weatherboards above the sash, suggesting that there was a stud above this window, not a cavity. However, there is sufficient room in the wall above the sash for it to have slid up originally. The sash is surrounded by a 3" unmolded casing on its left and top. There is a broad unmolded board between it and the adjoining corner board on its right side. To the east side of the door is a second window. This is a six-light sash, 2'-3 ½" wide by 2'-3" tall, of a modern or 19th century character. It is protected by a wire cage and a modern storm window. It is set in a plain 3" broad wood casing, and everything we can observe has the character of modern material. This window, in short, appears to be a relatively late insertion.

of the west wall. Early, too, is the relatively high wall plate at the back of the enclosed part of the shed. This is approximately 10' high, making it taller than the ceiling height of the first-floor rooms and surprisingly high for the wall plate of what were originally service rooms. If the shed were originally planned without the porch behind it, this wall would surely have been closer to 8' tall, in line with the other rooms of the house. Finally, the plane of this roof is continuous across the length of the shed, falling to an approximately 6' plate height at the rear of the open part of the shed.

The east wall of this shed has been re-sided with sawn, unmolded weatherboards with 5 to 5 ½" exposure, all secured with wire nails and coated in very few generations of paint. However, the rake board is relatively old and likely original, as is the corner board at the intersection of the shed and the rear wall of the house. The six-over-six sash that falls at the south end of the shed's east wall is from the 20th century; so too, most likely, is its plain, unmolded surround. The second opening in this wall is a nine-light hopper window installed in the early 20th century.

The open part of the shed is enclosed with a late-20th-century diagonal lattice. In this open area, we can see several surviving early exposed rafters near its west end, set 35 to 36" on centers. These are 3" by 3 ¾" and shaped where they cross the wall plate. They appear to be relatively early, except for the westernmost two, which are circular-sawn. Two of the rafters have been reinforced using modern lumber. These raf-

DESCRIPTION OF HISTORIC FABRIC

Figure 25. *Shepherd House, west gable end, showing roof as raised in 1845.*



ters support sheathing that ranges from 12" to 17" in width. The 1" sheathing boards, where clearly visible, are sash-sawn. The south plate of the shed appears to be hewn material, cut from a log barely larger than its 6 ½ by 5" dimension. It is pegged to a post at its southeast corner. Other posts have been replaced in the modern era.

On the west side of the open shed, there is further evidence for this being an early feature. Its top section is enclosed with a pair of very broad sawn boards of 19 to 20" in breadth. These are covered in many layers of paint. We cannot see clear signs of circular-sawing even where paint has flaked away, and so we suppose them to be hand-planed. The exteriors of these boards are very heavily weathered with raised wood grain. We take them to have been in place for a very long time but cannot see clear signs of their fabrication on the exterior. They are covered by a rake board that appears to have an identical paint history and is weathered in a similar way. The rake board is interrupted at the inter-

section with the enclosed part of the shed by a modern repair that is bug-eaten. The west side of the open shed was enclosed on its lower half by wood louvers. These are not weathered as substantially as the sheathing above. They are 7" across by ¾" thick and secured to a 6" by 7/8" wood frame using 5/8" pins that allow the louvers to rotate in the manner of a venetian blind. The louvers extend down to 20" above the floor of the shed. This lowest portion is covered by a single broad board that is painted and weathered in a similar manner to the upper part of the sheathing. Whether this means of enclosing the open shed is original or not, it clearly predates the circular-sawn material on the west side of the porch and is relatively ancient.

West

The west wall is a mirror image of the east (Figure 25). It preserves important evidence for the development of the house from the 1790s to the 20th century. It is framed, like the other principal fronts, by a 4 ¾" high

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 26. *Shepherd House, period II second floor window, set in period I casing, in west wall.*

skirting board and 7 ½" broad corner board. This survives at the southwest corner, but the corner board at the northwest corner (at the rear of the shed) has been replaced. The eaves are decorated with a deep Greek Revival pediment, with the bed mold and tall crown molding seen on the opposite side of the gable end.

As on the other walls, this face is sided with sawn, unmolded weatherboards with 5" exposure. They survive well on this wall, except in the west wall of the rear shed, where they have been replaced recently.

As on the south and east fronts, the first- and second-floor windows are six-over-six sash framed with 5" double architraves, decorated with 1 ¼" cyma backbands (Figure 26). They sit on molded sills. Like the south and east fronts, the first-floor windows are further elaborated with molded caps formed by a cyma



Figure 27. *Shepherd House, period I ground floor window in service room behind kitchen. Note 12-over-12 sash.*

molded shelf above a plain unmolded board. As on the east side, there are two six-over-six sash in the gable lighting the attic rooms. These are cased with single architraves and sit on unmolded sills. The window lighting the service room behind the kitchen is the sole exception to the pattern of six-over-six sash for openings in this wall. It is a 12-over-12 sash using 6 ½ by 8 ½" panes, and it is one of the oldest sash in the house (Figure 27 and casing profile diagram).¹⁰⁶

Roughly centered in this wall is a secondary entrance. Currently this is a 3'-6" wide door that is 7' tall, replaced in the early 21st century as part of the refurbishment of the building for the occupancy of the most recent tenant, Mass Humanities. This is set in a plain unmolded surround. The one surviving element of the original door is the molded head, though this is partially obscured by the present porch.

106. Clancey and Leeke, "Shepherd Building Archaeology."

DESCRIPTION OF HISTORIC FABRIC

A broad porch shelters much of this front, extending from 2'-10" from the southwest corner to the northwest corner of the main mass of the house. It abuts the window lighting the room behind the kitchen. Four 6 1/2" diameter Tuscan columns support a 13 1/2" tall entablature, below a 10" deep soffit. Its hip roof rises to 8" below the sills of the second-floor windows. Its covering was recently replaced with standing-seam metal. It has a ceiling formed of 3 1/2" broad beaded boards. Its deck was replaced around the turn of the 21st century using 3 1/8" tongue-in-groove material. The porch ceiling partially obscures the heads above the first-floor windows on this front. At the north end of the floor is a 4'-5 1/2" by 5'-6" hatch. This covers a cellar entry and is presently stuck shut.

Interior

Cellar

The cellar below the Shepherd House is un-divided. A rubble stone wall forms the perimeter and the floor is covered with a rough concrete slab. The framing for the floor above is all exposed and has been whitewashed many times. There are numerous supports of various vintages throughout, shoring up the heavy frame at critical points.

Within the perimeter of heavy sills sitting on the stone foundations, there are two additional north-to-south principal girts that fall below the principal framing bents above. These define the two sides of the center passage. The girts in the cellar are 8" tall by 12" broad and run the full depth of the house. They are hewn on the three visible faces. The girts are mortised into the sills.

Into these are framed girts defining the front of each hearth in the four ground floor rooms. The intersections of these members are supported by massive, stripped-log posts. These posts have all been set up on



Figure 28. Shepherd House cellar, showing base for east chimney.

concrete piers, as though their bases had rotted. We cannot see the joint between the secondary and principal girts. Flanking both chimney stacks are heavier joists acting as trimmers.

The floor joists throughout the cellar are also stripped logs, ranging from 6" to 8" in diameter. They are hewn square at their ends to lap into the principal members. These run east to west under the passage and north to south under the principal rooms. They are spaced roughly 2'-4 1/2" on centers under the rooms and 2'-8 1/2" to 2'-10" on centers in the passage.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

The flooring that these joists support is an unusual arrangement of broad, loosely butted boards, forming an early sub-floor, below a more refined finished floor. Because the latter is concealed under a modern strip floor, we cannot see how the finish floor was joined or secured but there are a few cut nails that appear to be for flooring in the passage and these are driven straight down, as though face nailed. We can clearly see, however, that the finish floor and sub-floor run parallel to one another. There is yet another layer of flooring on top of this, which is the strip hardwood that remains in place throughout the house, mostly from the early 20th century.

Both chimney bases are built up as masonry piers to 2'-1" below the underside of the floorboards (Figure 28). There are two piers supporting the east stack and three supporting the west. Across these piers, builders laid a row of massive timbers—four at the east and six at the west. At least one is a re-used member with a robbed mortise in its visible face. The remainder of the stack is supported directly on these timbers. In addition, the hearth beds are framed off of the front timber in each stack, using different systems.

The bed for the southeast hearth (in the parlor, room 102) is supported on struts that are notched into the front timber at the chimney and toe-nailed into the principal girt. Boards are laid across these struts to support the hearth itself. That for the northeast hearth is made in the same manner. On both sides, these struts have been secured with many wire nails in each one, suggesting that they cannot be earlier than about 1890. However, they have the same amount of whitewash as other material in the cellar, so we read them as early members that were simply friction-fitted into place originally and reinforced with cut and wire nails at a later date.

The hearth bed for the southwest (dining room, room 100)

Figure 29. Shepherd House cellar, detail of hearth bed under kitchen (105).

fireplace is formed simply by arching the masonry from the stack out to the hewn trimmer framing the stack. That under the kitchen is formed in a similar manner, but the centering remains in place. This is formed by a series of arched supports to which riven lath is secured to form the centering (Figure 29). Some of this lath is re-used, as it has nails driven in from their underside to no apparent purpose in their present orientation. Arguing against a 1797 date for this feature, at least one of these is a cut nail. Some of the lath is secured to the arched forms with cut nails, as well, suggesting that this hearth was rebuilt or reinforced in the early 19th century, perhaps when the room above was finally finished around 1810.

The floor under the northeast quadrant of the house has been substantially reinforced and rebuilt in the modern era, using dimensional lumber and plywood. The area at the back of the passage is completely rebuilt using modern framing. It has been raised between 3" and 4 ¾" from its earlier position. This seems to reflect settling and decay from its original level rather than a change of level in the house from front to back as originally configured.

In the area under room 102, the historic framing has been retained but reinforced and shimmed with dimensional lumber to level it. There are a small number of early floorboards that have been re-used, but for the most part, this floor has been renewed with modern materials.



DESCRIPTION OF HISTORIC FABRIC

Under the back of the passage, there is a small toilet enclosure built out of bead-board that was installed c. 1900. The partitions remain in place, as well as a small sliding window, but all the plumbing fixtures have been removed.

In the northwest corner, in the west wall, a 20th-century batten door, set in an early opening, leads to a cellar entry accessible via a hatch in the porch floor. Its jambs are circular-sawn. The sides of the stair under the porch are lined with circular-sawn vertical boards which have a paint line from an earlier stair in their sides. This is the second modern generation of cellar stair, therefore. However, the masonry opening for this stair seems to be of long standing. It does not appear to be inserted and its sides are formed from broken brick mortared into the stone, rather than concrete.

Adjoining this in the north wall is a vent opening that is also formed of circular-sawn material set in Portland cement. This, therefore, is a modern opening. Through here, we can see that the floor of the rooms behind the kitchen have been completely re-framed and replaced using circular-sawn lumber of varying dimensions, most between 2" and 2 1/2" by 8 to 9". The character of this framing material suggests that this work was done in the early 20th century.

There are two old vent windows in the west wall. These fall under the current west porch. The windows are hung on steel hinges and seem to be from the c. 1900 refurbishment of the house, but were certainly installed before the present porch was added.

First Floor

Stair passage (101)

An 8' wide stair passage has always served as the entry from the street. The door and the surround in which it sits were upgraded during the improvements of the 1840s. The door leaf has six panels, all ornamented



Figure 30. Shepherd House, front door, interior.

with flat Greek cymas. Its surround, like that of the sidelights flanking it, is finished on its interior with relatively broad 5/8" beads. The entire frame is cased in a thin 1 1/4" backband finished with a quirked cyma (Figure 30).

The door surrounds in the passage reflect the three major periods of alteration in the house. The casing leading to the dining room is finished with a refined double architrave from the 1790s (Figure 31 and type A in the casing diagram). The front door was reconfigured in the 1840s. And the broad cased opening leading to the parlor was installed by Thomas Shepherd, sometime between 1885 and the death of his mother in 1896.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 31. *Shepherd House, door from passage to dining room.*



The stair brackets and the stair nosings also date to the 1790s but the newel, handrail and turned balusters clearly part of the turn-of-the-20th-century improvements made by Thomas Shepherd. This material would not be out of place in a stylish bungalow of the early 1900s. Its robust oak baluster is ornamented with deeply cut grooves on its faces, chamfers at its corners, and a substantial grooved finial for its top (Figure 32). The handrail, too, is oak and richly molded. This sits on symmetrically turned oak balusters. The stair was one of the most stylish and modern elements of the house at the turn of the 20th century, dispensing with the Colonial Revival aesthetic that governed the changes to the adjoining parlor around the same time.

The floors in the passage and throughout this level were replaced or covered with oak strip flooring in the early 20th century. We can see from the cellar, however, that original pine flooring remains in many places

below the later material. In general, this newer flooring is coped around the earliest decorative woodwork throughout the ground floor, confirming that door casings, generally, pre-date the later flooring. In the same way, the bottom riser of the stair is 1 ½" shorter than the others, because the newer oak floor sits directly on top of the original material and abuts the stair.

The stair passage currently runs through the entire depth of the house. Until the early 21st century, however, there was a partition at the front of the stair landing that subdivided the front passage from the rear. The picture rail on the east wall is mitered; when this was installed, it returned across the partition. When the oak newels were installed at the upper part of the stair at the turn of the 20th century, they, too, were set against the partition (Figure 33). The partition was still in place as recently as the 1992 Clancey and Leeke report on the house, in which it was depicted in figure 35. It was installed at the same time that the kitchen and rear bedchambers were finished, around 1810, and was still in place at the end of the 20th century.



Figure 32. *Shepherd House, front stair as altered c. 1900, newel detail.*

DESCRIPTION OF HISTORIC FABRIC



Figure 33. Shepherd House, front stair as altered c. 1900, detail of drops as cut to fit against removed partition.

Dining room (100)

We interpret the front left room as a dining room because of its proximity to the original kitchen (Figure 34). Whatever its customary function, it was certainly a public reception room: it has some of the most refined finishes in the house, and it occupies a prominent position, adjacent to the entry. It is also one of the largest rooms in the house, at 16'-6" wide and 14'-9 1/4" deep. From the modern strip oak floor to the modern drywall ceiling, this room is 8'-10" tall. It is accessible from the front passage and the side entry, and connects via a sliding shutter in its large closet to the kitchen behind.

Historically, the chief ornament to this room was its mantel. This has been removed and may have been cut down and relocated to the second-floor northeast chamber (room 204). The original element, as depicted in photographs from the 1890s, was simple relative to the incumbent model, but was refined enough for



Figure 34. Shepherd House dining room fireplace wall (southwest room, 100).

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

a polite room of the 1790s, with a frieze and mantel shelf over an architrave surround whose profile is similar to that of the door- and window-casings in this room (Figure 36). The present mantel was moved to this location from elsewhere in the early 20th century as part of the renovations for Thomas and Edith Shepherd. Its romantic motto, “Welcome All to Hearth and Hall,” painted on the frieze, has been carefully preserved as a poetic evocation of the spirit of this phase of work.

Though the mantel was moved here in the early 1900s, it is in fact an antique element, evidently from the early 19th century (Figure 35). It is framed by a pair of bulbous, tapered pilasters. These support a conventional frieze capped by a punch-and-gouge-work band of dentils, which is itself framed by a pair of rope moldings. This supports a deep shelf that is capped by a third rope molding below a quirked cyma backband. The mantel is, in short, typical of the freewheeling use of the neoclassical decorative language of the 1810s.

When this mantel was installed in the early 20th cen-

tury, the front of the firebox was re-faced with modern brick set in a hard Portland cement mortar. The original firebox itself remains in place, however. It is 3'-2" wide and 10" deep. The inner part of the hearth also appears to be ancient, with handmade brick set in sand. The forehearth is a broad stone slab, 4'-6" wide and 1'-6 ½" deep and set about an inch below the level of the present flooring.

The remainder of the oldest material in this room dates to the 1790s. This includes the doors to the front and the side passage and their surrounds, as well as the closet door and its casing. All three of these doors are currently hung on reproduction H-L hinges. They originally hung on small butt hinges, just 2 ¾" tall. The H-Ls might seem to be another artifact of the romantic Colonial-Revival reworking of the house for the Shepherds in the early 20th century, but the butt hinges were still in place when this room was photographed in 1924 (Figure 37). The reproduction hardware was installed later in the 20th century, either for Edith Shepherd or following the house's transfer to Historic Northampton in 1969. The door from the passage has been hung on both jambs at different



Figure 35. Shepherd House, dining room (100) mantel.

DESCRIPTION OF HISTORIC FABRIC



Figure 36. Shepherd House, photograph of Shepherd family in room 100 taken c. 1896. Note original mantel still in place; molded surbase with no shelving or built-in seating, wallpaper border, and ceiling light fixture. Photograph courtesy of Historic Northampton.



Figure 37. Shepherd House, c. 1924 photograph of dining room (room 100), following installation of shelving in 1902. Note replacement mantel, removal of patterned wallpaper, and installation of electrified ceiling light.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 38. Shepherd House, dining room (room 100) door to passage. Thumb latch and H-L hinges installed mid-20th century.



times, on both butt hinges and reproduction H-Ls. It is not clear which of these was first, but its present orientation, swinging from the north jamb, is plausible, and this is the side from which it was hung in a photograph from the 1890s. All doors and windows in this room are cased with Roman double architraves with a robust ovolo backband, terminated by an astragal (type B in the casing diagram).

This room is illuminated by two windows in the south wall, and one centered in the west wall. These are all six-over-six sash, 2'-8 1/2" across by 2'-6 1/2" tall, with 9 1/2 by 14" panes, set in slender 1/2" muntins. The size of the panes and the thinness of the muntins indicates that they are not the earliest set of sash, but they are nonetheless old, installed sometime before 1844, when builders chose windows with a yet more attenuated muntin profile. The first coat of paint on these windows is the third coat on the oldest window in the house.¹⁰⁷ The east window in the south wall has an

Figure 39. Shepherd House, dining room closet with early shelving and pass-through to kitchen, at lower right. Note plate rails.



early spring-loaded sash catch with a porcelain knob that is similar to the porcelain knobs on the louvered shutters at the front door. Whether these are contemporary is not yet clear, but this catch is the oldest window hardware observed in the building. Their casings, like those on the doors, are double architraves with an ovolo with astragal (type B in the casing diagram).

There are two varieties of door leaf in this room, both early. Doors to the front and side passage have six panels, each of them flat and set in place with delicate applied cymas (Figure 38). The closet door is treated similarly, with flat panels set in place with tacked-in slender cymas, but with only four panels.

The closet adjoining the fireplace is a remarkable survivor and an important artifact of domestic service in the early history of the house. There are six rows of shelving, each finished with a groove on its inside face and a plate rail (Figure 39). Additionally, there are a

107. Clancey and Leeke, "Shepherd Building Archaeology," paint appendix, np.

DESCRIPTION OF HISTORIC FABRIC

pair of cabinets set into the wall on the closet's left side, against the chimney mass. The cabinets and their doors are both early. Both doors are formed of a single 16" wide hand-planed board. Finally, an unusual artifact of the provision of service to this room, and the clearest indicator that the room was initially intended for dining, is a small sliding door, formed of a single 15 ½" by 12 ½" board in the closet's back wall. This device allowed a worker in the kitchen to deposit food on a closet shelf for delivery to the dining room. In this way, the closet functioned as a staging area in a similar manner to other, grander gentry houses of this era, including Monticello and the first Harrison Gray Otis House. Finally, an additional and important artifact of the early house are the face-nailed floorboards in the closet, which are presently painted blue. This is one of a small number of places in the house where original flooring can be observed directly.

Like the parlor across the passage, this room was improved in the early 20th century with new fittings. These include the antique mantelpiece and its flanking shallow shelving on the north wall, the built-in seating in the southwest corner, and the additional cabinetry in the southeast and northwest corners (Figure 37). The settle in the corner is a low bench with bookshelves above it, both terminated by molded stanchions. A second, slightly higher upholstered bench sits below the west window. Between the window and the door to the back passage is another set of shelves, also terminated with a molded stanchion. All of this is treated in the manner associated with the early colonial revival, informed by an Arts-and-Crafts aesthetic that is characteristic of the contemporary shingle style used throughout coastal New England.¹⁰⁸

On the floor in the northwest corner is a Tuttle and Bailey heating grate, which allows heat generated from a radiator in the cellar to warm this room without the use of freestanding radiators. This is the only room to have been warmed in this way, which allows the source of warmth to remain out of sight, further reinforcing its importance for the Shepherds. Reflecting a later approach to systems integration, there is an abundance of surface-mounted electrical conduit that was installed to provide electric lighting and network

Figure 40. Shepherd House, "Shepherd House entrance from side porch, 1992", collections of Historic Northampton.



connectivity when this room was converted to office use in the early 2000s. An older wall-mounted outlet remains in place on the south wall.

The walls are finished with a neat coat of plaster that is elaborated with a molded base, a molded chair board, and a crown. The present base is 5 ¼" high with a broad bead and a cavetto that is partially obscured by a modern skim coat of plaster. The chair board uses similar moldings to those found on some of the door casings. It is formed in part by a slender cavetto, above a broad ovolo terminated by an astragal, all applied to a 3 ¼" high board that is finished on its bottom edge with an 1/8" bead. These moldings are derived from those used on the doors and windows in this room. The crown molding is a conventional Georgian model with a broad cyma above a smaller cyma. These are partially obscured by a later coat of plaster on the ceiling and a picture rail on the wall. The crown terminates against the side of two boxed-in corner posts along the front wall.

108. Vincent Scully, *The Shingle Style and the Stick Style: Architectural Theory and Design from Richardson to the Origins of Wright*, Revised edition (Yale University Press, 1971).

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Side entry (108)

Centered in the west wall of the house is a secondary entry, which leads to a 4'-7 1/2" by 4'-6" vestibule between the dining room and the kitchen. There is a modern cabinet along its east wall that likely replaces an earlier fitting installed against the face of the chimney. This space is finished on the west side with lath and an uneven coat of plaster. Its west and south walls are formed of planed boards. The doors leading to the dining room and kitchen are finished with the slender quirked ovolos observed in other secondary spaces, including the kitchen (type E). The door to the exterior was replaced in the early 21st century, but appears in earlier photographs (Figure 40). It was made of six raised panels, of a plausibly late-18th-century form. In the southwest corner of the vestibule is a corner post cased with planed but un-beaded boards.

Parlor (102)

The room on the right side of the passage has always been the largest on the ground floor, at 16'-5 1/4" wide by 15'-6" deep, as measured from the chimney breast to the opposite wall (Figure 41). Because of its prominence and its size, it has always been a public reception room. With the dining room identified as room 100, we see room 102 as the original parlor, a function it seems to have retained into the era of photography (Figure 42). Strengthening a reading of it as the most important public room for a long period is the fact that it has been substantially updated twice—first in the 1830s and again in the 1890s.

Those cycles of improvement were thorough. The only woodwork that may remain in this room from the 1790s is its surbase, or dado cap. This is composed of a cavetto with an astragal above a plain board terminating in a torus. It is relatively simple compared to the corresponding member in the dining room but is likewise derived from Roman profiles (Figure 43). Perhaps nearly as old are the window casings, which are composed of quirked cymas with astragals, denoted type C in the casings diagram (Figure 44). If these are as early as 1798, they would be the most advanced woodwork in the house, but it is conceivable that they were installed around 1810, when we suggest that the kitchen and rear bedchambers were finished. The sequence of this material and its relationship to the later

woodwork in this room could be established through cross-section paint microscopy. A detailed understanding of the house's interior finish history would benefit from a more intensive paint study than that one undertaken in the 1990s. The window sash themselves are identical to those in the dining room and elsewhere in the house. Also like the dining room, the walls are finished with a neat coat of modern plaster that obscures some of the historic finishes. Two corner posts are exposed and cased in the south wall.

The mantel is treated with casings that are similar to those framing the windows but have elements that suggest a later date of installation (Figure 45). 4" wide flat pilasters support a 2 3/4" high architrave composed of delicate neoclassical moldings. Most of this material uses quirked elements, but there is a Roman ovolo backband framing the firebox whose character is derived from an earlier aesthetic. Above the pilasters, a 6" high frieze is terminated by an elaborate Greek mantel shelf with boldly projecting elements that echo the faceted crown molding in the ceiling. The mantel shelf uses relatively flat Greek ovolos that were uncommon before the 1830s, so we take the entire mantel to have been installed during the period II alterations to the house around 1836.

In a similar way, the cornice is built up from a combination of faceted elements and steeply projecting, relatively flat ovolos. Its upper moldings are currently hidden by modern drywall, but early photographs indicate that this is terminated with a cavetto and ovolo (see photo 30 in the SPNEA report). We take the cornice, like the mantel, to have been installed in period II.

This room was reworked for a second time in the late 19th century, when its doorway was widened to open it up to the passage, and new niches were created on either side of the fireplace opening. The new strip oak flooring in this room is cut around these new elements and must postdate them. The pilasters and entablature on the double opening from the passage are all of a relatively conventional Colonial Revival character, with pilasters formed from flat panels framed with slender backbands, and capitals similarly formed from built-up moldings. There is no attempt, in short, to make the pilasters resemble proper classical columns. They are, like the settle and bookshelves in the dining room,

DESCRIPTION OF HISTORIC FABRIC



Figure 41. Shepherd House parlor (room 102).



Figure 42. Shepherd House parlor with Susan Shepherd seated at tea table. Photograph undated but before 1897, from collections of Historic Northampton.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 43. Shepherd House parlor (room 102), detail of southwest corner post with early dado cap.

relatively free compositions, not archaeological copies of Georgian-era elements.

Though the precise date of the opening from the passage is unclear, its moldings are similar to those of the bookshelves and its is surely, therefore, from before 1897. All of its elements are machine-planed. Chatter marks are visible on several pieces, and they are all assembled with wire finishing nails. There are very few coats of paint on the cased opening, raising the possibility that it was, like the stair in the front passage, originally unpainted.

The closet niches are framed with identical material, scaled down to suit the smaller openings. They differ from the cased opening in being coated in many more layers of paint, suggesting that they have been painted from the moment of their installation. The question of the differential treatment of the opening to the room and the openings to the closets could be answered through microscopic paint analysis.



Figure 44. Shepherd House parlor (room 102), detail of window casing and sill.

DESCRIPTION OF HISTORIC FABRIC

Figure 45. Shepherd House, parlor (room 102) mantel detail.

Around the same time as this new woodwork was installed, the parlor was retrofitted with steam heat using a cast column radiator set on a low plinth. To serve the radiator upstairs, a steam line runs up in the southeast corner. It has been roughly chopped through the cornice and more neatly cut into the floor.

Back passage (104)

In the back passage, a clear hierarchy of finish provides important material evidence for the social life of the house in the 1790s. During periods when the house was crowded with boarders or servants or apprentices, this was a busy thoroughway connecting the kitchen to the family dining room and to the second-floor rear rooms. Though the rear stair intrudes on the back passage, this stair was only accessible from the kitchen.



Figure 46. Shepherd House back passage, view of cellar stair door.



The doors in this space that open under both the front and back stair have simple surrounds, composed of a thin cyma applied to a plain un-beaded casing (Figure 46). The doors that lead to the kitchen and the right rear room are fitted with double architraves; these match those leading from the front passage to the dining room, as well as those leading from the second-floor stair landing to the two front bedchambers (casing type A). All of these are four panel doors with four flat panels secured by delicate applied moldings, similar to the one leading to the dining room closet (Figure 47).

The closet under the rear stair provides a rare opportunity on the main levels of the house to examine construction techniques. The wall between the passage and the kitchen is framed using 2 ¾" by 3 ¼" sash-sawn studs. Attached to the kitchen side of these studs are tongue-in-groove sash-sawn boards. These are hand-planed on their finished side, facing

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 47. Shepherd House back passage, door to room 103.



the kitchen, but left rough-sawn inside the closet. The vertical-board sheathing defining the other side of this closet is tongue-in-grooved and hand-planed on its inside face. The rear stair is supported on two board stringers made of sash-sawn material and notched to receive treads and risers. The treads and risers seem to be secured with cut nails.

There is a thin metal escutcheon, seemingly for an early light fixture, to the left of the door to the northeast room (Figure 47). This is the only sign of an early light fixture in this part of the house. A metal casing for a doorbell is mounted above the door to the cellar stair. In the early 20th century, the rear passage was heated with a cast column radiator with an ornamental top like that in the parlor.

The floor in the back passage is made of new material intended to look historic. It consists of broad tongue-in-groove boards made of knotty pine with much face grain. This must postdate the raising of the floor in this space and in the adjoining northeast room in the mid-20th century (see cellar description).



Figure 48. Shepherd House family dining room (right rear, room 103).

DESCRIPTION OF HISTORIC FABRIC

Figure 49. *Shepherd House, "Dining Room, Henry Shepherd's Homestead. Wrong side plate." [nd c. 1896, scan reversed from print]. Collections of Historic Northampton.*



Family Dining Room (103)

This room is only accessible from the back passage, through a four-panel door in a double-architrave surround. It is the most private room on the ground floor. Its function in the early phase of the house's occupation is ambiguous but its position and scale suggest that it was of secondary importance, perhaps an office or a low-status bedroom (Figure 48).

This room was substantially refurbished in the late 20th or early 21st century. Both the north and east windows have been rebuilt, including their casings and sliding shutters (the sash, however, appear early). This is especially lamentable because the unusual sliding shutters are another artifact of the relatively low status of this room. In addition, the shutter rails were, like the cornice in this room, embellished with poetic mottos—one enjoined the reader to "Shut out the World of Care and Toil." (Figure 49) Its mantel, by contrast, is conventional

but handsome, cased with the same single-architrave surround observed throughout the rear rooms of the house, with an ovolo backband with an astragal (type E). It retains its painted motto (Figure 50).

Two closets flank the fireplace (Figure 51). Both have flat four-panel doors hung on cast iron butt hinges. These are nicely made reproductions, which have been distressed to give the appearance of antiquity. With

Figure 50. *Shepherd House family dining room (103) mantel.*



SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 51. Shepherd House family dining room (103) fireplace wall. c. 1916 photograph from collections of Historic Northampton.



Figure 52. Shepherd House family dining room (103). Photograph taken before 1897. Collections of Historic Northampton.

DESCRIPTION OF HISTORIC FABRIC

the exception of the door leaves, the closets survive well, including its grooved shelving and jack-planed interior sheathing. The plate rail in the shelving reinforces the view that this room was originally intended for family dining. At the bottom of the door, we can see that the architrave continues below the present floor by about 3", indicating that the present floor level is significantly higher than it was originally.

Like the two front rooms, this room was improved toward the end of the nineteenth century with a new cast-iron radiator and a lively new decorative scheme. Thomas Shepherd added a tall decorative cornice at the top of the wall, with painted pine boughs and evocative mottoes. It was likely he, too, who added the plaster ornament to the facing of the firebox. An evocative photograph of his parents seated in the room and surrounded by antique tablewares, including a bed-warmer and a silver tea service, suggest Thomas's romantic and poetic ideas about early American material life (Figure 52). His parents' facial expressions suggest an attitude of forbearance more than enthusiasm.

The romantic decorative treatments in this room were removed later the 20th century. This may have occurred when the structure of the north wall was repaired sometime in the second half of the 20th century.



Figure 53. Shepherd House family dining room (103), 1976 photograph from collections of Historic Northampton.

Certainly, the room had been completely repainted by 1976, removing all of the mottoes except for the one on the mantel (Figure 53). Posts in the northeast and northwest corners of this room are covered with machine-planed casings that are secured with wire nails. These, too, are an artifact of the mid- to late-20th century refurbishment of this space, but likely conceal original structural elements.

Kitchen (105)

The northwest room in the house is 16'-5" wide by 11'-8 1/2" deep and was originally its kitchen. Its function is identified by the presence of a very large cooking hearth with a bake oven to one side. This room is isolated from the polite parts of the house by the back passage on its east side and by a side entry on its south.

The kitchen survives with its original finishes largely intact, though its bead-board ceiling was added around 1900 (Figure 54). Three walls are covered in plaster above the window sills, with board sheathing below; on the stair (east) wall, the boards run to the ceiling. The back stair rises from the northeast corner of the room, which is its only point of access on this level. A very tall, six-panel door once hung on butt hinges in this opening, but it was removed sometime after 1976 (Figure 11). There are signs throughout the house that suggest that it was, for a time, subdivided to accommodate tenants. One such piece of evidence is an eyelet driven into the inside of the north jamb of this door. This eyelet was likely placed here to receive a hook mounted to the inside face of the door, allowing it to be secured from the inside. This closed off the stair and the secondary bedchambers from people on the ground floor.

The only access to the rear stair is through this room. The stair rises in the northeast corner in a 4-tread winder (Figure 55). Its unusually tall door leaf has been removed from the bottom of this stair but it was finished with a small single architrave casing with a quirked ovolo backband, like other casings at the rear of the house (casing type E).

The five doors from this room are all fitted with single architraves with ovolo backbands (casing type E). Four of them have 3/8" beads, and the door to the stair has no bead. Two extant doors are four-panel with flat

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 54. Shepherd House kitchen (room 105), view of fireplace wall. Note bake oven and sliding door to left of fireplace, providing access to dining room closet beyond..



panels. The door to the west entrance has unmolded stiles on its outside face; unusually, it is molded on its inside face because it has been re-hung and flipped 180 degrees from its original orientation. The thumb latch was originally installed on the side of the door opposite its current configuration.

The two doors at the back of the kitchen have both been re-set in pockets. These are in good early frames with single architraves and a backband with an ovolo and astragal (casing type E). Only the east (right-hand) door is currently operational. This is an original four-panel door with raised panels, the only extant raised-panel door in the house (Figure 56). It was originally hung on H-Ls on the left jamb. A paint line shows where this was mounted on both the door leaf and on the casing. Both this door and the adjoining one originally swung into the room. On the right-hand door, we can see that this was operated by a thumb latch. The west door is inoperable, but it appears to be the same as the east door. The west door is 2'-7 1/4" wide and the east door is 2'-3 3/4" wide.

Figure 55. Shepherd House, back stair rising from kitchen.

DESCRIPTION OF HISTORIC FABRIC

Figure 56. Shepherd House kitchen door to pantry (107), originally hung on H-L hinges, reset as pocket door c. 1900.



In addition to the two doors in the north wall, there is also a sash window. This has the knife-edge muntins found on the gable windows in the attic and is surrounded by a plain, unmolded casing (Figure 57). We take it to have been installed around the time that the roof was raised in 1845 to bring light into the kitchen. The only source of light before this was the single window in the west wall. This is currently closed with a pair of sliding shutters that have been stripped, sanded, and varnished on their inside (secondary) face. They are nicely finished on their superior face, with molded stiles and rails that are similar in character to those on the best early doors in the house. These were previously hung on butt hinges and set in modern jambs, the latter still in place. Their original assembly is not clear. The present rails in which they

Figure 57. Shepherd House service room (107) behind kitchen, detail of early 12/12 window and inserted 6/6 rob light.

slide are clearly a late 20th century fabrication. These are, in short, early shutters that have been romantically repurposed in one of the 20th century renovations.

There is a cast-iron fin radiator in the northeast corner of the kitchen with “Peerless” stamped near its base.

Pantry and storeroom (106 and 107)

The west door in the north wall of the kitchen leads to a large unheated room in the rear lean-to. This is 9'-2 1/2" deep by 10'-11 1/2" wide and was likely a buttery or a dairy; it certainly had some cooking-related function (Figure 57). There is an early shelf on an ogee bracket in the southwest corner, abutting the window, but there are no other extant early fixtures or fittings. The north end of the shelf is secured to a cased post in the northwest corner.

An early double-sheathed door in the north wall, with vertical boards on the inside and raised panels on the exterior, opens into the rear shed (Figure 58). It was originally hung on a pair of 1'-7 3/4" long strap hinges with decorative terminals. These were reinforced in the 20th century with a third reproduction strap hinge of the same design.



SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 58. Shepherd House, service room (107) behind kitchen, detail of double-sheathed door to rear porch. Middle hinge modern.



There are two early windows in this room: one in the north wall, and one in the west. The north window is a single 12-light sash; the west is 12-over-12. Panes on both are 7" x 9", the smallest in the house. The north sash is fixed in place but likely slid up into the wall cavity originally (see exterior description for a qualification of this supposition). Both of these windows are important artifacts of the early history of the house.

There is also a sliding sash in the east wall between this room and the adjoining pantry. This is similar to those associated with the 1840s improvements to the house, with knife edge muntins on its superior side. It is surrounded with plain casings that are machine-planed. On this side and on the opposite it is enclosed by 20th century pantry fittings.

Figure 59. Shepherd House pantry (106) behind kitchen with 1897 cabinets.



All four walls of this room are sheathed with planed boards. Those on the west and north walls are oriented horizontally. Those forming the east wall between this space and the pantry are oriented vertically.

Adjoining this large store room is a smaller pantry that is only accessible through the east kitchen door. It is 5'-3" wide by 9'-3 1/4" deep. All fittings in the pantry, as well as wall sheathing and window wash, were installed around the turn of the 20th century. Most of the work in the pantry likely dates to 1897 (Figure 59).¹⁰⁹

The post in its northeast corner is cased with early planed boards. The walls are sheathed with horizontal pine boards. These are secured to the framing with cut nails with rectangular heads. Against the south wall,

109. "Changes Made by Thomas Monroe Shepherd on the Shepherd House."

DESCRIPTION OF HISTORIC FABRIC

just east of the door opening, is a rack with slots for knives, held in place with wire nails.

There are four windows in the pantry, none of them from the 1790s. Conceivably, the sash in the south end of the east wall sits in an early opening, but this has been entirely reworked in the mid-20th century. There is a disused pocket for a sash pulley on its north jamb. The present sash is unpainted, fast-grown pine, clearly of modern manufacture. At the north end of the east wall is a chunky Colonial Revival hopper window, also made of unpainted pine in a nine-light configuration. In the north wall, there is a vertically sliding sash made with the knife-edge muntins we associate with 1840s work. It is cased by varnished pine and set with wire nails, and has either been relocated here or re-cased at the turn of the 20th century.



Figure 60. Shepherd House second floor stair landing looking toward back passage.

Second Floor

Front Stair Landing (211)

The principal front stair rises fashionably to a narrow second-floor landing that provides access to the two front bedchambers, the rear passage, and a little unheated room over the entry (Figure 60). The stairwell is protected by a handrail and balusters of the same form that decorates the stair itself, all of unpainted oak and installed around the turn of the 20th century. All four doors are cased with identical late-Georgian double architraves, (casing type A) with Roman cymas for backbands (Figure 61).

Rom over the Entry (201)

This small unheated room is 7'11 ½" wide by 8'-2 ¼" deep. It is only accessible from the stair landing. Its door leaf is missing but it was originally hung on butt hinges on the east jamb and was likely made from four flat panels like its neighbors leading to the parlor and dining room chambers. The wall between the passage and the room is a board partition with plaster on both sides; it is 2 ½" thick. The casing on the inside of the door is plain and unmolded.

The room is lit by a single six-over-six light window in the front wall (Figure 62). It is finished by an original single-architrave casing with Roman cyma backbands and framed with a pair of paneled shutters hung on butt hinges. When open, the shutters' finished face is a raised panel, but the stiles and rails are unmolded. The shutters are made of hand-planed material and clearly original (Figure 63). They are the only extant shutters on the second floor. Their superior face is exposed when closed, with applied molded stiles and rails using a very slender torus, a fillet, and a cavetto, all with Roman profiles. The outer leaf retains a slide bolt that can be secured into a mortise in the sill. Other than its sash, which was replaced as part of the 1830s work in the house, this window opening remains in its original form.

The walls are finished with a 5 ¼" high beaded base, with a 3/16" bead.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Figure 61. Shepherd House, second floor passage, door to parlor chamber (202).



Figure 62. Shepherd House, room over the entry (201).



Dining Room Chamber (210)

Like the other heated front rooms, this one is brightly lit and large (Figure 64). It is 16'-6" wide by 14'-6" deep, with two windows in the front wall and one in the side. It was likely well finished originally and retains its surbase and base, the latter 5" tall with a 5/8" bead. All openings are cased with single architraves with a relatively slender backband with a Roman cyma (casing type G). They have a 3/16" bead on their inside edge.

All doors have four panels with applied moldings. Their room-side faces are finished with a simple applied bead. The passage face of the main door is decorated with the delicate cyma seen elsewhere. The secondary faces of the closet doors are unmolded. The doors are all hung on cast-iron butt hinges and they are operated by a combination of mineral knobs and

Figure 63. Shepherd House room over the entry (201), shutter detail.



DESCRIPTION OF HISTORIC FABRIC

Figure 64. Shepherd House, dining room chamber (201), view of fireplace wall.



thin stamped brass knobs on the room side (Figure 65). The door to the passage may have had a thumb latch originally. We see additional signs, in this room, of the house having been let to boarders for a time as there is evidence for two different types of interior locks on the door to the passage, one a slide bolt.

The showpiece of this room is its fine mantel with slender columns and applied laurel wreaths in the frieze (Figure 66). All of this has the delicate and fanciful character of mass-produced neoclassical ornament of the turn of the 20th century, surely contemporary with the improvements undertaken on the ground floor by Thomas Shepherd. The firebox and hearth were also redone at the same time as the mantel.

Also around the turn of the century, builders created a bathroom out of the closet to the left of the fireplace. This one is small, with only has a sink and a toilet and it is lit by the upper part of a six-light sash. If this sash is in its original position, this room was never fitted with shallow back-to-back closets, as on the other side of this chimney. It may have originally been a dressing closet, serving only the front room. Reinforcing this reading is the form of the door leading to this bathroom from the back left chamber (room 208). This is



Figure 65. Shepherd House, dining room chamber (201), door to passage.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

certainly a modern door set in a plain casing, seemingly inserted around the turn of the twentieth century.

The closet to the right of the fireplace survives well, with a planed peg rail on the south wall, west of the door, with five pegs still in place. There are two later peg rails on the north wall. The plaster in the closet is only roughly finished. There are also some early shelves on the west side set on cleats; one of these is cut-nailed into the side walls and appears to be original. We can see faint evidence for the pull-and-turn-buckle arrangement observed on other closets on this level, though these have been removed here in favor of the brass and mineral knobs.

There are cased posts in the two southern corners of the room and in the closets. This arrangement trades a few inches of depth for the benefit of having the



Figure 66. Shepherd House, detail of dining room chamber mantel, installed c. 1900.

posts concealed behind the fireplace wall. In the parlor chamber, builders left the posts on the north wall exposed, allowing that room to be a few inches deeper.



Figure 67. Shepherd House parlor chamber (202).

DESCRIPTION OF HISTORIC FABRIC



Figure 68. *Shepherd House, detail of parlor chamber (202) mantel.*

slender Roman cavetto (casing type H). On the doors, these are finished with a 3/16" bead.

The door from the passage and the two closet doors are all four-panel leaves with applied moldings on the superior face; the door to the passage is decorated on both the inside and outside faces. All three doors were originally hung on small butt hinges. These are still in place on

Parlor Chamber (202)

Like the bedchamber over the dining room, the one over the parlor is generously lit by two windows in the front wall and one in the east. It is 16'-5" wide and 15'-1 1/2" deep, its additional depth partially achieved by leaving all four posts exposed in the room (Figure 67). The casing of each post has a very slender bead along one of the boards. They are not flared.

This room, too, is decorated with a fine mantel that is not an original element. Here, its proportions and configuration are consistent with a turn-of-the-nineteenth century installation, but the moldings on its mantel shelf likely postdate 1830, so we read this as part of the period II refurbishment that updated the finishes in the parlor below (Figure 68). There are very sharp, deep ovolos under the mantel shelf and a flared, tapered molding under the frieze that seem very modern for the early 1800s. There is a 20th-century mantel shelf above an earlier one.

All the doors and the windows in this room are finished with a double architrave that is unique to this room, consisting of a cyma between the fasciae and a backband composed of a roman ovolo terminating in a

the door from the passage. They are distinctively tiny, at just 2" high with three knuckles, and held in place with two flat-head screws. The only other places we have seen such small hinges in the house are on the shutters in the adjoining room over the entry.



Figure 69. *Shepherd House parlor chamber closet door.*

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 70. Shepherd House parlor chamber closet with early peg rail.

One of the central ornaments of this room is an artifact of the era of Thomas and Edith Shepherd, a souvenir of their travels in Asia (Figure 17). It is hung from the ceiling by four cords and electrified by a cloth-covered wire. It is a hinged wooden lamp frame with incised decoration and four sides filled with glass-printed photographs of scenes from Japan. These include a scenic view of Mount Fuji and a historic temple. The photographs are beautifully printed and the fixture seems to be a romantic souvenir of the couple's honeymoon.

All three doors currently have reproduction H-L hinges and thumb latches that were added sometime after 1976. The two closet doors were originally operated with a delicate pull and secured with a small turnbuckle (Figure 69). The door to the passage is currently operated by a mid-19th-century mineral knob with a mortise lock below. We can see signs of a turnbuckle to hold the door closed but this has been removed. There seems to be a slot for a thumb latch, but we do not see any of the usual corresponding evidence for this type of hardware.

There is an early baseboard around the room that sits 4 7/8" above the present floor, and we can see that the 20th-century flooring butts up against it. This base is decorated with an ovolo with fillets on its top face. The baseboard changes on either side of the mantel to a profile that matches the base of the replacement mantel, using an ovolo with a cavetto.

As originally configured, this room had two closets flanking the fireplace. The right-hand one now provides access to a bathroom behind it, but the left-hand closet is substantially intact. Its floor is covered with an early linoleum and there are wallpaper fragments in the northwest corner, below a low shelf. The walls are finished with flat, unmolded baseboards. There is a peg rail on the north, south, and west walls with many surviving turned pegs with mushroom terminals (Figure 70).

Bathroom behind parlor chamber (203)

This little room was made by enlarging the closets east of the east chimney to intrude on the right rear bedroom (Figure 71). It was converted into a bathroom no later than the early 20th century. An early



Figure 71. Shepherd House, east bathroom, second floor. Note early door at back left, re-set so that its superior face is oriented to the bathroom.

DESCRIPTION OF HISTORIC FABRIC

tub, radiators, and sink all remain in place. There is a six-light hopper window above the tub that is cased in machine-planed material. It was clearly inserted for the conversion to the bath. A similar molding cases the inside face of the door from the parlor chamber.

As part of the conversion, builders relocated the former closet door serving the right rear chamber. They re-installed it in a new position in a new partition for the new bath, in its enlarged configuration. This door is, like the parlor chamber closet doors, 4-paneled, but its superior face (here facing into the bathroom) is finished with simple Roman ovolos. These match the moldings on the other doors in the right rear chamber.

Back Passage (205)

Comparing the front rooms to the back passage, we see a clear hierarchy between principal and secondary rooms that gives a lower status to the rear rooms on both floors. Currently, the back passage a major circulation area, as reconfigured to accommodate a later attic stair and a modern public restroom (Figure 72). As originally laid out, it was a small space behind the principal stair that gave access to the kitchen stair and



Figure 73. Shepherd House attic stair door.



two flanking bed-chambers. The two remaining early doors (one to the northeast chamber, the other to the front passage) are both four-panel doors with roman ovolo moldings on the panels facing the back passage. The door to the bedchamber has been re-hung so that its superior side now faces into the room. The casing on all three of the early door openings in the back passage are plain, unmolded boards. These are visibly hand-planed and cannot be 20th century. Similarly, the baseboard in the rear passage is unmolded and held in place with t-headed nails, as is the window casing. As originally finished, all of the decorative woodwork in the back passage consisted of plain, unmolded boards

Access to the attic rises above the stair to the kitchen, from the rear (north) end of the passage. This is plastered on its underside. The plaster lining the inside of

Figure 72. Shepherd House, second floor back passage, attic stair and newel.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

the attic stair is installed on split lath, but we can only see this in fragments. In one location we can observe a cut-nail head. The stairs to the attic are assembled with mature cut nails with square heads. These begin with three winders up to a straight run and the door sits at the top of the third winder. This is a batten door assembled with wrought nails and operated by a thumb latch, which is clearly much older than the reproduction thumb latches installed elsewhere in the house (Figure 73). However, it is currently fastened with modern flat-head screws. It is hung on H-L hinges that are also old but these, too, are secured with screws. In all, material associated with the attic stair seems generally to survive from the middle of the 19th century, when the roof was raised and the attic stair inserted.

We cannot see how the stair was originally protected at its edges. Currently there is a modern rail terminated by a turned post of a Victorian character that is similar to the balusters on the main stair. There are slender turned balusters, too, of a different profile but likely of the same date.

Right rear bedchamber (204)

The right rear room is 16'-6" wide by 12'-7" deep at its largest point. It has always been one of the smallest rooms in the house and its size has been further encroached upon by the east bathroom. Though it is fitted with a mantel, it appears that this room was not originally provided with a heat source (Figure 74). It is, however, reasonably well lit, with a lit with a single window in each of the north and east walls. Posts in the corners along the north wall are both exposed and cased.

The mantel in this room is refined, despite its relatively low status and lack of a heat source. It is one of just two remaining in the house that likely date from the late 18th century (Figure 13). It is composed of a broad double architrave surround with a robust mantel shelf above, supported on a bed molding. The backband is an ovolo with an astragal. Its opening has been closed for a long time with plaster and wallpaper and there is not room behind it for a fireplace—the masonry edge of the east chimney rises up 1'-7 1/2" east of the west edge of the fireplace opening. Adjoining this is



Figure 74. Shepherd House, right rear chamber (204). Note encroachment by bathroom at left.

DESCRIPTION OF HISTORIC FABRIC

the void for a closet. It is not clear when the mantel was installed in this position but if it has not been cut down, it originated on a fireplace whose opening was smaller than 2'-10" wide by 3'-3 1/2" tall. If it has been cut down, a strong candidate for its original position is in the original dining room, because the profile of its architraves matches those on the windows and doors in that room. If it has not been reduced, a second candidate is one of the two front fireplaces on the second floor.

Cross-section paint microscopy could help identify its original location in the house. Reinforcing a reading of it as a late addition to this room is its position on top of the early beaded baseboard here.

Where the mantel sits was originally flanked by a pair of closets. The one on the left has been removed and enlarged to become part of the bathroom to the east of the east chimney. The one on the right remains configured as a closet and this is finished with uneven plaster. It has a four-panel door with flat panels and molded stiles and rails. The moldings are ovolos on this door and on the door to the passage. Both doors

and both windows in this room are cased with single architraves with quirked Greek ovolos with an astragal (casing Type E). The room is decorated with a 4" high base (measured from the current, raised floor) with a 3/8" bead.

The closet hardware is the same as that in the front room. Originally it was opened with a simple pull and closed with a turnbuckle. It is currently operated with a brass Norfolk latch.

Kitchen chamber (208)

The left rear (northwest room) chamber was originally 16'-6 1/2" wide by 12'-11" deep and accessed by a door at the top of the rear stairs (Figure 75). The shed roof rising in this location makes it impossible to have full-height windows in the north wall of this room. There is a small window lighting the bathroom but no window in the north wall of the bedroom. The only window in this room is in the west wall.

Though the leaf has been removed, the jamb for the original door to this room is still in place at the top



Figure 75. Shepherd House, kitchen chamber (208).

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 76. Shepherd House kitchen chamber mantel.

of the back stairs, with a plain casing on its outside (passage) face and a single architrave on its inside, decorated with a quirked ovolo with an astragal. The west window is decorated with the same casing.

The early mantel in this room is modest compared to its mate in the opposite bed chamber but still refined (Figure 76). It has a delicate single-architrave surround with a quirked-ovolo backband with a slender astragal, matching the profiles of the doors and windows



Figure 77. Shepherd House kitchen chamber, detail of firebox, hearth, and andirons. Note early flooring.

in this room (casing Type E). The cavetto-molded shelf is supported on a shallow bed mold and held with t-headed nails. The firebox and hearth survive well and there are a pair of cast iron andirons, stamped with “WILSONS P^T. I” (Figure 77). This is the only room in the house where early flooring remains visible. It is a tight-grained heart pine of relatively even widths, and is blind-nailed.

Though it falls outside the room as currently configured, the closet to the left of the mantel survives in place. Its door is set in a single-architrave surround with a quirked-ovolo backband. Its panels have applied roman ovolos on their outside face. It has its original hardware, including a delicate

brass pull and a brass turnbuckle. A cabinet lock has been added but this is otherwise as originally configured. The closet door on the opposite side of the fireplace, still within the room, is an early 20th century four-panel door set in a plain, unmolded frame.

This house is abundantly supplied with bathrooms on the second floor. Another one of these is inserted in the northeast corner of the former bedchamber and a new partition installed against the fireplace. There is an early marble sink hung on decorative cast iron brackets and an early tub. The toilet is modern and the floor is strip maple, unlike the oak observed elsewhere.

Attic

Stair landing (301)

At the top of the attic stair is a landing that is 21'9 ½" deep between the knee walls by 11'-7 1'2" broad. It has no provision for natural light and it has no finishes

DESCRIPTION OF HISTORIC FABRIC



Figure 78. Shepherd House attic stair landing (301).

that date before c. 1900 (Figure 78). All wall finish and flooring is 5" wide tongue-in-groove knotty pine, wire-nailed to the associated framing. There is a simple newel and rail to protect the edge of the open stairwell that is also assembled with wire nails. The flooring runs east to west. From the top of the attic stair, we can see boards below running north to south. One of these is at least 18" across and may be a relatively early attic floor board, in place at least by 1845.

A door in the south knee wall and a hatch in the ceiling give access to the roof. This is framed with hemlock common rafters that are sash-sawn and 2 ¾" to 3" wide by 5 ½" to 6" deep, set roughly 26" on centers. They are joined at their apex to a heavy 5-sided pine ridge that

is hewn and sash sawn (Figure 79). A similar member was used to frame the raised roof of the Stebbins House in Deerfield in 1837. Collar ties are 1 ¾" to 2" wide and 7" deep and secured to the face of the rafter pairs. White cellulose insulation prevents close



Figure 79. Shepherd House attic, view of rafters and ridge beam.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 80. Shepherd House, large attic chamber (room 305).

inspection of these materials and their joinery, but the collars are not let into the rafters. Roof sheathing is random-width pine or hemlock, $\frac{3}{4}$ " to 1" thick. They are closely spaced but not butted or cyphered together. We can see a mixture of cut nails and wire nails coming through the sheathing, consistent with a mid-19th century installation.

Room over dining room chamber (SW, 305)

This room was finished as a bed chamber in the middle of the 19th century, but seemingly sometime after the roof was raised. It is 15'-3" wide by 11'-8" deep, measured from the kneewall to the partition that splits the chimney in half (Figure 80). This partition is a single thickness of plank wall that is secured to a cleat on the floor of the adjoining room and a cleat on the ceiling in this room. It is covered in wallpaper that is adhered to a thin, coarse textile. There is just one generation of wallpaper in this room. Elsewhere, this paper is laid on plaster on circular-sawn lath that is secured with cut nails (Figure 81). The floor is currently covered by an early linoleum backed in burlap. This is a single



Figure 81. Shepherd House, attic chamber (305), detail of cut-nailed, circular-sawn lath and H-L hinge secured with flat-head screws.

DESCRIPTION OF HISTORIC FABRIC

sheet across the entire room. The linoleum is installed on top of a papery liner above a cut-nailed tongue-in-groove floor made of machine-planed boards of varying widths. The two that can be measured directly are 7" and 8" wide and laid running east to west.

A four-panel door with flat recessed panels gives access to this room. The panels are unmolded. It is hung on cast iron butt hinges and operated with a Blake latch. It was for a time only secured with a wood turnbuckle on the interior but later secured further with a cast-iron lock. The outside face has never been painted but the inside has one, and seemingly only one, coat of paint: a grayed yellowy white that also covers the hinges. It does not cover the thumb latch or the lock. It is finished with a plain board casing, secured with cut nails.

Just inside this door is a small closet that adjoins the chimney. This is closed with a batten door comprised of two hand-planed vertical boards joined by two beveled battens, all held with wrought clinched nails. It is hung on 8" H-L hinges that are attached with flat head screws and it is operated by a delicate porcelain pull and secured by a cast iron turnbuckle. There is single coat of paint on both sides, a grayed yellowy white that is similar to the other paint in this room. The inside of the closet is finished with plaster that is also painted with the same color. There is a peg rail with wire hooks and a few cast iron hooks. The floor is covered in early linoleum over a layer of wallpaper. There is a low, unmolded base.

The room is lit by a single window in the west gable. It is six-over-six with mismatched sash; the upper has the knife-edge muntins used on the opposite window, set in a nicely joined frame. The lower sash is distinctive, matching no other windows in the building, but is well made and seems to have been installed in the 19th century. Its muntins are similarly slender but have a cyma profile and a rounded face, rather than meeting at a point like the other attic sash. Panes in both windows are 9" by 13". The window is set in an unmolded wood casing secured with mature cut nails.

It has never been heated except by a small stove vented into the chimney, which rises through this room and takes up a large area of the floor. There is a thimble hole about 2' above the floor on the west side of the stack that seems to have vented a small and low stove.

Room over parlor chamber (SE, 302)

Like the room over the parlor chamber, this was finished in the mid-19th century. It is relatively large, at 14'-0 ³/₄" wide by 15'-0 ³/₈" deep at its widest, measured from the kneewall to the partition that falls at the back side of the chimney. It is finished with plaster on circular-sawn lath that is secured with small cut nails (Figure 82). There are several generations of wallpaper on the walls, suggesting a prolonged period of occupation. The floor is currently covered in a worn grass mat over wide random-width wood boards, running east to west.

A four-panel door with flat recessed panels gives access to this room. The panels are unmolded. It is hung on cast iron butt hinges and operated with a Blake latch. It was originally closed with a turnbuckle on the interior but later secured further with a cast-iron cabinet lock. The outside face has never been painted but the inside has one, and seemingly only one, coat of paint: a dull yellowy white that also covers the door hardware, except for the cabinet lock. There is a plain unmolded baseboard 6" high.



Figure 82. Shepherd House, attic, view of circular-sawn lath for room 302, visible in storage closet (room 303).

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Just inside this door is a door to a small closet. The closet door is similar, with four flat unmolded panels. It is hung on cast butt hinges and operated by a delicate pressed glass pull, secured by a cut nail and secured by a metal turnbuckle. There is single coat of paint on both sides. The inside of the closet is finished with a skim coat of plaster with wallpaper. There is a peg rail, now covered in wallpaper, with wire hooks in it. The floor, like several of the closets, is covered in early linoleum.

The room is lit by a pair of windows in the east gable. Both are six-over-six sash with knife-edge muntins set in nicely joined frames. Panes are early and 9" x 13". They are set in unmolded wood casings secured with mature cut nails.

This room has never been heated except by a small stove vented through the face of the chimney, which rises through this room and takes up a large area of the floor. There is a thimble hole about 2' above the floor.

Room over right rear chamber (303)

There is a shallow closet over the northeast room that seems to have been created for the first time around the turn of the 20th century, at the same time that the stair landing was enclosed. The closet has no window openings and has never been finished but a simple form of insulation is applied to the east gable wall and to the underside of the rafters.

The door to this room is a *circa* 1900 version of a battened door with slender battens and a diagonal brace between them, the latter a piece of tongue-in-groove material that has been re-purposed. The vertical boards are also thin, beaded tongue-in-groove material. The door is operated on a Blake latch and has never had a lock. It is hung on steel butt hinges. Inside this closet, we can see the back side of the east chimney, on which there is a diagonal smear of mortar and just above this, on the inside (west) face of the stack, there is a masonry flashing course (Figure 83). Together, these indicate the slope of an earlier, shallow-pitched hip roof that rose at least 4'-1" above the present floor (taken at the highest point of the underside of the mortar smear).

There are many artifacts stored in this closet, including some historic door hardware, some shoes, and two



Figure 83. Shepherd House attic, view of rear of east chimney showing evidence for earlier roof in mortar flashing and projecting flashing course.

stoves. One of these is complete and made of "Russian Iron," a thin plate metal that is decoratively stamped. There is a maker's mark cast into the stove: "Spicer and Peckham, Prov., R.I., 1862," with a number 3 on the door, conceivably a model number. It no longer has its legs but without these, the center of the stove pipe exits the rear about 2'-1 1/2" above the base, consistent with the low thimble holes in two of the attic rooms. There are also several sheets of tin stored near the stoves; these seem to have been used to isolate the stoves from the wood floor. Finally, there are several fire boards in this closet, many with layers of wallpaper on them. They are made from a mixture of random-width boards, both sash- and circular-sawn. One board is jack-planed on the visible face. They are secured together by 1" cleats tacked to their top and sides with cut nails.

Room over kitchen chamber (NW 304)

Like the southwest room in the attic, this was finished in the mid-19th century. It is 15'-3 3/4" wide by 10'-2" deep, measured from the kneewall to the partition that

DESCRIPTION OF HISTORIC FABRIC

splits the chimney in half (Figure 84). This partition is a single thickness of circular-sawn plank wall that is secured to a cleat on the floor of this room. It is covered in two generations of wallpaper that is adhered to the board sheathing. Elsewhere, this paper is laid on plaster on circular-sawn lath, secured with cut nails. The floor is bare wood, composed of random-width pine boards ranging from 4 1/2" to 12 3/4" across. They are face nailed to the joists with mature cut nails and this is likely the original flooring for this room.

A board-and-batten door gives access to this room. This is made of three hand-planed vertical boards with slender beads on both faces, secured with a pair of beveled battens, held with clinched wrought nails. Unusually, the battens here face out towards the passage. It is hung on cast-iron butt hinges and operated by a Blake latch. It was for a time secured from the inside with a cast iron turnbuckle, which was replaced by small iron rim lock. It is unpainted on its exterior face.

This door has been cut down by an inch or more. The

bevels on the right side of the batten have been sawn through and there are no nails securing this right side to the board behind. It is currently 2'-4 1/2" by 6'-3". In addition, there is a paint ridge indicating the location of a 6" H-L hinge on the hinge side of the inside face. This door, in short, has been repurposed from another, earlier opening.

The room is lit by a single window in the west gable. It is six-over-six with 9" by 13" panes joined by the knife-edge muntins used throughout the attic. The lower sash has been re-set upside down. The window is set in an unmolded wood casing secured with mature cut nails.

It has never been heated with a stove or a radiator. The wallpaper in this room is applied directly to plaster or circular-sawn vertical boards. A wooden shelf is secured to the board partition in the southwest corner of the room, near the window (Figure 85). It is neatly by simply made and supported on a pair of triangular brackets. A cast iron vent pipe rises to the left of the shelf, stamped with "Somerville Iron Works."



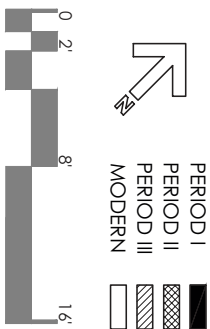
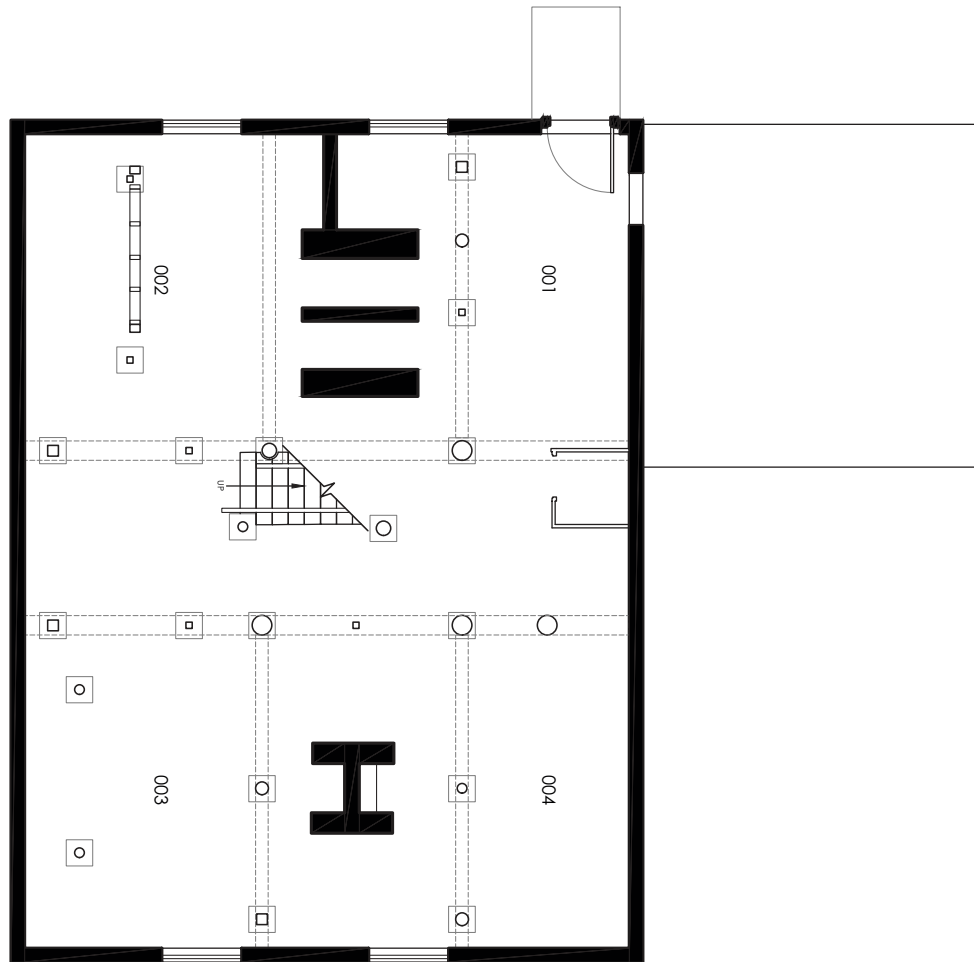
Figure 84. Shepherd House rear attic chamber (304) with circular-sawn lath in ceiling and cast iron plumbing vent pipe.



Figure 85. Shepherd House attic chamber (304), with wallpaper applied to circular-sawn boards and cleat for boards on floor.

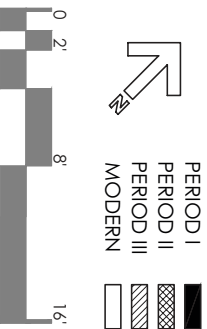
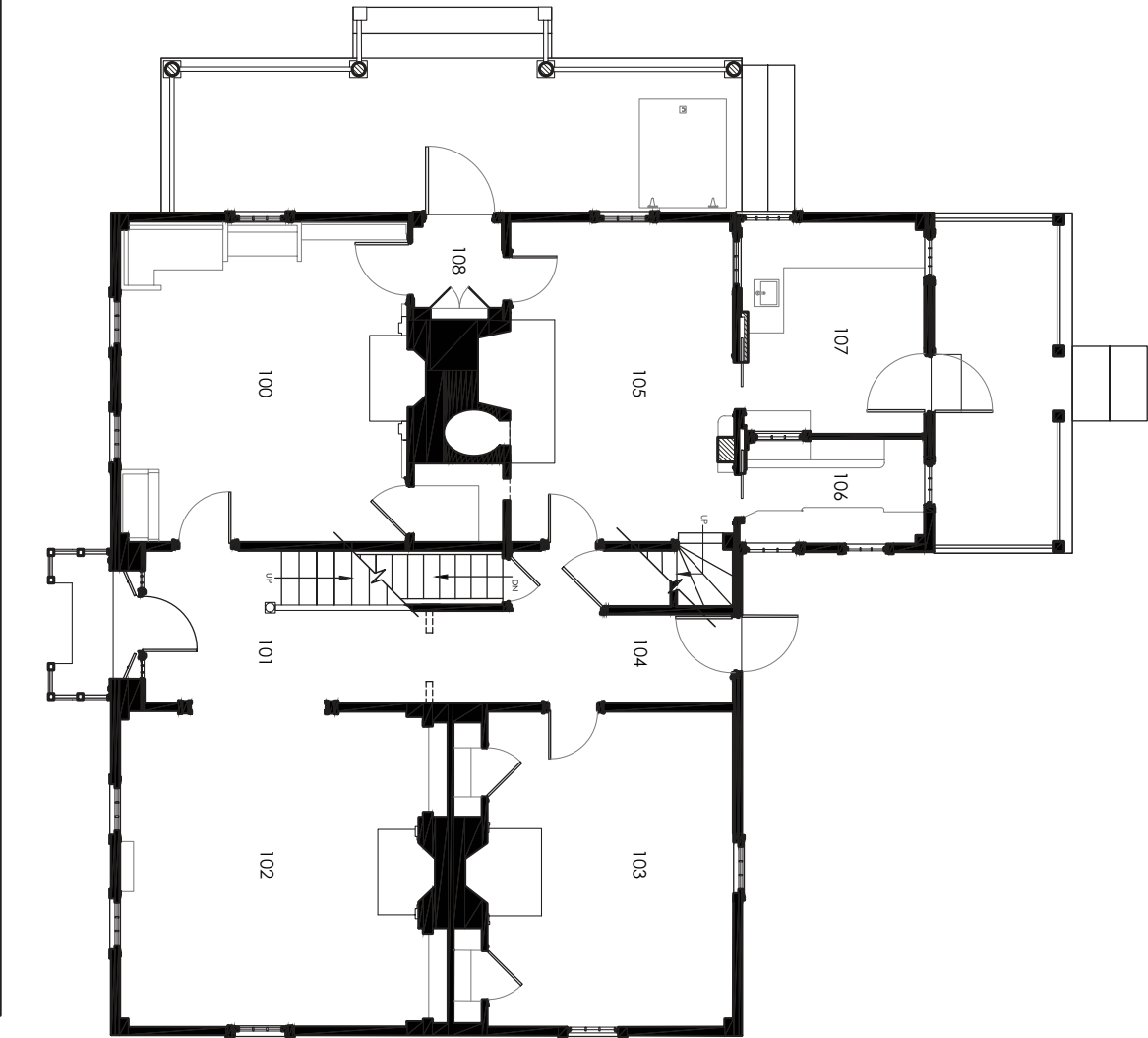
SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

CELLAR



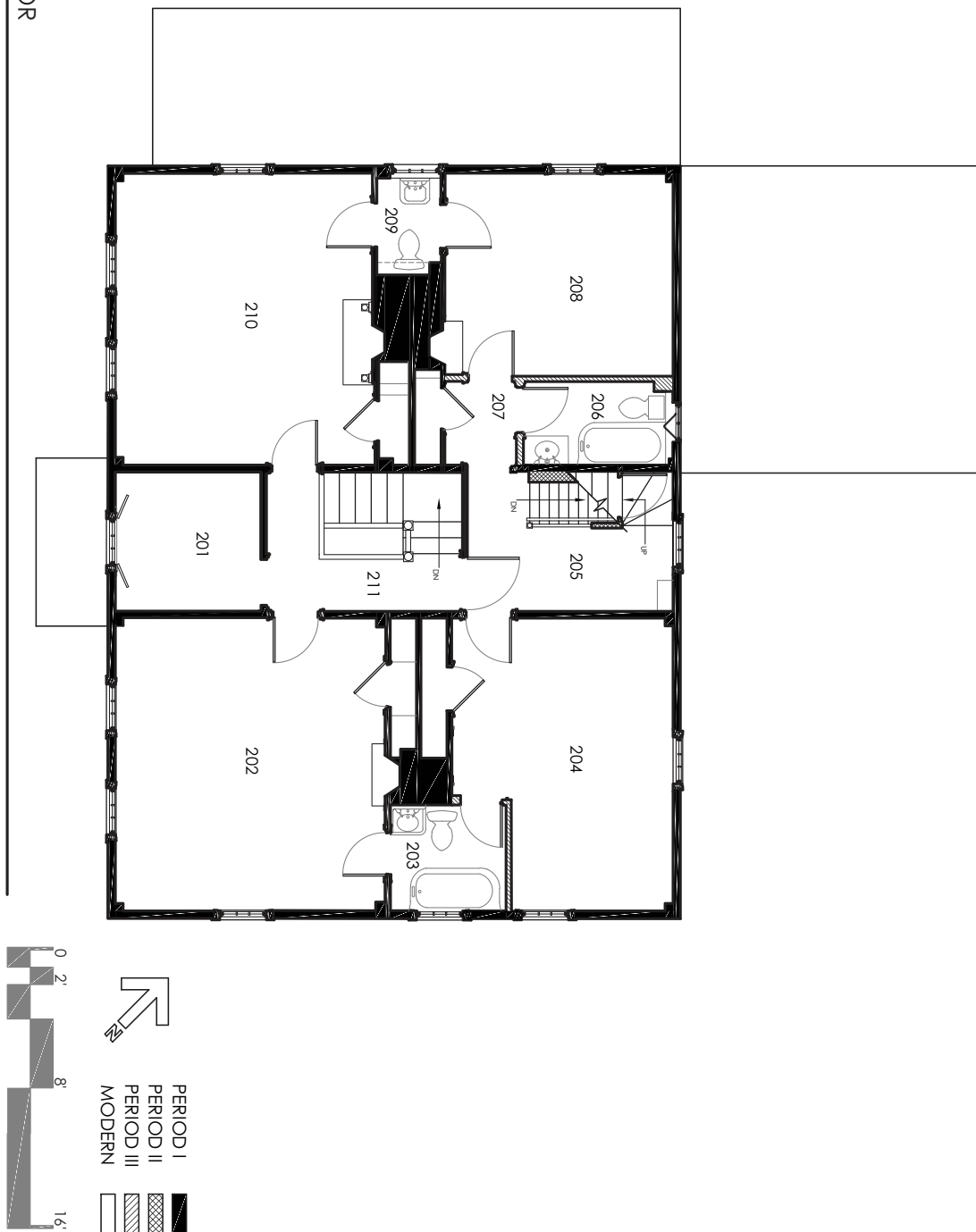
DRAWINGS

FIRST FLOOR



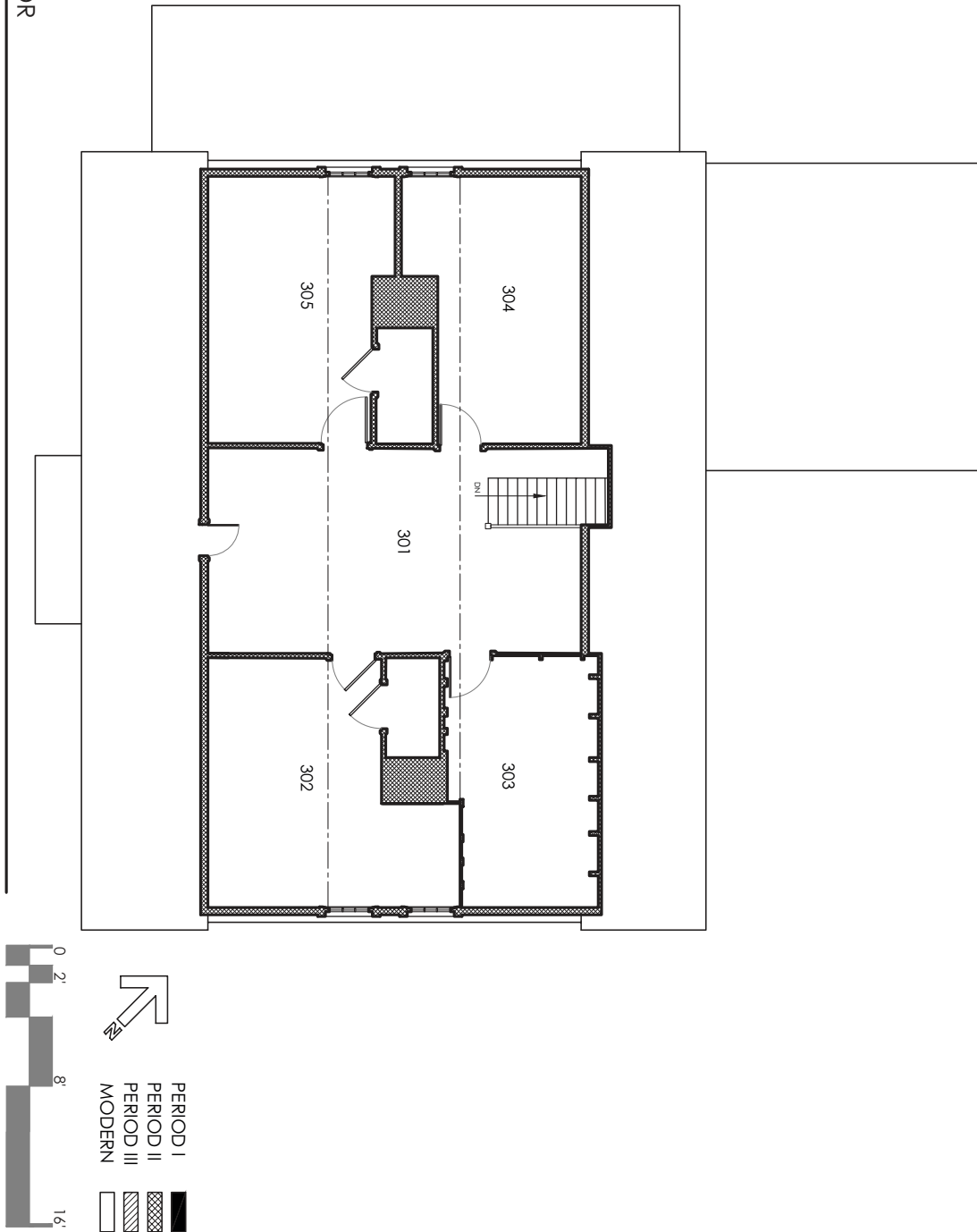
SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

SECOND FLOOR

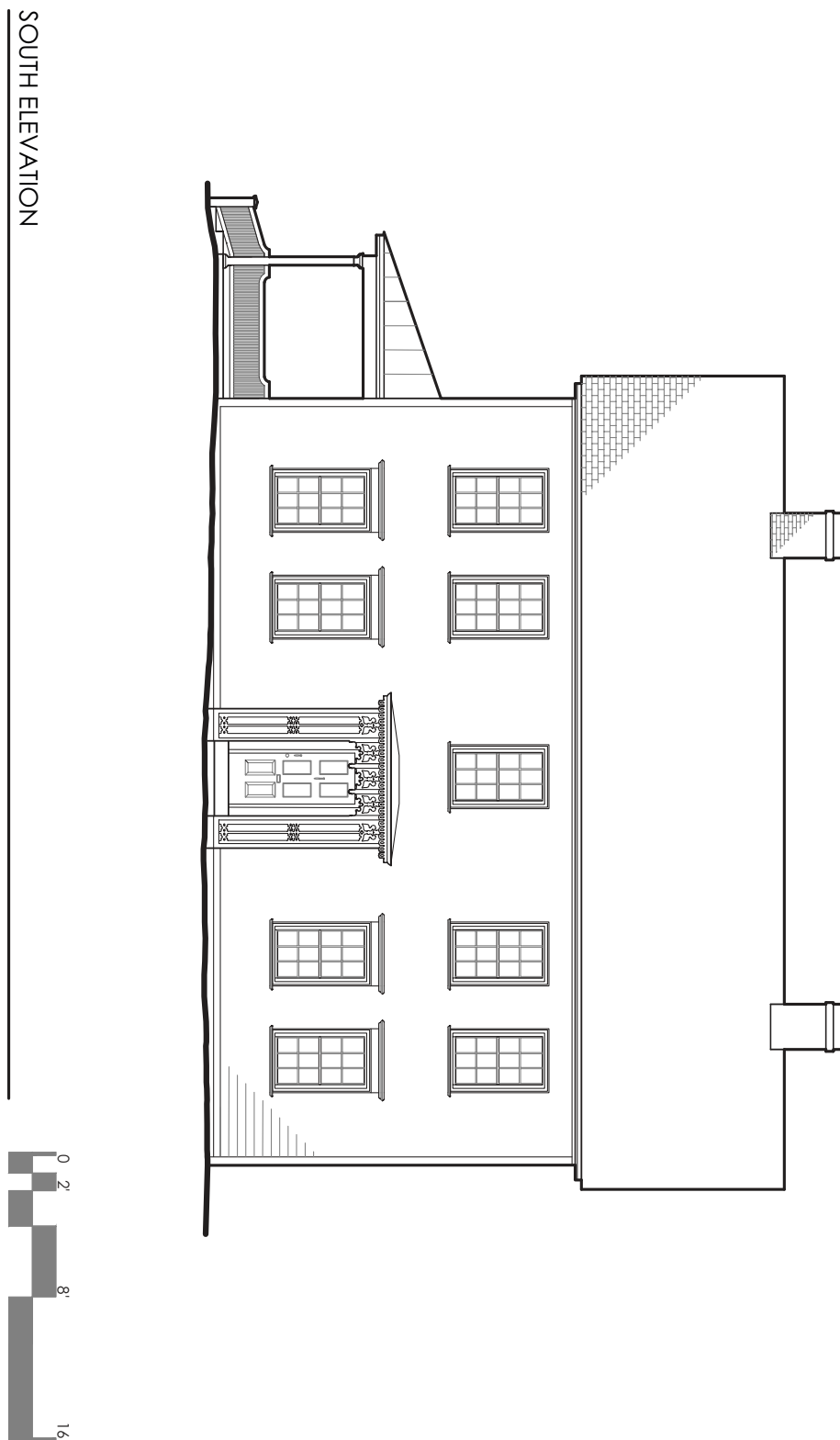


DRAWINGS

SECOND FLOOR

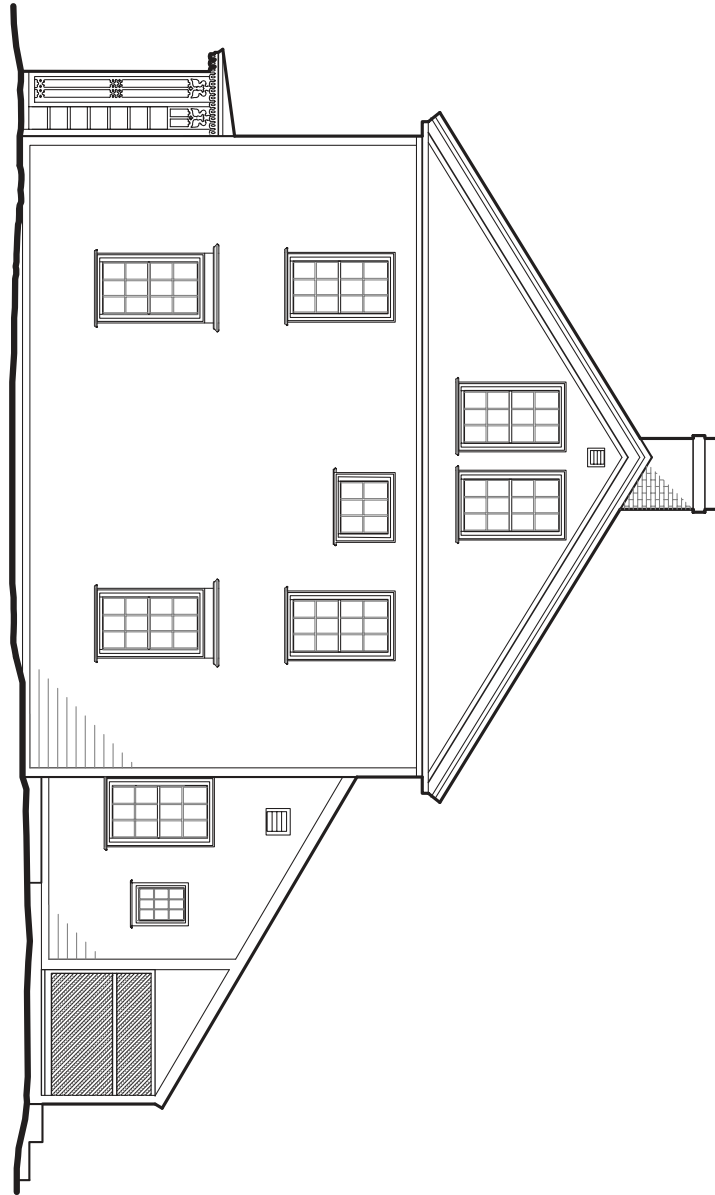


SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

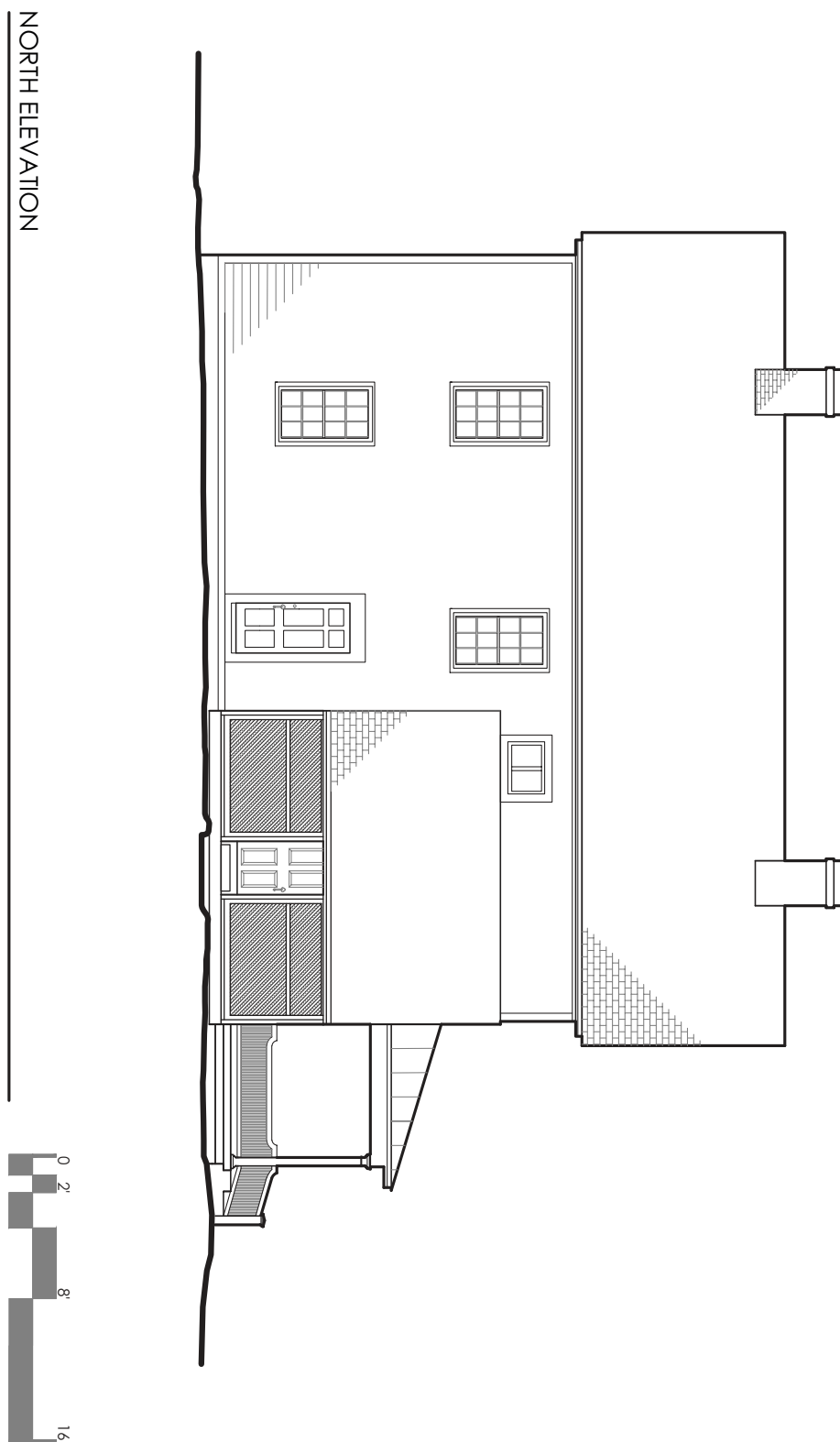


DRAWINGS

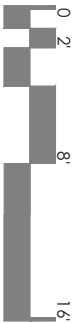
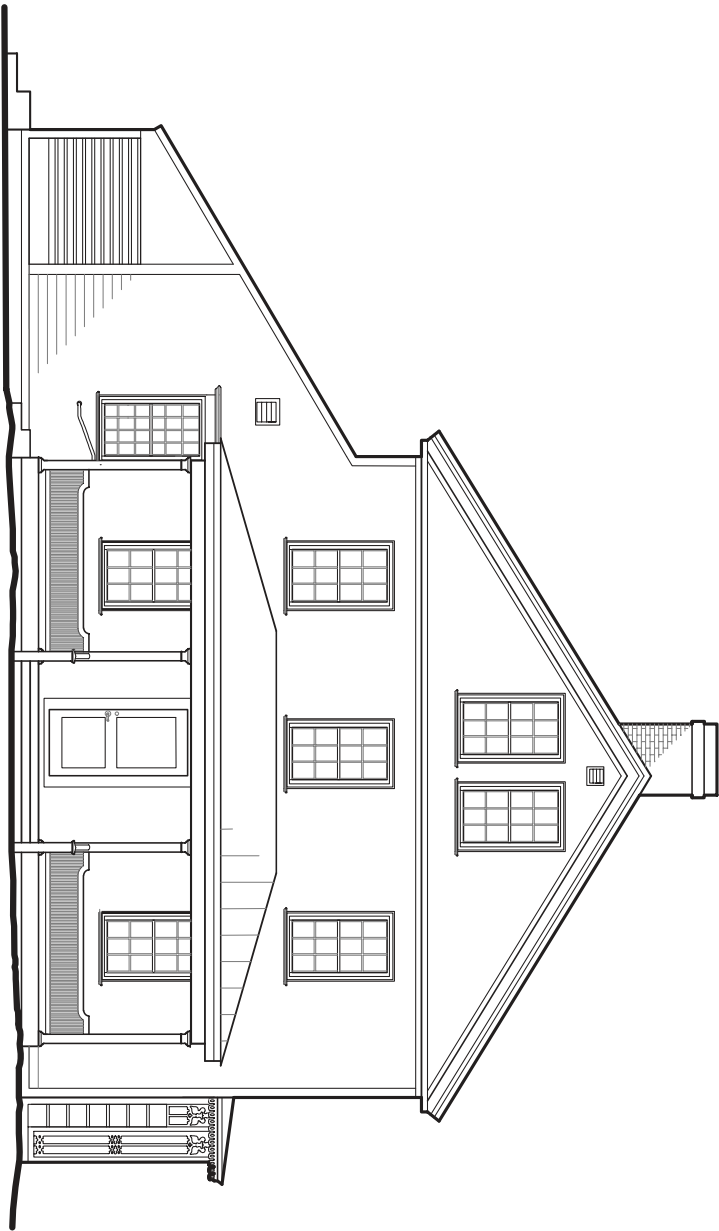
EAST ELEVATION



SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

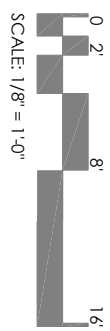
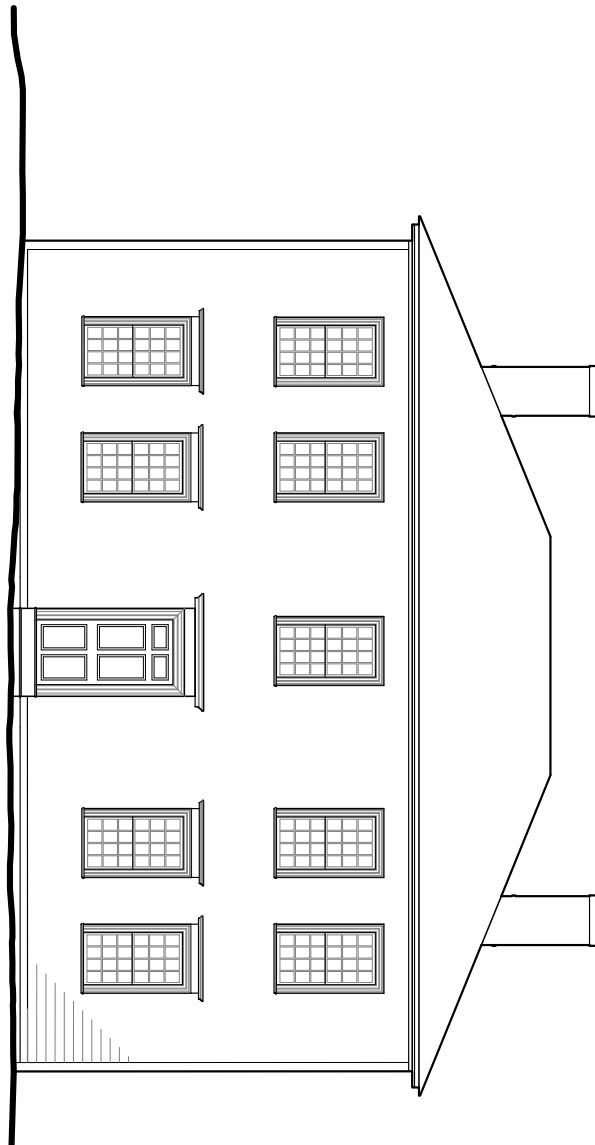


WEST ELEVATION

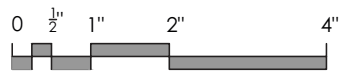
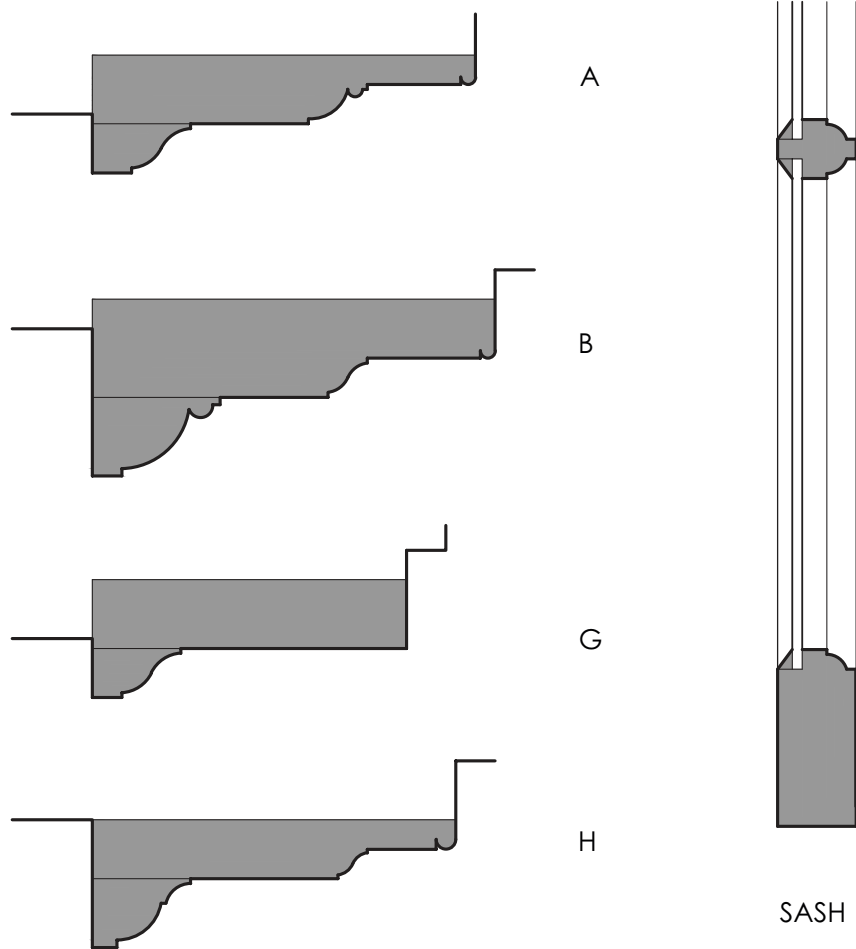


SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

SOUTH ELEVATION, RESTORED TO PI (Entry conjectural)



DRAWINGS

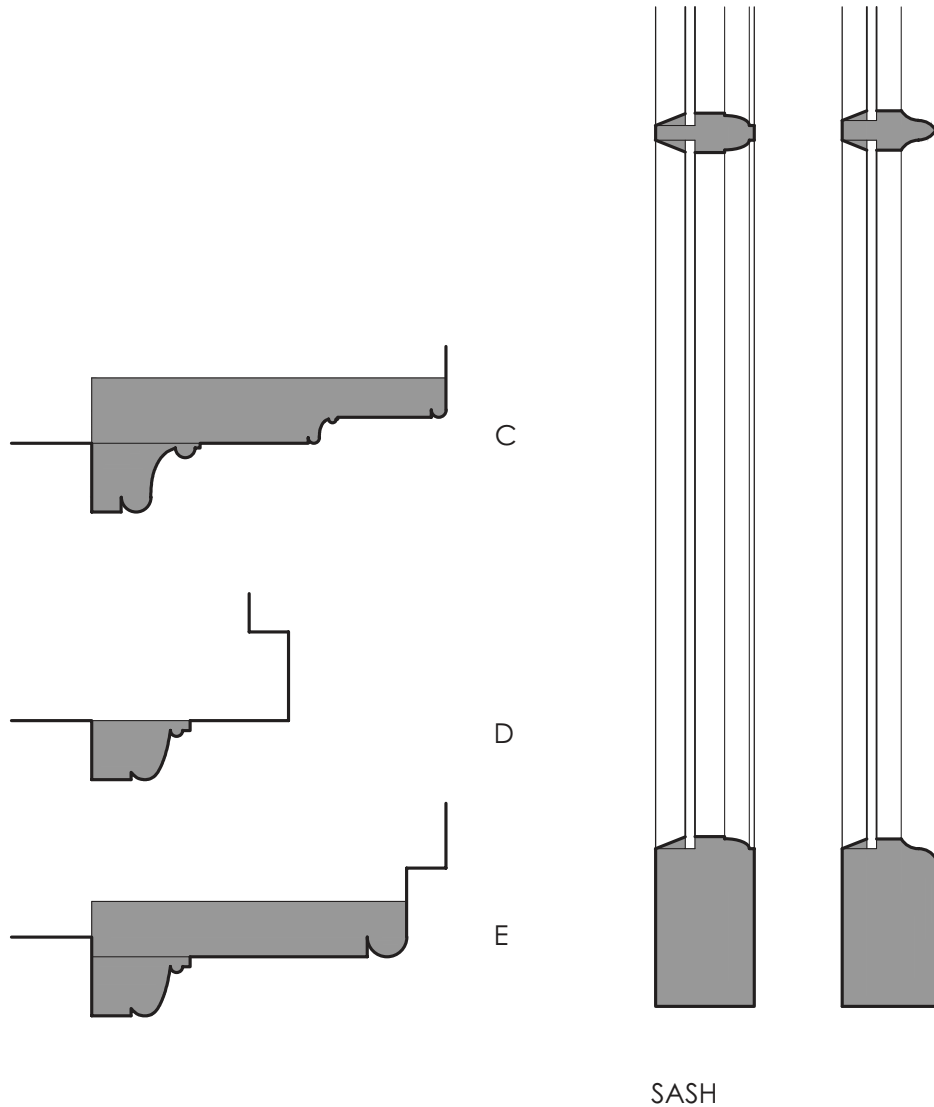


PERIOD I CASINGS

SCALE: 6"=1'0"

Shepherd House, casing diagram for Period I moldings for door and window architraves and window sash. Type A taken at door from passage to dining room. Type B taken at door from dining room to passage. Type G taken at door from dining room chamber to passage. Type H at window in parlor chamber. Note how all casings are based on sections of circles, derived from ancient Roman moldings. None of them have the quirks characteristic of early 19th-century woodwork.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



PERIOD II AND III CASINGS

SCALE: 6"=1'0"

Shepherd House, casing diagram for Period II moldings for door and window architraves and Period II and III window sash. Type C taken at parlor window. Type D taken at side entry, at door to dining room. Type E taken at door to pantry from kitchen. Note how all casings are based on sections of ellipses and have quirked moldings in their backbands. The left-hand sash represents the profile of the Period II windows installed throughout the house; the right-hand sash is the model installed following the raising of the roof in Period III.

CONDITIONS ASSESSMENT

Methodology

Assessment of the conditions for the Shepherd House involved a visual examination of both the exterior and interior building fabric using the naked eye. The exterior survey was conducted from the ground and consisted of a top-down review of each architectural component (roof, chimneys, sidewalls, windows, doors, etc.), noting their vintage (original, later addition, or modern repair), current condition, and any observed issues.

A similar approach was applied to the interior. A room-by-room, floor-by-floor survey was conducted to assess the visible condition of the architectural systems. Each room was examined with attention to the ceilings, walls, floors, doors, windows, and mantels, with conditions and issues documented.

The survey process included written documentation of the existing building fabric, descriptions of observed conditions, and digital photographs.

Spring Line Design visited the Shepherd House on August 7, 2025 to assess the building's existing structural elements, document the visible framing configuration, and evaluate any deficiencies. Building mechanical systems (heating, plumbing, electrical) were examined on August 7, 2025 by Curt and Denise Wilsey, Quantum Engineering Co. P.C. Eric Gradoia, MCWB Architects shadowed and recorded comments made by Quantum Engineering. These observations form the assessment of the mechanical systems contained in this report.

The terms *Excellent*, *Good*, *Fair* or *Poor* are used to describe conditions. These are defined as:

An element is evaluated as **Excellent** when:

- The element is intact, structurally sound and performing its intended purpose;
- There are no cosmetic imperfections;
- The element needs no repair.

An element is evaluated as **Good** when:

- There are early signs of wear, failure, or deterioration, though the element is generally structurally sound and performing its intended purpose;
- There are cosmetic imperfections;
- The element or system needs only routine maintenance.

An element is evaluated as **Fair** when:

- There are signs of noteworthy wear, failure and/or deterioration;
- The element or system is not performing its intended purpose;
- There is failure of a subcomponent of the element;
- The element or system needs minor repair.

An element is evaluated as **Poor** when:

- The element is missing;
- The element is no longer performing its intended purpose;
- The element shows signs of imminent failure or breakdown;
- The element requires major repair or replacement.

The terms *Urgent*, *Necessary*, *Near-Term*, *Long-Term* and *Monitor* are used to prioritize recommendations. They are defined as follows:

- **Urgent:** Critical issues that should be addressed within the next 12 months.
- **Necessary:** Issues to be addressed within 1–2 years, or those that can be easily implemented.
- **Near-Term:** Issues to be addressed within 2–5 years.
- **Long-Term:** Issues to be addressed within 5–10 years.
- **Monitor:** Issues that require periodic checking to establish their current state of activity and degree of concern.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Summary of Existing Conditions

While well maintained and in generally good condition, the Shepherd House has reached a stage in its life where significant updates are necessary to modernize its building systems and adapt it for a new, compatible use.

The building envelope – roofing, siding, windows and doors – are in good condition and preventing water from entering the building. The east chimney has a deteriorated area of brickwork within the attic area with a complete loss of brick, opening the space to the weather. In an effort to control runoff and prevent it from entering the house, a subsurface, perimeter drainage system should be installed. The possibility of tying into the public drain lines in Bridge Street should be looked into to dispose of runoff given the grade issues surrounding the house. Two of the more concerning issues affecting the exterior of the house are the bulge observed at the east end of the north elevation and the condition of the paint finishes. The exact cause of the bulging wall unknown and needs further study. The exterior paint is beginning to show signs of deterioration on all elevations. The house is in need of repainting.

The interior of the Shepherd House has not undergone a thorough, well-planned renovation in many decades. Previous work, carried out several decades ago, was modest in scale, scope, and budget. While it improved the appearance of interior spaces and added new wiring, outlets, and lighting, it did not fully replace outdated systems. As a result, portions of the heating, plumbing, and electrical systems remain decades old, with some components potentially approaching a century in age. For example, original electrical outlets and light fixtures are still in service and remain connected to old BX cloth-covered wiring. More recent electrical wiring has used ROMEX plastic sheathed cables, which will not be acceptable if the building is designated as a place of assembly.

The Shepherd house is at a point where a comprehensive renovation is needed to allow it to safely offer a new use in support of Historic Northampton's overall mission. Due to the nature and extent of the work required, improvements should only be made after the house's future use and function are determined, as these will shape key decisions throughout the design process.

The following table is a summary of the treatment recommendations contained within the body of the conditions assessment. A full narrative of the conditions and recommendations follows.

CONDITIONS ASSESSMENT

SUMMARY OF TREATMENT RECOMMENDATIONS

SYSTEM	PRIORITY	TREATMENT RECOMMENDATION
Roofing and Chimneys	Monitor	Monitor roofs as part of the cyclical maintenance of the house. Have an experienced slate roofer replace any broken or missing slates.
	Necessary	Clean biogrowth from surface of the roofs using a mild detergent solution and low-pressure water.
	Near-Term	Chimneys – While the east chimney appears to be in good condition from the ground, portions of the chimney’s brickwork are rotted and missing at the attic level. The amount of deterioration present appears to require rebuilding the chimney from the attic floor level and up.
	Near-Term	Cap chimneys. Cover the unused chimney flues with low profile caps. Do not seal the flues tight. The caps should provide some ventilation to allow air to circulate and moisture to escape.
Grade, Landscaping and Surface Drainage	Necessary	Prune and manage plantings surrounding the building. Keep vegetation from growing on the building and maintain a two-to-three-foot area between plantings and the sidewall of the house.
	Near-Term	Remove concrete pads on the north side of the house. Restore grade with fill and topsoil.
	Near-Term	Explore installing subsurface, perimeter drainage around the building, discharging into the storm drainpipes run in Bridge Street.
	Monitor	Monitor foundation walls in cellar after periods of heavy rain and seasonal snow melt.
Exterior Siding and Woodwork	Necessary	Consider opening a probe at the east end of the north wall to examine the underlying conditions in an effort to understand the source of the bulge in the wall.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Windows	Near-Term	• Woodwork repairs to window frames. Assess extent and types of wood failures to determine most appropriate repair method. Retain as much original material as possible and limit repairs to areas of deterioration.
	Near-Term	• Include painting and touchups to window glazing as part of repainting the house.
	Long-Term	• Consider replacing the existing triple track storm windows with low-profile exterior storm sash painted to match the color of the window sash.
Doors	Near-Term	• Gently clean and polish all hardware. Lubricate hinges as necessary.
	Near-Term	• Prep, oil and revarnish threshold as part of repainting of the house.
	Long-Term	• Replace exterior storm doors at north entries with low profile, glazed storm doors painted to match surrounding trim.
Exterior Paint	Near-Term	• Repaint exterior of the building. Prep and repaint the entire exterior of the building. Include stripping of heavy accumulations of paint on trim and siding where necessary. Leave representative areas of paint to provide a source of paint history for future reference and analysis. Anticipate areas of wood repair, especially on window surrounds/trim. Include spot puttying and painting of window sash.
Lean-to	Urgent	• Rebuild stone and brick step into lean-to.
	Urgent	• Repair flooring in lean-to and paint.
	Necessary	• Sort and organize materials stored in lean-to.

CONDITIONS ASSESSMENT

Settlement in Passage Bay	Near-Term	Relocate newer pressure treated posts in the basement so that they are directly below timber columns at the first floor. See the west side of the basement stair for example where the posts do not align floor to floor.
	Long-Term	Consider jacking existing first floor timber beams at the center passage only if the owner wants to reduce the deflections. Deflections cannot be expected to be completely eliminated. This will likely cause additional cracking in the finishes, but these can be repaired after jacking operations. Replace basement posts as needed because existing posts will not be long enough.
Bulge in North Wall at Room 103	Necessary	Perform selective opening of the wall to determine extent and cause of the bulge.
Interior Surface Finishes	Near-Term	Reconstruct the bulged section of wall.
		An approach to the refinishing of the interior will center of the ultimate use and function of the building and individual spaces. Interior finishes are not an urgent condition and can wait until a future reuse and interior finishes plan can be developed and implemented.
Wire Mold	Near-Term	Remove wire mold and associated components as part of a comprehensive rewiring of the house (see Electrical recommendations below).
Flue Closures	Near-Term	Remove sheet metal pans used to seal the flues and replace with ridged insulation panels fitted to flue opening.
East Chimney and Vent Pipe in Attic	Necessary	Rebuild chimney correcting areas of damaged and deteriorated brickwork.
	Necessary	Replace section of damaged cast iron pipe. Remove vent pipe if second floor bathroom below is decommissioned.
Sanitary Sewer Line	Long-Term	Replace cast iron sewer line in the house as part of a comprehensive renovation of the building and updating of the building mechanical systems.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Bathrooms	Necessary	• Disconnect plumbing lines to bathtubs at the lowest possible location in the system.
	Necessary	• Replace broken sink in room 206.
	Near-Term	• Remove second floor bathrooms as part of a comprehensive renovation of the building and updating of the building mechanical systems.
Heating	Near-Term	• The existing heating system is adequate until a future reuse plan can be developed and implemented. The existing moratorium on installation of new natural gas services prevents the conversion from fuel oil to natural gas.
	Near-Term	• The type and design of a new heating and cooling system will depend on the ultimate use of the house and spaces within it. Where use as office and/or administrative spaces may utilize a conventional HVAC system, a mechanical system that allows for greater control of temperature and humidity may be desirable in the event collections and museum objects will be stored and/or exhibited in the building.
Electrical	Urgent	• Disconnect/de-energize historic light fixtures and receptacles.
	Urgent	• Disconnect and remove vintage BX wiring.
	Necessary	• Rewiring of building. Rewiring of the entire house should be done as part of a comprehensive renovation of the building and updating of the building mechanical systems. Changes in the use and occupancy classification will mandate the type of installation required. The type and design of the system will depend on the future use of the house and building/mechanical code requirements.
	Necessary	• Rewire historic light fixtures that will be reused.

CONDITIONS ASSESSMENT

Smoke and Heat Detectors	Near-Term	• Install a smoke and heat detection system throughout the entire house as part of a comprehensive renovation of the building and updating of the building mechanical systems.
	Near-Term	• The type and design of a new fire detection system will depend on the ultimate use and purpose of the house and spaces within it. Where use as office and/or administrative space would allow conventional hard-wired smoke/heat detectors, installation of a more sensitive air sampling system may be desirable if collections and museum objects will be stored and/or exhibited in the building.
Security	Near-Term	• Install an integrated security system throughout the house as part of a comprehensive renovation of the building.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 86. Shepherd House, south elevation. April 2025.



Figure 87. Shepherd House, west elevation. April 2025.

CONDITIONS ASSESSMENT



Figure 88. Shepherd House, north elevation. July 2024.



Figure 89. Shepherd House, east elevation. April 2025.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

EXTERIOR CONDITIONS

ROOFING AND CHIMNEYS

The roofs of the house and lean-to are covered with Vermont fading green slate believed to have been installed in the late-1970s with repairs made in 1990.¹¹⁰ Modern half-round gutters are run on the north and south elevations and discharge into leaders located at the east and west corners of these elevations. An additional leader exists near the center of the north elevation that drains to the roof of the ell. A snow fence is installed near the bottom edge of the south roof pitch.

Overall, the slate roofing is in good condition. On the south pitch, one missing slate was observed, along with six to ten slates showing cracked corners (Figure 90). On the north pitch, several repairs were noted, but the roof appears to remain in generally good condition. The slates on the lean-to are soiled with a light covering of biological growth but are otherwise sound (Figure 91). No visible signs of active leaks were observed in the building during the course of the survey.

Two brick chimneys rise through the ridge of the gable roof. Both appear to have been rebuilt from the ridge upward with modern brick. They originally served fireplaces that are no longer in use; the existing boiler now vents through one of the flues in the west chimney. Neither chimney appears to be capped, though closer inspection is needed to confirm. Some loose bricks were observed at the southwest corner of the west chimney, indicating the need for minor rebuilding or resetting. Close-up inspection of the flashing assemblies was not possible, but when viewed from the ground they appear to be in good condition and functioning properly. No signs of water staining were observed around the chimneys in the attic, further suggesting that the flashings are performing as intended and keeping the joints weather-tight.

The west porch is roofed with a modern, standing seam metal system and fitted with half-round gutters.

A drop for a leader is present at the northwest corner of the roof line, but no leader is currently installed.

Recommendations

- *Monitor* - Monitor roofs as part of the cyclical maintenance of the house. Have an experienced slate roofer replace any broken or missing slates.
- *Necessary* - Clean biogrowth from surface of the roofs using a mild detergent solution and low pressure water.
- *Near-Term* - Chimneys. While the east chimney appears to be in good condition from the ground, portions of the chimney's brickwork are rotted and missing at the attic level. The amount of deterioration present appears to require rebuilding the chimney from the attic floor level and up.
- *Near-Term* - Cap chimneys. Cover the unused chimney flues with low profile caps. Do not seal the flues tight. The caps should provide some ventilation to allow air to circulate and moisture to escape.

GRADE, LANDSCAPING AND SURFACE DRAINAGE

The grade around the building is generally level. On the south side, the sidewalk has been built up to the point where it now sits higher than the adjacent ground between it and the building, creating poor drainage conditions in this area. Plantings are largely concentrated along the west porch and around the lean-to. While not excessive, they require pruning and ongoing management, particularly the shrubs and trees surrounding the lean-to. Vines should not be allowed to grow on the lattice of the lean-to and should be removed seasonally to prevent them from overtaking the structure.

At the east end of the north elevation, concrete pads and a curb have been poured directly against the foundation (Figure 92). These elements are cracked,

110. Pepin Roofing & Aluminum Siding Co. to Mr. Whiting Huston, First National Bank, May 4, 1971 for roof replacement estimates. O.T. Roofing Services to Pamela Toma, Executive Director, Historic Northampton, December 12, 1990 referencing a signed contract for repair and/or replacement of the slate roofs on the Shepherd House and barn. Shepherd House binder, Damon House office, Historic Northampton.

CONDITIONS ASSESSMENT



Figure 90. Detail of the south slope of the slate roof. The white arrows identify slates in this area that have broken corners, but are otherwise sound. The east chimney has an area of rotted brick at the attic level.



Figure 91. The slate roof on the lean-to is in good condition. A small amount of biological growth covers a portion of the slates. This can easily be removed using a mild detergent, light scrubbing and low pressure water.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 92. North elevation, east corner. The purpose and function of the concrete slabs and curbs poured against the foundation is not clear. They may be the remains of a patio area and/or to help buttress the stone foundation in this area. The concrete is unsightly and should be removed in combination with either regrading or improving the landscape in this area.

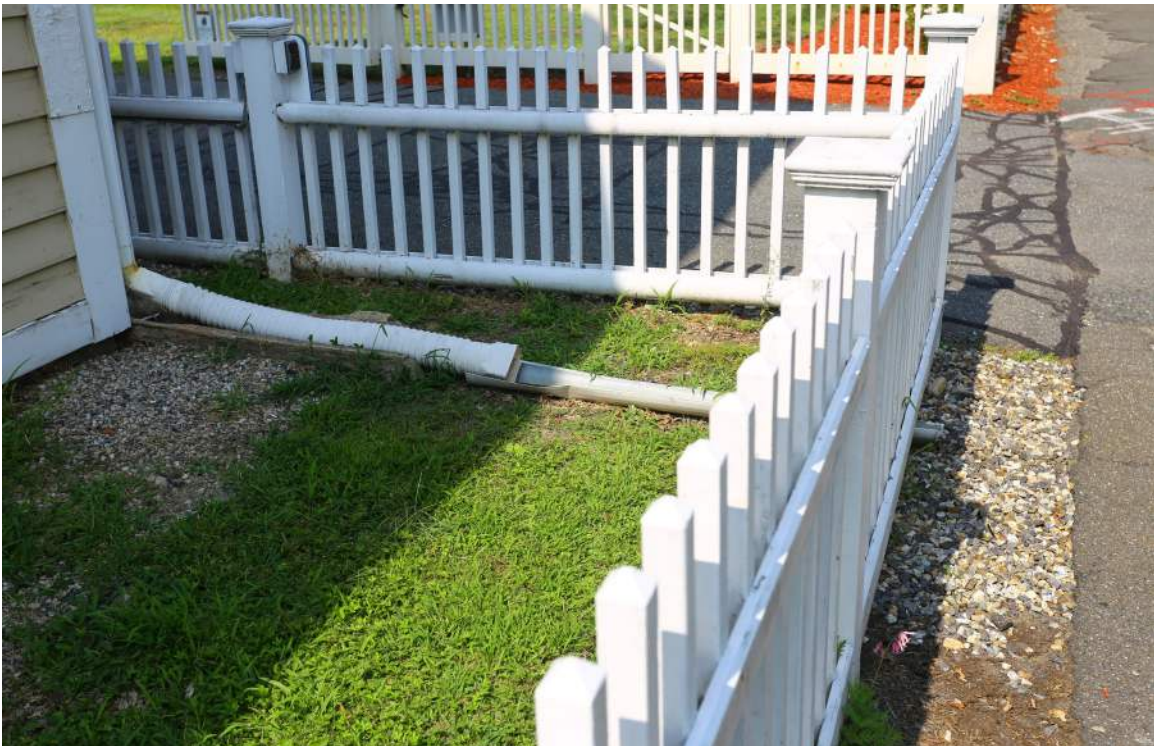


Figure 93. South elevation, east corner. Flexible plastic pipe and a length of open gutter are used to move water from the leader away from the building. While this helps move water away from the building, it is unsightly and does not effectively dispose of the water.

CONDITIONS ASSESSMENT

heaved, and no longer serve a purpose. They should be removed, and the grade restored with proper fill and topsoil.

Currently, the leaders discharge directly at grade where they drop from the gutters. A flexible pipe has been attached to the southeast leader to direct water toward a surface gutter and patch of gravel, helping to move water away from the foundation (Figure 93). No subsurface perimeter drainage system is present. It is understood that water has previously entered the cellar on the north side of the building, caused by burrows dug against the foundation by vermin that inadvertently funneled water toward the stone wall. These openings have since been filled, and water no longer appears to be entering the cellar.

Recommendations

- *Necessary* - Prune and manage plantings surrounding the building. Keep vegetation from growing on the building and maintain a two to three foot area between plantings and the sidewall of the house.
- *Near-Term* - Remove concrete pads on the north side of the house. Restore grade with fill and topsoil.
- *Near-Term* - Explore installing subsurface, perimeter drainage around the building, discharging into the storm drain pipes in Bridge Street.
- *Monitor* - Monitor foundation walls in cellar after periods of heavy rain and seasonal snow melt.

FOUNDATION

Changes in grade over time, along with the addition of the west porch, have obscured much of the building's stone foundation. A small portion remains visible along the south elevation. In this area, approximately three-quarters of the foundation has been covered with a layer of concrete, leaving only the westernmost quarter exposed, where the natural stone used in its construction is still visible.

With so little of the foundation visible, it is difficult to make an accurate assessment of its condition; however, no signs typically associated with foundation failure were observed. The limited exposed areas

appear stable, with no visible cracking, displacement, or significant deterioration of the masonry.

Recommendations

- *Monitor* - No actions necessary at this time.

EXTERIOR SIDING AND WOODWORK

The exterior of the Shepherd House is clad in painted wood clapboards, with narrow corner boards trimming the wall ends and a water table terminating the bottom course of siding. The eaves and gable ends are finished with simple box cornices, embellished with soffits and crown molding.

The clapboards are a combination of original c.1798 material and later replacements dating from the late 20th and/or early 21st century. Original clapboards are generally found from the second floor upward, while modern replacements of varying dates are concentrated at the first floor. The clapboards measure 6 inches in width with ¼-inch butts and are installed with a 5-inch exposure. Modern clapboards are readily distinguishable from the originals by their sharper profile and lack of paint buildup. The best examples of original clapboards are found on the north wall within the lean-to area (Figure 94).

The original corner boards measure 7 ¾ inches in width and feature a ⅝-inch bead along the outside edge. The water table is a flat board measuring 5 ¼ inches in width.

Overall, the clapboards and trim are in good, serviceable condition. The most significant issue is scattered areas of failing paint, as further discussed under "Exterior Paint" below.

A visible bulge is present on the north and east walls at the northeast corner of the building, extending through the lower six to eight feet of wall height (see *Bulge in North Wall at Room 103* for a detailed discussion of this condition) (Figure 95). The clapboards and corner boards in this area are not especially old, though their exact date of installation is uncertain. They show relatively few layers of paint. At the northeast window frame, exposed ends of unpainted clapboards butted against its east side suggest slow, ongoing

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 94. Original clapboards on the north elevation within the lean-to. Arrows point to the painted over heads of wrought nails used to fasten the clapboards to the building.



Figure 95. North elevation, east corner showing location of outward bulge found in the wall.

CONDITIONS ASSESSMENT

ing movement in the wall. Corresponding movement is also visible on the interior.

Recommendations

- *Necessary* - Consider opening a probe at the west end of the north wall to examine the underlying conditions in an effort to understand the source of the bulge in the wall.

WINDOWS

The first and second floor window openings date to 1798 and the construction of the house. The 6/6 sash are slightly later, replacing 12/12-light sash that are believed to have been used throughout the building. The gable windows were added c.1845 when the gable roof was added. All of the windows are currently fitted with exterior aluminum storm sash. Magnetically fastened polycarbonate interior energy panels are also used to help seal the window openings.

With the exception of operability issues, the windows are in good condition. The exterior storm sash limited close inspection of the window sash, but overall the paint finishes and glazing putty appear sound, though in need of cyclical maintenance (Figure 96). The storms have provided protection from the elements; however, gradual deterioration of finishes from UV exposure and seasonal temperature and humidity changes is evident.

The window frames need some minor repairs and complete repainting (Figure 97). The frames are original to the 1798 construction of the house and retain period treatments such as the window caps found on the first-floor openings and molded architraves framing the openings (Figure 98). Paint finishes on the frames are deteriorated and failing to the point of exposing bare wood. Some of the window frames have heavy paint buildup from many layers being applied to them. This condition is discussed in detail under "Exterior Paint" below.

Recommendations

- *Near-Term* - Woodwork repairs to window frames. Assess extent and types of wood failures to determine most appropriate repair method. Retain as

much original material as possible and limit repairs to areas of deterioration.

- *Near-Term* - Include painting and touch-ups to window glazing as part of repainting the house.
- *Long-Term* - Consider replacing the existing triple track storm windows with low-profile exterior storm sash painted to match the color of the window sash.

DOORS

South Entry. The south entry, including the mid-nineteenth-century portico, frontis, shutters, and door, is in good condition with no significant issues observed (Figure 99). The door and its surrounding elements retain early hardware appropriate to their respective periods, including a nameplate engraved with "Shepherd." The hardware is dirty and should be carefully cleaned and polished (Figure 100).

There are some wide gaps and cracks in the ceiling boards (Figure 101). The larger gaps should be closed to prevent vermin and pests from making their way into the ceiling cavity. The paint finish on the door has begun to craze, exposing the underlying finishes.

West Entry. The west entry now serves as the building's primary entrance. A modern (c.2007) wood stile-and-rail door, featuring a glazed upper section above a solid panel, replaced an earlier raised-panel door that was likely original to the house. The existing door is in good condition and requires only minor maintenance. The hinges should be cleaned and lubricated, and the wood threshold should be cleaned and revarnished.

North entry at lean-to. The double-sheathed door here dates to the c.1798 construction of the house. Hardware installed on the door covers a range of vintages. The latch, strap hinges and pintles are original to the door, whereas the bolts date to the nineteenth and twentieth centuries. The doorway has a modern (late 20th century) aluminum storm door installed.

North entry to passage. The paneled, stile and rail door here dates to the mid-nineteenth century (Figure 98). The door retains a name plate with "J.F. Munroe" engraved on it. The door is in good condition and only needs minor maintenance to improve its operation.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 96. Representative example of failing paint finishes on the window frames. Original and early wood elements, such as the window frames and clapboards have heavy accumulations of paint buildup. This has reached a point where the surfaces no longer hold paint and are failing to bare wood.



Figure 97. Detail of failing paint on exterior window sill. The window frames are original to the construction of the house and contain many fine molding profiles. Special care must be taken not to damage the molding profiles when the woodwork is prepped prior to painting

CONDITIONS ASSESSMENT



Figure 98. The window frames and other woodwork will likely need isolated repairs to deteriorated areas of woodwork and to correct past repairs where necessary.



Figure 99. The south entry and portico are in good condition and only need minor repairs and repainting as shown in the following photographs. Note the failing paint on the window caps.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 100. Detail of the south door showing crazing of the paint finish. The door retains good examples of hardware from the second quarter of the nineteenth century including the knocker, numbers and name plate (not shown).



Figure 101. Cracks and openings in the board ceiling should be filled and patched to prevent insects and vermin from entering/ nesting in spaces within the building.

CONDITIONS ASSESSMENT

The doorway has a modern (late 20th century) aluminum storm door installed.

Recommendations

- *Near-Term* - Gently clean and polish all hardware. Lubricate hinges as necessary.
- *Near-Term* - Prep, oil and varnish threshold as part of repainting of the house.
- *Long-Term* - Replace exterior storm doors at north entries with low profile, glazed storm doors painted to match surrounding trim.

EXTERIOR PAINT

Other than isolated areas of failing paint, the paint finish has held up well but is at the point where the house is in need of repainting (Figure 102). Areas of failing paint are most prominent in both gables where paint on the clapboards and cornice is peeling to bare wood (Figure 103). Similar conditions exist on the north (back) wall of the house. These failures appear to be occurring where heavy paint buildup exists on the clapboards.

Paint finishes on the window frames are deteriorated and failing to the point of exposing bare wood. Many frames show significant paint buildup from the repeated application of layers over time. While this accumulation holds a long history of the paint finishes applied to the window frames, it has reached a point where it no longer provides new paint finishes with a sound surface to adhere to. Areas of heavy paint buildup should be removed, while leaving small representative areas (2" x 2" +/-) of paint undisturbed for future reference.

Paint finishes on the west porch are deteriorating in several locations. Nails used to fasten the stair treads have rusted, leaving visible stains, and paint failure is occurring on the end grain of the decking, exposing bare wood (Figure 104). It is important that the end grain remain sealed with paint to prevent water absorption, which can lead to more extensive paint failure, cupping, and eventual rot. Additional porch elements, such as the caps on the newels, have also lost their paint finish and require repainting (Figure 105).

The house should be repainted in its entirety. Areas of failing paint should be prepped, primed and painted with two top coats of a high quality paint system. Spot puttying and painting of the window sash should be included as part of this work.

Recommendations

- *Near-Term* - Repaint exterior of the building. Prep and repaint the entire exterior of the building. Include stripping of heavy accumulations of paint on trim and siding where necessary. Leave representative areas of paint to provide a source of paint history for future reference and analysis. Anticipate areas of wood repair, especially on window surrounds/trim. Include spot puttying and painting of window sash.

LEAN-TO

The stone step into the lean-to is set on dry laid bricks. The bricks have worked their way out beyond the edge of the tread creating a tripping hazard (Figure 106). The step and bricks should be rebuilt, so the bricks are set back from the front edge of the tread.

The flooring in the northwest corner of the lean-to is soft and a short length of floorboard is broken and missing (Figure 107). The paint on the flooring is worn and should be repainted as part of a larger painting campaign.

The lean-to is filled with a mix of garden tools, trash cans, recycling containers and other materials used around the site (Figure 108). The space should be cleaned out and organized. If this space is to continue serving these functions, the addition of shelving and storage solutions is recommended to help improve the organization of the space.

Recommendations

- *Urgent* - Rebuild stone and brick step into lean-to.
- *Urgent* - Repair flooring in lean-to and paint.
- *Necessary* - Sort and organize materials stored in lean-to.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 102. Detail of the west gable showing deteriorated and failing paint finishes on the clapboard siding.



Figure 103. Detail of the east gable showing failing paint finishes on the clapboard siding and horizontal cornice.

CONDITIONS ASSESSMENT



Figure 104. Representative area of the west porch showing typical paint issues, including failing paint at the nosing of the decking, rust stains at nail heads on stair treads, bare wood exposed on caps of newels, and caulking/epoxy repairs left unpainted (below).



Figure 105. Detail of unpainted caulk/epoxy repairs to column base.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 106. Steps to Lean-to. The bricks supporting the stone step are dry laid and have worked their way out from under the tread. They project out beyond the edge of the tread, posing a tripping hazard.



Figure 107. Rotted and broken flooring in the lean-to.

CONDITIONS ASSESSMENT



Figure 108. Lawn and gardening tools stored in lean-to.

INTERIOR CONDITIONS

STRUCTURAL CONDITIONS

The structural framing of the Shepherd House has been supplemented and altered at various periods throughout its history. In the basement, timber girders, log posts, and solid sawn pressure treated wood posts support the first-floor framing. The timber sill appears to be in good condition as deterioration was not observed from the inside. Basement walls are of stone construction with mortar in the joints and the basement floor of cast-in-place concrete both of which are in good condition. Foundations could not be observed but are anticipated to be in good condition.

First floor framing consists of wood joists which are a combination of logs, rough sawn, and solid sawn wood. The floor in office 103 has been raised and consists of 2x4s flat at 16 inches on center spanning perpendicular to the log joists which are generally 6" diameter.

Second floor framing could not be observed and is unknown but is suspected to be similar to Attic floor

framing. A 12-inch floor assembly (including finishes) was measured near the stairs and as such the floor framing is believed to be 2x10s.

Attic floor framing is rough sawn 2x10s at 20" on center as viewed from northeast room 303 with timber beams spanning north to south and either side of the central passage corridor. Floor framing generally spans north to south with the floor framing in the middle of the building spanning east-west.

Roof construction consists of plywood on 1 inch roof boards on 2x6s rafters at 24 inches on center. The roof rafters span from the north and south exterior walls to the 6x6 timber ridge beam. The timber ridge beam appears to span chimney to chimney. Attic ceiling framing consists of 2x8s at 24 inches on center. Roof and attic ceiling framing appears to be in good condition.

The entire superstructure is suspected to be timber framed as evidenced by the timber elements that could be observed and would be typical for this type of structure of similar vintage. Most structural elements appear to be in good condition except for the

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

east end of the north wall being in fair to poor condition as described below.

Porch floor and roof framing is unknown but appears to be in excellent condition.

The north Lean-to roof framing consists of 3x3s at 36 inches on center supported by 6x6 beams and columns all of which are in good condition. The floor structure of the interior portion of the lean-to can be viewed from an opening in the north basement wall. The floor framing consists of 2x8s at 24 inches on center supported by a 2x8 on the flat and (2) 9 inch diameter logs. The logs bear on large stones. The floor appears to be somewhat precariously constructed but appears to be in good condition.

The existing live load capacity of the first floor framing is 50 pounds per square foot (psf). The live load capacity of the second and third floors is limited to 40psf residential live load. The center passage and stair are rated at supporting a live load of 50 psf. These figures meet the load requirements under a residential use group classification. A change in use could result in live load capacities that exceed current ratings which would require improvements or waivers to achieve compliance.

Two structural deficiencies exist. One is settlement which has occurred in the center passage corridor bay on the first floor. The other is that the north wall of room 103 is bulging outward above the first floor. Both deficiencies are described below in further detail.

SETTLEMENT IN PASSAGE BAY

Evidence of settlement is visible in the center passage. This is most apparent in the floor and finishes of the rooms flanking the passage, where the heads of closet door architraves nearest the passage pitch toward the stair (Figure 109, Figure 110, Figure 111, Figure 112). The condition is evident at both the first- and second-floor levels. Diagonal cracks in the plaster of the fireplace walls further suggest settlement in this area (Figure 113).

In the cellar, several posts support the girders spanning the passage bay. The girder at the west side of the stairs is deflected and has rotated. The rotation appears to have been

caused by the midspan timber column that was constructed off center. The posts are a mix of debarked logs and 4" x 4" pressure-treated timbers. The log posts are whitewashed and appear to be early, though their exact vintage is uncertain. Cut-offs of the rotted bottoms, stored in a pile in the cellar, indicate that the posts likely predate the poured concrete floor and may have originally rested directly on the earth. The settlement may include one or more of the following factors:

- Posts bearing on earth
- Undersized footings prior to addition of a concrete slab.
- Rotted post bottoms.
- Addition of a livable attic and alterations to the roof structure.

The structural consultant used a laser level to obtain heights within first floor rooms 100, 101, and 102. These heights appear to conclude that the floor at the east exterior wall is 9-inches lower than the floor at the west exterior wall. This could have been the result of long-term foundation settlement which does not appear to be active. The tops of the foundation walls also may not have been initially constructed level. The center passage is approximately 2 ½ inches higher than the east exterior wall and 7 inches lower than the west exterior wall. This seems to match the perceived differential settlement which appears to occur at the northeast corner of room 100. Put in other terms it appears that the center passage is approximately 4 ½ inches lower than the average floor heights at the east and west exterior walls.

Recommendations

- *Long-Term* - Consider jacking existing first floor timber beams at the center passage only if the owner wants to reduce the deflections. Deflections cannot be expected to be completely eliminated. This will likely cause additional cracking in the finishes, but these can be repaired after jacking operations. Replace basement posts as needed because existing posts will not be long enough.
- *Near-Term* - Relocate newer pressure treated posts in the basement so that they are directly below timber columns at the first floor. See the west side of

CONDITIONS ASSESSMENT



Figure 109. Room 210, Library Chamber, east closet door. Note how the top of the door opening slopes down on the right side towards the passage.



Figure 110. Detail of the top of the closet door opening in previous photo. The cracks in the plaster have occurred after the wallpaper was applied c. 2007 in preparation for Mass Humanities move into the building.



Figure 111. Room 202, Parlor Chamber, west closet door. The top of the door opening slopes down on the left side, towards the passage.



Figure 112. Detail of the top of the closet door opening in previous photo.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 113. Room 102. North wall, west of the chimney. Settlement of the framing in the vicinity of the center passage, located opposite the left wall, has caused cracking in the plaster.



Figure 114. The concrete curbs and pads (white arrows) on the north side of the building should be removed. Ideally, leaders (red arrow) would tie into a subsurface drainage system connected to the municipal storm drains in the street to remove water from the perimeter of the building. The blue arrow identifies the location of the clapboards shown in the following image.

CONDITIONS ASSESSMENT

the basement stair for example where the posts do not align floor to floor.

BULGE IN NORTH WALL AT ROOM 103

An outward bulge was observed at the east end of the north wall on the outside of the house (Figure 114). A close inspection of the exterior conditions revealed that the butt end of clapboards installed here projected past the corner board (Figure 115). While the clapboards have painted surfaces, the butt ends are unpainted, suggesting they once stopped against the edge of the corner board, protecting them from paint and had since moved.

An inspection of the corresponding area within Room 103 showed a corresponding movement. Here, a sharp paint line on the east side of the east window architrave shows where the wallboard once met the woodwork but has since moved outward by about a $\frac{1}{4}$ ". The finishes in this room were entirely replaced during a repair campaign believed to date from the 1950s or 1960s, suggesting that the wall movement occurred within the past 70 years. The wall bulge was measured to be about 4 $\frac{1}{2}$ inches of outward displacement.

The cause of the movement is unknown. No related failures or contributing factors were observed. Further investigation, including probes or selective opening of the wall, will be necessary to determine conditions behind the finishes. We will likely find that this section of wall will require reconstruction. While the condition appears to be ongoing, it does not present an immediate safety concern and does not require urgent action.

Recommendations

- *Necessary* - Perform selective opening of the wall to determine extent and cause of the bulge. Repair or rebuild the bulged section of wall based on findings from probe.

INTERIOR SURFACE FINISHES

The interior of Shepherd house was moderately updated prior to Mass Humanities taking occupancy. During the conversion from museum to office space, a uniform, neutral palette was applied to nearly all surface treatments (Figure 116). Most of the woodwork

is painted in shades of white, gray, or beige. A non-descript wallpaper with a mottled brushstroke pattern covers many of the walls throughout the house. In rooms without wallpaper, the walls are painted in a light, neutral color—except for the northwest parlor, which is now painted blue. All of the floors are natural wood with a clear coat finish. After nearly twenty years of use, the interior finishes—paint, wallpaper, and floor coatings—are visibly worn and outdated, and need updating (Figure 117 and Figure 118).

Recommendations

- *Near-Term* - An approach to the refinishing of the interior will center of the ultimate use and function of the building and individual spaces. Interior finishes are not an urgent condition and can wait until a future reuse and interior finishes plan can be developed and implemented.

WIRE MOLD

Updating and expansion of the electrical services in the house, primarily lighting, receptacles and switches, was completed as part of the updates made to accommodate Mass Humanities in 2007. While the full extent of the improvements has not been documented, much of this work was accomplished using wire mold – surface mounted channel used to house and protect electrical wiring – run to electric and data boxes, switches and light fixtures (Figure 119 and Figure 120). While surface mounting the electrical was likely more cost efficient and easier to install compared to running them within the finished walls, the maze of wire mold and boxes covering the walls and ceilings is unsightly and lessens the quality of the spaces.

Recommendations

- *Near-Term* - Remove wire mold and associated components as part of a comprehensive rewiring of the house (see Electrical recommendations below).

FLUE CLOSURES

Fireplace flues have been closed off with sheet metal pans held with wood cleats. A wide flange bends over the underside of the lintel and is visible along the top edge of the fireplace openings (Figure 121). This condition is found at nearly all of the fireplace openings.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 115. Northeast corner of the house, sighting towards the lean-to (west). A pronounced bulge in the north side of the wall is visible here. The butt ends of the clapboards (arrows) appear to have originally been installed flush with the face of the cornerboard. The bottom edge of the clapboards here are now approximately 1/4" proud of the cornerboard.



Figure 116. Room 109, former library. Early decorative paintwork from the Shepherd period has been preserved on the door and mantel, all other surfaces have received modern paint and wallpaper installed in c. 2007 when Mass Humanities occupied the building.

CONDITIONS ASSESSMENT



Figure 117. Flooring in Room 102 showing aged finishes. The lighter flooring was covered and protected from sunlight versus the darker areas around the perimeter of the room that were exposed.



Figure 118. Flooring in Room 202. The floor finish is worn from years of desk chair use. Note surface mounted outlets on wall.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 119. Example of modern light fixtures and surface mounted wire mold found throughout the house.

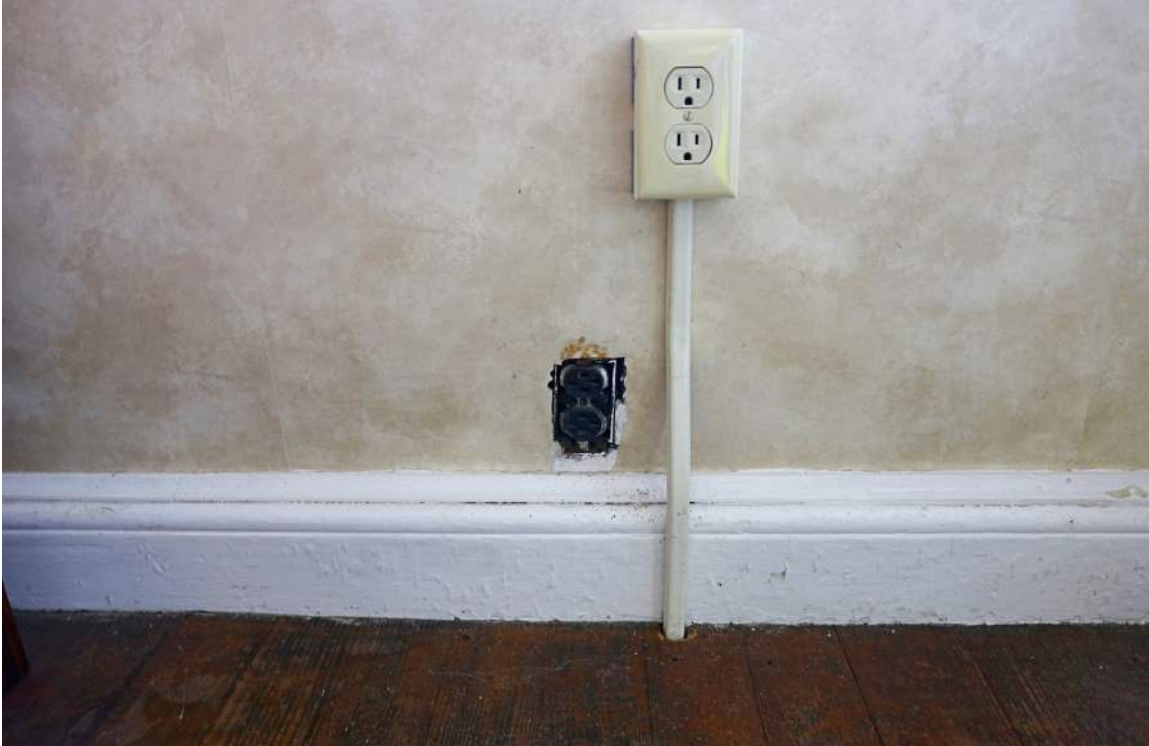


Figure 120. Example of surface mounted electrical outlet found throughout the house. Early outlets remain and are still active. The cover plate is missing from this receptacle.

CONDITIONS ASSESSMENT

A more elegant, less conspicuous method of closing the flues should be used to improve the appearance of the fireplaces while at the same time sealing the opening of the flues. A common technique to close the flues in fireplaces utilizes rigid insulation panels cut and fitted to the opening with backer rod used around the perimeter to form an airtight seal.

Recommendations

- *Near-Term* - Remove sheet metal pans used to seal the flues and replace with ridged insulation panels fitted to flue opening.

EAST CHIMNEY AND VENT PIPE AT ATTIC LEVEL

Significant deterioration was observed in the chimney and cast-iron vent pipe where they are exposed in the northeast attic room. On the north side of the chimney, a significant area of brick is completely deteriorated, creating a hole that has exposed the flue (Figure 122). The masonry within the flue is equally deteriorated also. Daylight entering from the top of the chimney was observed indicating the chimney is open to the weather. A cast-iron vent pipe immediately adjacent to the chimney is deteriorated and missing a large area of its sidewall.

Given the location and extent of deterioration, the chimney will likely need to be brought down to below the deteriorated area and rebuilt. The cast iron pipe may be able to be fixed by removing the damaged section and replacing it with a new length of pipe. If the second-floor bathroom served by this pipe is disconnected and no longer in use, the vent pipe will no longer be necessary and may be removed. Its removal will require patching the roof opening.

Recommendations

- *Necessary* - Rebuild chimney replacing damaged and deteriorated brickwork.
- *Necessary* - Replace section of damaged cast iron pipe. Remove vent pipe entirely if second floor bathroom below is decommissioned.

BUILDING MECHANICAL SYSTEMS

WATER

Public water enters the house through a $\frac{3}{4}$ soft copper line running through the foundation at southwest corner of the building. The water line contains a gate valve shutoff. The shut off is labeled and identified in the event staff need to shut off water to the house. A short run of brass pipe transitions to copper sweat fittings before tying into the water meter. No visible issues were observed with the water line, shutoff, or meter.

Recommendations

- *Necessary* - Disconnect active, but unnecessary plumbing.

SANITARY SEWER LINE

The cast-iron sewer line is old and appears to date to the installation of widespread plumbing in the building, c.1930. The line exits the building on the north side, running beneath the basement floor. Its path beyond this point is unclear, but the building is known to be tied into the public sewer system.

Recommendations

- *Long-Term* - Replace cast iron sewer line in the house as part of a comprehensive renovation of the building and updating of the building mechanical systems.

BATHROOMS

The three bathrooms appear to date to the installation of widespread plumbing in the house, c.1930. All are located on the second floor (Figure 123). Two are full bathrooms, each with a built-in enameled cast-iron bathtub, toilet, and sink. The third, located between Rooms 208 and 210, contains only a toilet and sink. With the exception of replacement toilets and isolated pipe repairs, the tubs, sinks, and associated plumbing remain largely original, dating to the first half of the twentieth century. Most of the vintage plumbing consists of brass pipes with threaded connections.

While the toilets and sinks remained in use during Mass Humanities' occupancy, the bathtubs appear to have seen little, if any, use in recent decades. When plumbing systems are unused for extended periods,

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 121. Representative example of the metal flange for the flue closures found at the fireplace openings. The profile of the stain on the hearth together with the ghosts on the jambs of the fireplace suggest a stove of some sorts may have once been located here. The stain on the hearth should be gently cleaned to remove surface soiling.



Figure 122. Attic, northeast room. A portion of the soil pipe is damaged and missing where it passes through the roof (white arrow). Not visible, but in this location, a portion of brickwork has deteriorated, creating a hole in the chimney (failures are in the direction of the red arrows). Daylight is visible in the hole, along with additional rotted brick dividing the flues.

CONDITIONS ASSESSMENT



Figure 123. Room 206, bathroom. Representative example of early fixtures and plumbing remaining in the bathrooms. Water to the plumbing fixtures still remains active and the toilets and sinks are in use.



Figure 124. The sink in Room 206 is cracked. The crack has been repaired, but a small leak remains. A waste bin has been placed under the sink to capture any water dripping from the crack.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

their components often deteriorate: pipes may rust or corrode, gaskets can dry out, and fixtures or valves may cease to function properly. To minimize the risk of leaks, plumbing to the bathtubs should be disconnected.

The only active leak observed was from the cracked sink in room 206, where a waste bin has been placed beneath it to collect water dripping from the crack (Figure 124).

Given the age and condition of the bathrooms and their location on the second floor, removal of the existing fixtures should be considered as part of a larger renovation program. Installing a modern, universally accessible bathroom on the first floor would improve accessibility, accommodate expanded use of the building, incorporate water-saving fixtures, and reduce the risk of plumbing failures on the second floor causing damage to the spaces below.

Recommendations

- *Necessary* - Disconnect plumbing lines to bathtubs at the lowest possible location in the system.
- *Necessary* - Replace broken sink in room 206.
- *Near-Term* - Remove second floor bathrooms as part of a comprehensive renovation of the building and updating of the building mechanical systems.

HEATING

Central heat was first installed in the Shepherd house in 1888. A list of improvements made to Shepherd house complied from bills in building files held by Historic Northampton note in 1888, "*Installed a triple draft horizontal steel steam boiler. The work was done by David F. Coghlan of Holyoke – price \$219.00*"¹¹¹ This would suggest that portions of the existing heating system may date to this initial installation.

The Shepherd House is currently heated by a steam system powered by an oil-fired, Smith cast-iron boiler located in the cellar (Figure 125). Heat is provided

only to the first and second floors; steam lines were never extended to the attic rooms. Most spaces on these floors are heated by cast-iron radiators located within the rooms (Figure 126), with the exception of the southwest parlor. This room is warmed by a gravity hot-air system that delivers heat through a floor register. A radiator box mounted to the floor joists in the cellar below draws air through a return vent in the floor along the south wall, warms it, and allows it to rise naturally through the west register into the room (Figure 127). This arrangement eliminates the need for radiators in the space, preserving usable floor area. Domestic hot water is provided by a hot water hand connection on the boiler.

The boiler has been in service for 22 years. Maintenance records show that the boiler was installed in January 2003 and has been maintained on a regular basis. The typical service life for a residential boiler is generally considered to be 20 years, placing the unit near the end of its expected service life.

The exhaust to the boiler is tied into the west chimney through a Transite flue pipe that runs from the cellar, up through the closet on the west side of the chimney where it is tied into the chimney.

A 275 gallon single wall fuel tank serves the boiler. The tank is not double wall/UL fire rated. In the event of rupture, there is no secondary barrier to contain fuel oil from leaking out.

A pair of soft copper fuel lines no longer in use remain fastened to the floor joists in the vicinity of the boiler (Figure 128). These lines run through the opening in the north wall of the foundation adjacent to the lean-to, where they continue underground in a westerly direction. They most likely served an underground fuel tank located somewhere to the northwest of the house. It is not known if this tank still exists or has been removed in the past.

The heating system is mostly a one pipe system, except for a two-pipe system used in the southwest parlor where the radiator box is used. The piping is

111. *Changes made by Thomas Monroe Shepherd on the Shepherd House (Taken from bills incurred).* Compiled by Mary Cressotti, 1980. Shepherd House Maintenance Repairs 1920s – 1980s folder. Shepherd House files, Historic Northampton Institutional Archives, Damon House Office, Historic Northampton.

CONDITIONS ASSESSMENT



Figure 125. Cellar. The boiler and related components of the heating system are located in the southwest portion of the cellar. The fuel oil tank is visible behind the partition to the left of the image.



Figure 126. Some of the earliest steam radiators in the house are believed to be these column style cast iron radiators. The decorative casting that forms the top of the radiator simply sits on the columns. If this was removed, you would see that each column shaft is independent of the other. Each column screws into the base of the radiator and is closed at its top.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 127. Cellar, west elevation. A ceiling mounted radiator box provides heat to Room 109. The box contains a radiator that warms air fed to it through the large duct entering from below. The duct is attached to the return air floor register on the south end of the room. This setup eliminates freestanding radiators within the room that take up floor space.



Figure 128. Cellar, west end above boiler. The red circles indicate the cut off ends of fuel lines from a previous fuel oil tank. The lines run to under the lean-to and exit the building underground to the west. These have every indication of serving a buried fuel oil tank. It is unclear if the tank has been removed or if it still remains buried under the yard or drive.

CONDITIONS ASSESSMENT

cast iron/black pipe, nearly all of which dates to the introduction of steam heat in the house at around the turn of the twentieth century.

The heating system is controlled by a modern programmable thermostat located in the first-floor passage. The house is one zone, with the thermostat controlling heat for the entire house. Adjustable steam vents were observed on a few radiators throughout the house allowing for some control of individual radiators' heat. The age and effectiveness of the adjustable vents is not known.

Two, stand alone dehumidifiers are present in the basement. Only one of these was active at the time of the survey. As the cellar is unimproved, it is assumed that it experiences the typical seasonal swings in temperature and humidity as is common for the region, resulting in periods of damp conditions during spring runoff and summer rains.

The building does not have central air conditioning. At the time of the survey, one window mounted air conditioning unit was installed in the southwest chamber office. The window sill at this location is weathered and checked and has lost much of its paint, conditions that may be related to the seasonal removal of the unit and its operation in the opening.

Recommendations

- *Near-Term* - The existing heating system is adequate until a future reuse plan can be developed and implemented. The existing moratorium on installation of new natural gas services prevents the conversion from fuel oil to natural gas.
- *Near-Term* - The type and design of a new heating and cooling system will depend on the ultimate use of the house and spaces within it. Where use as office and/or administrative spaces may utilize a conventional HVAC system, a mechanical system that allows for greater control of temperature and humidity may be desirable in the event collections and museum objects will be stored and/or exhibited in the building.

ELECTRICAL

The electrical system in the house is a mix of vintages with parts ranging from just a few years old and dating back to the early decades of the twentieth century.

The house is served by a 200 amp/1-phase distribution panelboard that serves three subpanels, two 100 amp panels and one 40 amp panel. All of the panels are fairly modern and appear to be in good condition with no visible issues.

Modern branch circuits appear to have been installed c. 2007 when improvements were made to accommodate Mass Humanities offices. All of these branch circuits are run using non-metallic sheathed cable/Romex. The Romex runs from the cellar up through the walls and ceilings where it is largely surface mounted in wire mold where it connects to receptacles, switch boxes and light fixtures. The Romex appears to be in good condition and does not show any obvious issues.

Notes in Historic Northampton's archives for the Shepherd house indicate the house was wired for electricity in 1916 with a lengthy, multipage receipt for extensive electrical work done in 1928 and another mention of work performed in 1949/50.¹¹² The earliest portions of the electrical system include BX (flexible metal cable) and cloth covered wiring run in conduit of the same vintage (Figure 129). The conduit exists in the cellar. Wiring of this vintage was observed running up into the walls of the building to outlets, ceiling boxes and elsewhere. Early outlets are a mix of grounded and ungrounded receptacles (Figure 130 and Figure 131).

All of the wiring and outlets of this vintage tested live and are still active. These should not be used and all of the wiring and components of this type and age should be disconnected and removed from the building.

The covers of two ceiling boxes where fixtures were once located were removed to inspect conditions within the boxes. The boxes contained old, cloth

112. Info gathered from Historic Northampton "Annual Reports" Maintenance. Typed document marked 10/31/90 TFK. Typed receipt from Parsons Electric Shop to Mrs. Thomas Shepherd, dated June 30, 1928, Shepherd House Maintenance Repairs 1920s – 1980s folder. Shepherd House files, Historic Northampton Institutional Archives, Damon House Office, Historic Northampton.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

insulated wiring which tested live. One ceiling box contained dead ended wires that were taped off but did not have wire nuts. This wiring tested live.

The historic light fixture in the southeast chamber tested live even with the fixture switched off (Figure 132). All old light fixtures should be rewired if they are to be continued to be used in the future.

A live transformer is mounted to the ceiling of the northwest attic room. Its use and purpose is not known.

Recommendations

- *Urgent* - Disconnect/de-energize historic light fixtures and receptacles.
- *Urgent* - Disconnect and remove vintage BX wiring.
- *Necessary* - Rewiring of building. Rewiring of the entire house should be done as part of a comprehensive renovation of the building and updating of the building mechanical systems. Changes in the use and occupancy classification will mandate the type of installation required. The type and design of the system will depend on the future use of the house and building/mechanical code requirements.
- *Necessary* - Rewire historic light fixtures that will be reused.

SMOKE AND HEAT DETECTORS

One hard wired smoke detector is mounted on the ceiling of the second-floor passage. This detector is no

longer tied into a dialer and its current operational status is unknown. Old, battery-operated standalone smoke detectors are used in random locations throughout the house. These units are not tied into a dialer.

A heat detector is located in the staff kitchen. It is not known if this detector is still active.

Recommendations

- *Near-Term* - Install a smoke and heat detection system throughout the entire house as part of a comprehensive renovation of the building and updating of the building mechanical systems.
- *Near-Term* - The type and design of a new fire detection system will depend on the ultimate use and purpose of the house and spaces within it. Where use as office and/or administrative space would allow conventional hardwired smoke/heat detectors, installation of a more sensitive air sampling system may be desirable if collections and museum objects will be stored and/or exhibited in the building.

SECURITY

The building does not currently have an active security system. The components of an old security system remain scattered throughout the house but are no longer active/operable.

Recommendations

- *Near-Term* - Install an integrated security system throughout the house as part of a comprehensive renovation of the building.

CONDITIONS ASSESSMENT



Figure 129. Much of the early 20th century electrical service remains in place and active. In the cellar, this takes the form of cloth covered wiring run in conduit and BX (flexible metal cable) run up into the wall cavities. This wiring likely dates to the second quarter of the twentieth century when the house was wired for electricity.



Figure 130. Early electrical outlets remain throughout the house, all of which, when tested were live and still providing power.



Figure 131. These early electrical outlets are not grounded and should no longer be used. In many cases, modern, surface mounted outlets have been installed adjacent to these.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT



Figure 132. Room 202. This fixture showed power running to it with the light switch turned off when the wires and socket were probed with a voltage tester. All historic fixtures intended to be reused in the house must be inspected, updated and rewired to modern standards.

RE-USE PLANS

Shepherd House Reuse Plans

With the departure of Mass Humanities, Shepherd House is now largely underutilized aside from a few occupied offices. This condition is partly intentional, as Historic Northampton has taken the opportunity to study and assess the building, but it also reflects the fact that Shepherd House's role within the larger campus—comprising Damon House, Parsons House, Shepherd House, the barn, and the connecting landscape—has not yet been fully defined. While the building could accommodate various functions at present, these options may not represent its most effective long-term purpose in relation to Historic Northampton's mission.

Ideally, the reuse or repurposing of Shepherd House should be considered within a more comprehensive framework, such as a master plan for the entire site. Such a plan would examine the buildings and landscape together, not only in terms of their current uses but also their potential to support one another, to be utilized to their fullest capacity, and to collectively advance the mission of Historic Northampton. Each of the houses possesses inherent qualities that distinguish it from the others; however, these qualities cannot be fully realized under current conditions. The limited available space across the museum, combined with substantial collections storage needs and the demand for office and administrative areas, has required each house to serve short-term goals rather than long-term vision.

In the absence of this broader planning effort, the following reuse concepts for Shepherd House have been developed. They are intended to suggest ways in which the building might be adapted to meet present needs, updating systems and functions in a manner that minimizes impacts to its historic character and appearance and allows for future reuse options in the event broader planning processes identify alternative uses.

Scheme 1

Scheme 1 proposes reusing Shepherd house as administrative space for Historic Northampton, housing offices, public meeting and flexible workspace within the building. This scheme grows out of the idea that Damon house has greater potential for public use and

visitors' experience than currently utilized. Of Historic Northampton's three houses, Shepherd House, with improvements, is suited for offices and administrative space, offering a practical layout, adaptable rooms, and capacity for discreet modernization without compromising its historic character.

The plan of Shepherd House lends itself to individual offices that provide privacy while maintaining a sense of connection among staff. Under this plan, offices and storage presently housed in Damon House would be relocated to Shepherd House, thereby making additional space available for exhibition and interpretive functions at Damon.

Scheme 1 includes six offices, one of which is universally accessible, a public meeting room, a flexible workspace for interns or volunteers, two restrooms (one universally accessible) and storage spaces for materials and office supplies. The rear entrance to the house would be made universally accessible along with center hall and rooms on the east side of the first floor (101, 102, 103, 104, 109).

The ground floor contains a mix of administrative and public space, allowing staff to have a presence on the ground floor of the house, but also offering the ability to host small lectures and talks in the public meeting space (102). In the event meetings occur after business hours, rooms west of the stair hall (100 and 105) along with the accessible office (103) can be closed to the public leaving the public meeting space, restroom and hall open and useable.

The second floor offers greater privacy than the first floor, as well as larger rooms suitable for offices. The existing bathroom in Room 206 will be retained and renovated, while the small room at the front of the house is designated for storage and related uses.

Scheme 2

Scheme 2 has been developed in response to Historic Northampton's interest in hosting scholars in residence and providing them with combined living and working space. In this scenario, plans for Shepherd house have been developed that provide two suites in addition to a universally accessible office and public meeting space on the ground floor. The second floor

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

is divided into two living suites, each consisting of two rooms, closets and a bathroom. The small room at the front of the hall offers shared storage space for the tenants.

The ground floor is organized to balance private space for tenants with public space available to Historic Northampton for programming or activities that support the tenants' goals. Rooms west of the stair hall serve as shared spaces for the tenants, consisting of a kitchen and dining room to the rear of the house and a common area (100) in the front of the house. The

north entry, located within the stair hall, will be made universally accessible, providing public access to the hall, a public meeting room, and a newly constructed accessible restroom. Room 103 is planned as a leasable office, though its configuration allows for a variety of potential uses. As in Scheme 1, spaces west of the hall may be secured from public access, allowing the meeting room, restroom, and hall to remain open and functional for public use.

RE-USE PLANS

SCHEME 1 - ADMINISTRATIVE OFFICES WITH PUBLIC SPACE



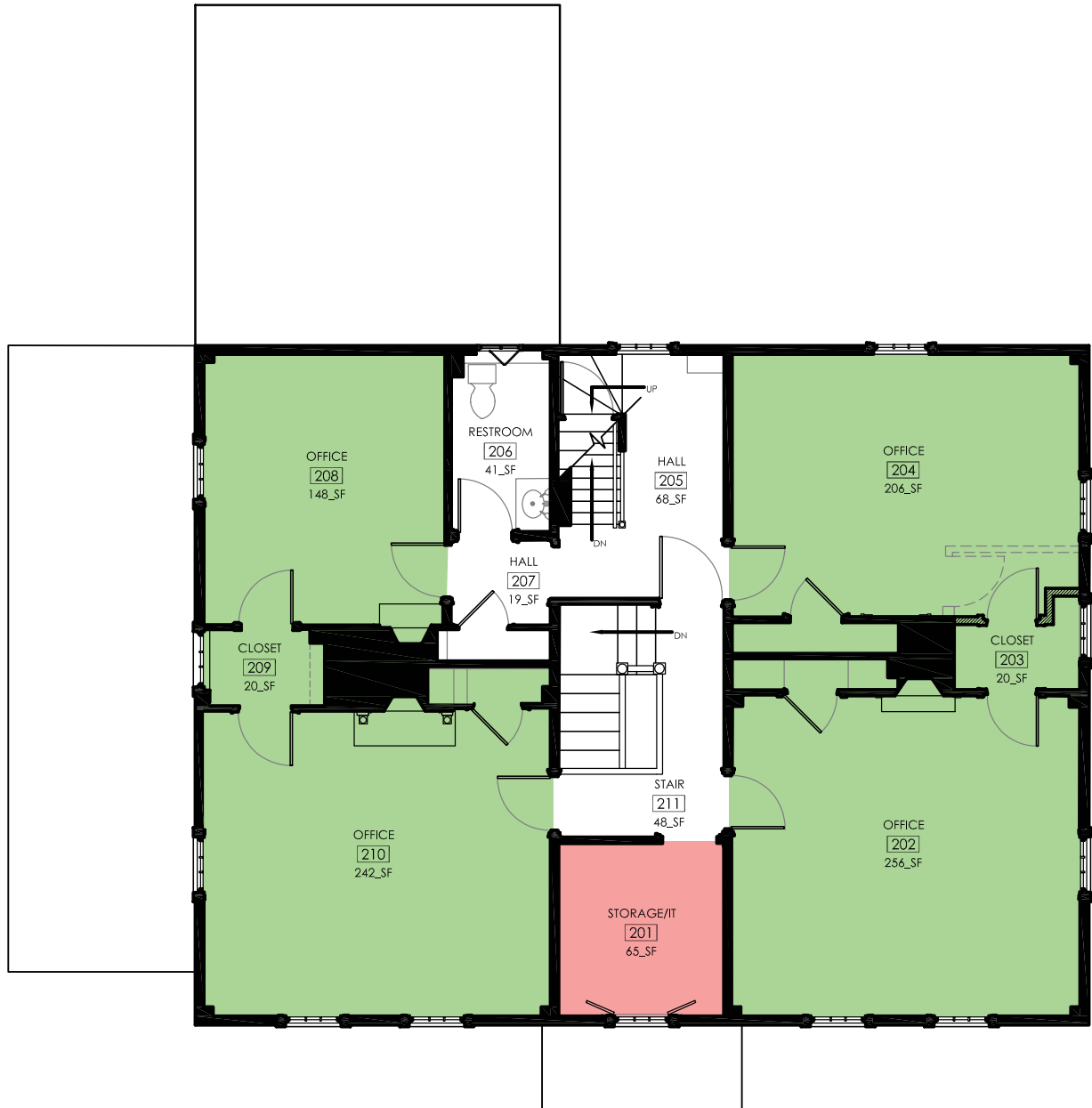
FIRST FLOOR

KEY:

PUBLIC SPACE	
OFFICE SPACE (8)	
FLEXIBLE WORKSPACE	
STORAGE	

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

SCHEME 1 - ADMINISTRATIVE OFFICES WITH PUBLIC SPACE



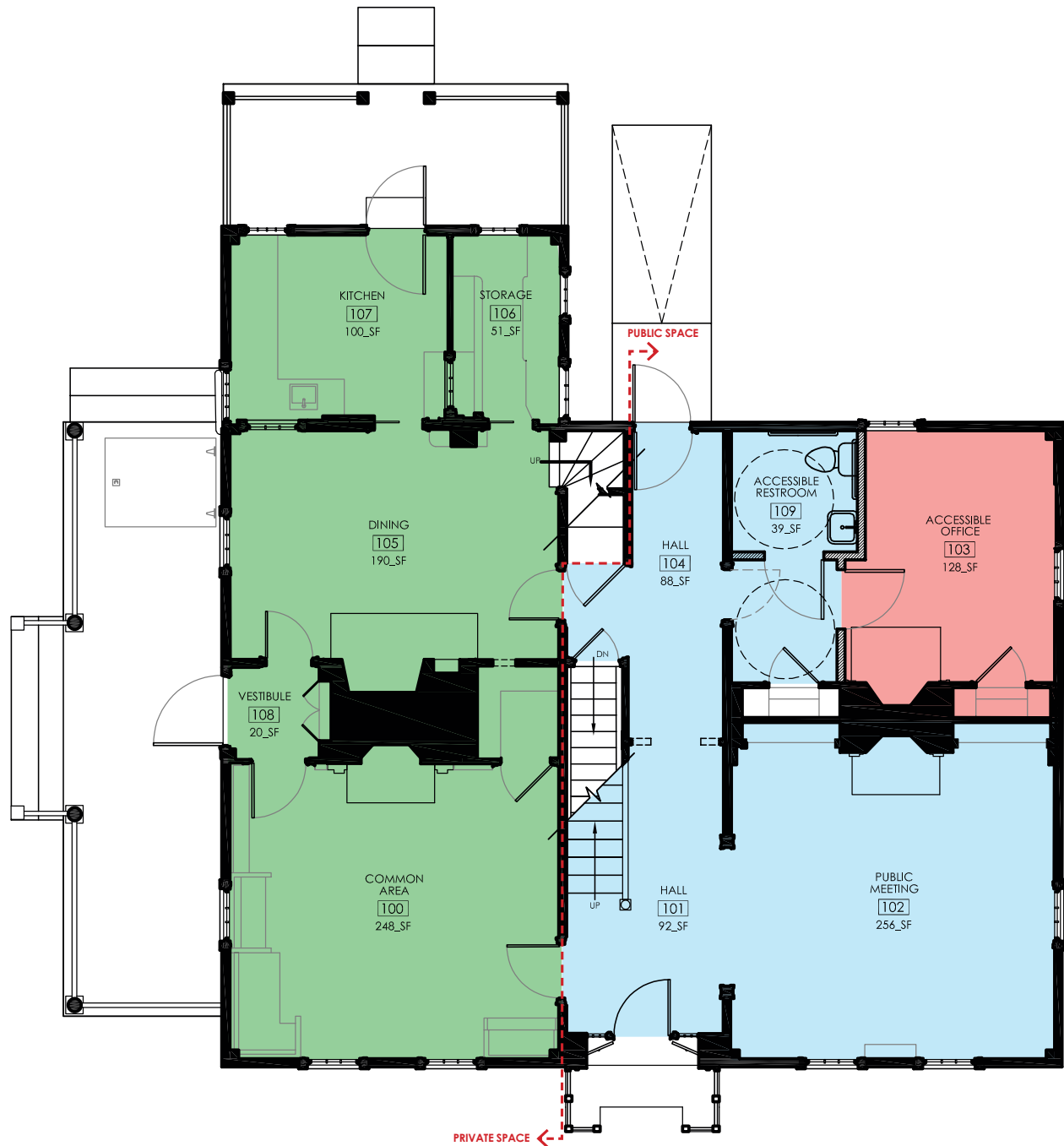
SECOND FLOOR

KEY:

- PUBLIC SPACE
- OFFICE SPACE (8)
- FLEXIBLE WORKSPACE
- STORAGE

RE-USE PLANS

SCHEME 2 - SCHOLAR IN RESIDENCE SUITES WITH PUBLIC SPACE



FIRST FLOOR

KEY:

- PUBLIC SPACE
- OFFICE SPACE (8)
- FLEXIBLE WORKSPACE
- STORAGE

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

SCHEME 2 - SCHOLAR IN RESIDENCE SUITES WITH PUBLIC SPACE



SECOND FLOOR

KEY:	
PUBLIC SPACE	
OFFICE SPACE (8)	
FLEXIBLE WORKSPACE	
STORAGE	

APPENDIX

Deed, Parsons to Russell, June 1st, 1796

SUMMARY: Nathaniel Parsons (yeoman) sells the land to Seth Russell (cordwainer) for \$300, minus a barn, which Parsons keeps. Dimensions/boundaries outlined. Members of the Parsons family own adjacent land. Mrs. Parsons releases her dower right to the property.

To all people to whom these presents shall come: GREETING.

KNOW YE THAT I Nathaniel Parsons of Northampton in the County of Hampshire Yeoman ~

For and in consideration of the Sum of three Hundred Dollars current Money of the Commonwealth aforesaid, to me in Hand, paid before the ensealing hereof, by Seth Russel of Northampton aforesaid Cordwainer ~

the receipt whereof I do hereby acknowledge and myself fully satisfied, contented, and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed by these Presents, do freely, clearly and absolutely give, grant, bargain, sell, alien, release, convey and confirm, unto him the said Seth Russell his Heirs and Assigns forever

A Piece of Land in Northampton aforesaid being part of the Homelot which I live upon to wit the Northeasterly part bounded Northeasterly on the Homelot of Mr. Luke Lyman Southeasterly upon the Town Street called the Plain and extending upon the Street from the Corner of said Lyman's Homelot five Rods & ten Feet Northwest-erly on Isaac Parsons Homelot where it is also five Rods and Ten Feet in Width Southwesterly in the remainder of my Homelot so that the said Piece of Land is five Rods & ten feet in Width & about twelve Rods in length excepting the Barn standing in said Land which the said Nathaniel reserves out of the conveyance

TO HAVE AND TO HOLD the before granted Premises, with the Appurtenances and Privileges thereto belonging, to him the said Seth Russell his Heirs and assigns: To him and their own proper Use, Benefit and Behoof forevermore, And I the said Nathaniel for myself my Heirs, Executors and Administrators, do Covenant, Promise and Grant unto and with the said Seth Russell his Heirs, and Assigns forever, That before and until the ensealing hereof, I am the true, sole, proper, and lawful Owner and Possessor of the before-granted Premises, with the appurtenances. And have in myself good Right, full Power and lawful Authority to give, grant, bargain, sell, alien, release, convey and confirm, the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted and discharged of and from all former and other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Intails, Joyntures, Dowries, Thirds, Executions, and Incumbrances whatsoever.

AND FURTHERMORE, I the said Nathaniel for myself my Heirs, Executors and Administrators, do hereby Covenant, Promise and Engage the before-granted Premises, with the appurtenances unto him the said Seth his Heirs, and Assigns forever to Warrant, Secure and defend against the lawful Claims and Demands of any Person or Persons whatsoever. In Witness whereof I have hereunto set my Hand and Seal, this first Day of June in the Year of our Lord, one thousand seven Hundred and ninety Six ~

Signed, sealed, and delivered, in presence of

Clarissa Strong } Nathaniel Parsons

Caleb Strong }

Hampshire | July 2d 1796 personally appeared Mr. Nathaniel Parsons & acknowledged this Instrument to be his free Act & Deed ~

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

before Samuel Hinckley Just Peace

Know all Men by these Presents that I Parsons Wife of the Granter within named for & in Consideration of the sum of twenty Dollars paid me by the Grantee within named before the ensealing hereof have and do hereby devise release and Quit claim to the said Grantee his Heirs and Assigns forever all the Right and Title to Dower in the within described Land which by Law I may hereafter have therein ~ Witness my hand & seal this second Day of July 1796 Signed Sealed and delivered in presence of

Hampshire | Northampton July 2d 1796 Ten min past seven o'Clock PM the foregoing is a true Copy of the Original Received Registered & Examined pr Levi Lyman Reg.

APPENDIX

Mortgage, Russell to Storrs, October 20th, 1798

SUMMARY: Seth Russell (cordwainer) mortgages land to Nathan Storrs (clock/watchmaker) for one year, \$200 plus interest. Russell has built a dwelling house on the land.

To all People to whom these presents shall come: GREETING.

KNOW YE THAT I Seth Russell of Northampton in the County of Hampshire Cordwainer ~

For and in consideration of the Sum of Two hundred Dollars current Money of the Commonwealth aforesaid, to me in Hand, paid before the ensealing hereof, by Nathan Storrs of Northampton aforesaid Clock & Watch Maker

the receipt whereof I do hereby acknowledge and myself fully satisfied, contended, and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed by these Presents, do freely, clearly and absolutely give, grant, bargain, sell, aliene, release, convey and confirm, unto him the said Nathan Storrs his Heirs and Assigns forever,

A certain Piece of Land lying in Northampton aforesaid being the House Lot which I lastly purchased of Mr. Nathaniel Parsons and on which I have built a dwelling House bounded as follows to wit Northeasterly on Land of Luke Lyman Northwesterly on Josiah Parsons Land Southwesterly on Nathaniel Parsons Land and Southeasterly on the High way containing half an acre be the same more or less ~

TO HAVE AND TO HOLD the before granted Premises, with the Appurtenances and Privileges thereto belonging, to him the said Nathan Storrs his heirs and assigns: To his and their own proper Use, Benefit and Behoof forevermore, and I the said Seth Russell for myself my Heirs, Executors and Administrators, do Covenant, Promise and Grant unto and with the said Nathan Storrs his Heirs, and Assigns forever. That before and until the ensealing hereof I am the true, sole, proper, and lawful Owner and Possessor of the before-granted Premises, with the Appurtenances. And have in myself good Right, full Power, and lawful Authority to give, grant, bargain, sell, aliene, release, convey and confirm, the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted and discharged of and from all former and other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Intails, Joyntures, Dowries, Thirds, Executions and Incumbrances whatsoever.

AND FURTHERMORE, I the said Seth Russell for myself my Heirs, Executors and Administrators, do hereby Covenant, Promise, and Engage the before-granted Premises, with the Appurtenances, unto him the said Nathan Storrs his Heirs, and Assigns forever to Warrant, Secure and Defend against the lawful Claims and Demands of any person or persons whatsoever. In Witness whereof I have hereunto set my Hand and Seal, this twentieth day of October in the Year of our Lord, one thousand seven Hundred and ninety eight

Signed, sealed, and delivered, in presence of

Provided Nonetheless and it is the true Intent & meaning of the Grantor and Grantee in the Premises and the same is on this Condition that if the said Seth Russell shall well and truly pay or Cause to be paid to the said Nathan Storrs his Executors or administrators the Contents of a Certain note from the said Russell to the said Storrs of w.in date herewith for the sum of Two hundred Dollars payable in One Year from the date with Interest within the Time limited by said note for the Payment thereof Then the Foregoing Deed is to be void otherwise to remain in full Force power and Virtue

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Signed Sealed and delivered in presence of

Nath. Fowle Junr. } Seth Russell & seal

S Stoddard Junr. }

Hampshire | October 29th 1798 personally appeared Mr. Seth Russell and acknowledged the Foregoing to be his free Act & Deed ~

before Levi Lyman Justice Peace

Hampshire | Northampton October 29th 1798 The Foregoing is a true Copy of the Original Recd. Registered & Examined by

Levi Lyman Regr.

APPENDIX

Deed, Russell to Storrs, July 17th, 1799

SUMMARY: Seth Russell sells land and buildings to Nathan Storrs for \$400.

To all people to whom these presents shall come: Greeting.

KNOW YE THAT I Seth Russell of Northampton in the County of Hampshire and Commonwealth of Massachusetts

For and in consideration of the Sum of Four hundred Dollars current Money of the Commonwealth aforesaid, to me in hand, paid before the ensealing hereof, by Nathan Storrs of said Northampton the receipt whereof I do hereby acknowledge and am fully satisfied, contented, and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed and by these Presents, do freely, clearly and absolutely give, grant, bargain, sell, aliene, release, convey and confirm, unto him the said Nathan his Heirs and Assigns forever,

A certain House lot in said Northampton together with the Buildings thereon standing containing One half Acre bounded South on the Highway East on Luke Lymans Land North on Josiah Parsons Land and West on Nathaniel Parsons Land being the Homelot where I now live

TO HAVE AND TO HOLD the before granted Premises, with the Appurtenances and Privileges thereto belonging, to him the said Nathan his Heirs and Assigns: To his and their own proper Use, Benefit and Behoof forevermore, And I the said Seth for myself my Heirs, Executors and Administrators, do Covenant, Promise and Grant unto and with the said Nathan and his Heirs, and Assigns forever. That before and until the ensealing hereof I am the true, sole, proper and lawful Owner and Possessor of the before-granted Premises, with the Appurtenances. And have in myself good Right, full Power, and lawful Authority to give, grant, bargain, sell aliene, release, convey and confirm, the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted and discharged of and from all former and other Gifts, Grants, Bargains, Sales, Leases, Mortgages, Wills, Intails, Joyntures, Dowries, Thirds, Executions and Incumbrances whatsoever.

AND FURTHERMORE, I the said Seth for myself my Heirs, Executors and Administrators, do hereby Covenant, Promise, and Engage the before-granted Premises, with the Appurtenances, unto him the said Nathan his Heirs, and Assigns forever to Warrant [sic], Secure and defend against the lawful Claims and Demands of any person or persons whatsoever. In Witness whereof I have hereunto set my Hand and Seal, this seventeenth day of July in the Year of our Lord, one Thousand Seven hundred & Ninety Nine

Signed Sealed and delivered
in presence of

Jon. [E] Porter
Delia Porter

Seth Russell & Seal

Hampshire | July 17th 1799 This day the within named Seth Russell acknowledged the within as his Deed

Before me Jon [E] Porter Jus Peace

Hampshire | Northampton July 19th 1799 The Foregoing is a true Copy of the Original Recd. Registered & Examined by

Levi Lyman Regr.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Deed, Storrs to Chapman, April 29th, 1802

SUMMARY: Nathan Storrs (clockmaker) sells the land and buildings to Charles Chapman (gentleman) for \$900. Seth Russell lives on the homestead. Sally (wife of Nathan) releases her dower right to the property.

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING.

KNOW YE, THAT I Nathan Storrs of Northampton in the County of Hampshire & Commonwealth of Massachusetts Clockmaker

For and in consideration of the sum of Nine hundred dollars current money of the commonwealth aforesaid, to me in hand paid, before the ensealing hereof, by Charles Chapman of Northampton aforesaid Gentleman the receipt whereof I do hereby acknowledge and am fully satisfied, contented, and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these Presents, do freely, clearly, and absolutely give, grant, bargain, sell, alien, release, convey and confirm, unto him the said Charles his heirs and assigns, forever,

A certain House Lot in Northampton aforesaid together with the buildings thereon standing containing one half acre be the same more or less bounded South on the Highway East on Luke Lymans Land North on Josiah Parsons Land and West on Nathaniel Parsons Land the same being the Homestead which I lately purchased of Seth Russell and where the said Russell now lives

TO HAVE AND TO HOLD the before granted Premises, with the appurtenances and privileges thereto belonging, to him the said Charles To his and their own proper use, benefit and behoof, forevermore. And I the said Nathan for myself my heirs, executors, and administrators, do covenant, promise, and grant unto and with the said Charles his heirs, and assigns, forever: That before and until the ensealing hereof, I am the true, sole, proper and lawful owner and possessor of the before granted Premises, with the appurtenances. And have in myself good right, full power, and lawful authority, to give, grant, bargain, sell, alien, release, convey and confirm the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted, and discharged, of and from all former and other gifts, grants, bargains, sales, leases, mortgages, wills, intails, jointures, dowries, thirds, executions, and incumbrances, whatsoever.

AND FURTHERMORE, I the said Nathan for myself my heirs, executors, and administrators, do hereby covenant, promise, and engage, the before-granted Premises, with the appurtenances, unto him the said Charles his heirs and assigns, forever to warrant, secure, and defend, against the lawful claims and demands of any person or persons whatsoever.

IN Witness whereof I have hereunto set my hand and seal this twenty ninth day of April in the year of our Lord, one thousand eight hundred and two and I Sally wife of said Nathan do hereby release all my Right of Dower in and to the Premises.

Signed, sealed, and delivered, in presence of

Seth Russell } Nathan Storrs & Seal

Levi Lyman }

Hampshire | April 29 1802 There personally appeared Mr. Nathan Storrs and acknowledged the within instrument to be his Deed ~

APPENDIX

before Levi Lyman Justice Peace

Hampshire | Northampton July 6th 1810 The foregoing is a true Copy of the Original recd. Registered & Examined by Levi Lyman Regr.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Deed, tavern stand, Chapman to Pomeroy, July 6th, 1810

SUMMARY: Charles Chapman (gentleman) sells land to Asahel Pomeroy (esquire) for \$11,000. Sale includes the old tavern stand, a house, horse barns, and other outbuildings, as well as use of the well near Chapman's old barn, and the use of surplus water from an aqueduct. Dimensions listed. James Beall's Brick Store mentioned. Hannah Pomeroy (wife of Asahel) releases her dower right to the property.

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING.

KNOW YE, THAT I Asahel Pomeroy of Northampton in the County of Hampshire & Commonwealth of Massachusetts Esquire For and in consideration of the sum of Eleven Thousand Dollars current money of the commonwealth aforesaid, to me in hand paid, before the ensembling hereof, by Charles Chapman of Northampton aforesaid Gentleman the receipt whereof I do hereby acknowledge and am fully satisfied, contented, and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these Presents, do freely, clearly, and absolutely, give, grant, bargain, sell, alien, release, convey and confirm, unto him the said Charles Chapman his heirs and assigns, forever, a certain Tract or Parcel of Land situated in Northampton aforesaid containing One Acre being the old Tavern stand & including therein the House Horse Barns and all the other out Buildings included within the following Bounds to wit beginning at the Easterly Corner of James Bealls Brick Store on the Highway and thence running on said Highway North forty three degrees East One hundred and twenty eight feet Thence North sixty one Degrees West three rods and six Links Thence North forty eight Degrees West four rods and nine Links Thence South forty two & an half Degrees West one rod and ten Links Thence North Sixty Degrees West thirteen rods Thence South thirty Degrees West eight rods and three Links Thence South Sixty one Degrees East nine rods Thence South 55 Degrees East seven rods & two Links to the Southwesterly Corner of said Bealls Store Thence at right angles North East 25 feet Thence Southeast on said Store forty five feet to the place of beginning, together with privilege of using the well of water near my old Barn so long as said Well shall continue and reserving to myself the use of the surplus Water of the aqueduct when there shall be more than is wanted for the Accommodation of the premises ~

TO HAVE AND TO HOLD the before granted Premises, with the appurtenances and privileges thereto belonging, to him the said Charles Chapman his heirs and assigns: To his and their own proper use, benefit and behoof, forevermore. And I the said Asahel Pomeroy for myself my heirs, executors, and administrators, do covenant, promise, and grant unto and with the said Charles Chapman and his heirs, and assigns, forever: That before and until the ensembling hereof, I am the true, sole, proper, and lawful owner and possessor of the before granted Premises, with the appurtenances. And have in myself good right, full power, and lawful authority, to give, grant, bargain, sell, alien, release, convey and confirm the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted and discharged, of and from all former and other gifts, grants, bargains, sales, leases, mortgages, wills, intails, jointures, dowries, thirds, executions, and incumbrances, whatsoever.

AND FURTHERMORE, I the said Asahel Pomeroy for myself my heirs, executors, and administrators, do hereby covenant, promise, and engage, the before granted Premises, with the appurtenances, unto him the said Charles Chapman his heirs and assigns, forever to warrant, secure, and defend, against the lawful claims and demands of any person or persons whatsoever. IN Witness whereof I have hereunto set my hand and seal this Sixth day of July in the year of our Lord, one thousand eight hundred and ten ~ and I Hannah Pomeroy wife of the said Asahel in token of my consent hereto and the relinquishment of my right of Dower in the Premises have hereunto set my Hand & Seal

Signed, sealed, and delivered, in presence of

D. S Whitney } Asahel Pomeroy & Seal

APPENDIX

S. Stoddard Junr. } Hannah Pomeroy & Seal

Hampshire | Northampton July 7 1810 There personally appeared Asahel Pomeroy Esq and Mrs. Hannah Pomeroy his Wife & severally acknowledged the within Instrument by them subscribed to be their free Act and Deed

before Solomon Stoddard Jr. Justice of the Peace

Hampshire | Northampton August 8 1810 The foregoing is a true Copy of the Original Recd. Registered Examined by Levi Lyman [Secy]

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Deed, Chapman to Pomeroy, July 6th, 1810

SUMMARY: Charles Chapman (gentleman) sells the property to Asahel Pomeroy (esquire) for \$3,000. Chapman is living in the house he bought from Storrs in 1802. Mary Chapman (wife of Charles) releases her dower rights.

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING.

KNOW YE, THAT I Charles Chapman of Northampton in the County of Hampshire & Commonwealth of Massachusetts Gentleman

For and in consideration of the sum of Three thousand dollars current money of the commonwealth aforesaid, to me in hand paid, before the ensealing hereof, by Asahel Pomeroy of Northampton aforesaid Esquire the receipt whereof I do hereby acknowledge and am fully satisfied, contented, and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these Presents, do freely, clearly, and absolutely, give, grant, bargain, sell, alien, release, convey and confirm, unto him the said Asahel Pomeroy his heirs and assigns, forever,

A certain Homestead situate in Northampton aforesaid together with all the Buildings thereon standing containing one half Acre of Land be the area more or less bounded Southerly on the Highway Easterly on Luke Lyman's Land Northerly on Josiah Parsons Land and Westerly on the Homestead formerly owned by Nathaniel Parsons and now in the occupation of [David] Wright Esq. being the Homestead which Nathan Storrs conveyed to me by his Deed dated April 29th 1802 & the same whereon I now dwell ~

TO HAVE AND TO HOLD the before granted Premises, with the appurtenances and privileges thereto belonging, to him the said Asahel Pomeroy his heirs and assigns: To his and their own proper use, benefit and behoof, forevermore. And I the said Charles Chapman for myself my heirs, executors, and administrators, do covenant, promise, and grant unto and with the said Asahel Pomeroy his heirs, and assigns, forever: That before and until the ensealing hereof, I am the true, sole, proper and lawful owner and possessor of the before granted Premises, with the appurtenances. And have in myself good right, full power, and lawful authority, to give, grant, bargain, sell, alien, release, convey and confirm the same as aforesaid; and that free and clear, and freely and clearly executed, acquitted and discharged, of and from all former and other gifts, grants, bargains, sales, leases, mortgages, wills, intails, jointures, dowries, thirds, executions, and incumbrances, whatsoever.

AND FURTHERMORE, I the said Charles Chapman for myself my heirs, executors, and administrators, do hereby covenant, promise, and engage, the before granted Premises, with the appurtenances, unto him the said Asahel Pomeroy his heirs and assigns, forever to warrant, secure, and defend, against the lawful claims and demands of any person or persons whatsoever.

IN Witness whereof I have hereunto set my hand and seal this Sixth day of July in the year of our Lord, one thousand eight hundred and ten and I Mary Chapman Wife of the sd Charles in consideration of one dollar do hereby release my right of Dower in the Premises

S Stoddard Junr. } Charles Chapman & Seal

J C Bates } Mary Chapman & Seal

Hampshire | July 7th 1810 Then personally appeared Major Charles Chapman and Mary his Wife and acknowledged the within Instrument by them inscribed to be his free Act & Deed

APPENDIX

Before Solomon Stoddard Justice of the Peace

Hampshire | Northampton August 8th 1810 The foregoing is a true Copy of the Original Recd Registered and
Examined by ~ Levi Lyman Reg

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Deed, Pomeroy estate to Barrett, April 30th, 1836

SUMMARY: Asahel Pomeroy (esquire) died in March 1833; his will named David S. Whitney and Polly Pomeroy as executors of his estate. They sell the "homestead ... called the Chapman place" to Benjamin Barrett for \$1600 for the payment of Asahel's debts. Asahel's children Miriam Pomeroy, Lucretia Pomeroy, Hannah Edwards, and Polly Pomeroy all release their right/interest/estate.

Whereas Asahel Pomeroy late of Northampton in the County of Hampshire Esquire, deceased, by his last Will and Testament, authorized his executors, therein named or such of them as shall accept the said trust, to sell and convey, by good and sufficient deeds at any time, within four years from the time of his decease, all such portions of his real estate as they might deem it proper to sell for the payment of his debts or for the advancement of the interests of his Children, And whereas the said Asahel having deceased in the month of March 1833 David S. Whitney and Polly Pomeroy, the only executors named in his Will, accepting that trust, have deemed it necessary, to sell the parcel of Real Estate hereinafter mentioned for the payment of his debts,

Now therefore know all men, that we the said David S. Whitney and Polly Pomeroy, only acting executors of the last will and testament of said Asahel, in consideration of sixteen hundred dollars, to us in hand paid, before the ensembling hereof by Benjamin Barrett of said Northampton, have granted, bargained, sold released, and do by these presents in our said capacity, grant, bargain, sell, release and convey to the said Benjamin Barrett, his heirs and assigns all that certain homestead in said Northampton, called the Chapman place, Bounded Southeasterly on Bridg [sic] Street Northeasterly on the Parsonage, lately occupied by the Revd. Dr Penney and Northwesterly and Southwesterly by the homestead of Ferdinand H. Wright, containing half an acre more or less, with the buildings thereon, being the Same Estate, conveyed to said Asahel by Charles Chapman (31, 16) & to the said Chapman by N. Storrs (30, 501).

To have and to hold the before granted premises with the privileges and appurtenances thereto belonging, to him the said Benjamin Barrett, his heirs and assigns and to his and their use forever. And we the said David S. Whitney and Polly Pomeroy, as such executors, and not other wise covenant with the said Benjamin Barrett, his heirs and assigns, that we are duly authorized in our said capacity to convey the before granted premises in manner aforesaid, that the same are free from all incumbrances, and that We will warrant and defend the same to him the said Benjamin Barrett his heirs and assigns against the lawful claims and demands of all persons whatsoever, And we Miriam Pomeroy, Lucretia Pomeroy and Hannah Edwards together with said Polly Pomeroy, all children and heirs at law, and residuary devisees of the Asahel for the consideration aforesaid, hereby release to the said Benjamin Barrett, his heirs and assigns, all our right, interest and estate in the before granted premises.

In witness whereof we the said David S. Whitney, Polly Pomeroy, Miriam Pomeroy, Lucretia Pomeroy, and Hannah Edwards, have hereunto set our hands and seals this thirtieth day of April A.D. 1836.

Signed, Sealed and delivered in presence of

Harriet Hubbard

David S. Whitney & Seal

& Catharine S. Mitchell

Polly Pomeroy & Seal

Miriam Pomeroy & Seal

Lucretia Pomeroy & Seal

Hannah Edwards & Seal

APPENDIX

Hampshire | July 28, 1836 ~ Then personally appeared the above named David S. Whitney and Polly Pomeroy and acknowledged the foregoing instrument to be their deed

Before one Lewis Strong Justice of the peace

Hampshire | July 29, 1836, 9 o'clock 53 minutes A.M. The foregoing is a true Copy of the original Recd. Recorded and Compared

By G.C. Kellogg Register

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Quit-claim, Barrett to Woodward, July 23rd, 1838

SUMMARY: Benjamin Barrett quit-claims the "homestead ... called the Chapman Place" to Peter Woodward for \$100. Mary Barrett (wife of Benjamin) relinquishes her dower right.

KNOW all men by these presents, That I Benjamin Barrett of Northampton

in the county of Hampshire and commonwealth of Massachusetts, in consideration of one hundred dollars to me paid by Peter Woodward of Northampton aforesaid The receipt whereof I do hereby acknowledge, have remised, released, and forever quit-claimed, and do for myself & my heirs, by these presents, remise, release, and forever quit-claim unto the said Peter Woodward his heirs and assigns forever all my right in and title to that certain Homestead in said Northampton called the Chapman Place, bounded Southeasterly on Bridge Street, Northeasterly on the Parsonage lately occupied by the Rev Dr Penney, and Northwesterly and Southwesterly by the Homestead of Ferdinand H. Wright, containing half an acre, more or less with the buildings thereon.

TO HAVE AND TO HOLD the aforementioned premises, with all the privileges and appurtenances thereto belonging, to the said Peter Woodward his heirs and assigns, to his and their use forever, so that neither I the said Benjamin Barrett claiming from or under me or them, shall or will, by any way or means, have, claim or demand any right or title, to the aforesaid premises forever.

IN WITNESS WHEREOF, We the said Benjamin Barrett and Mary Barrett his wife in testimony of her relinquishment of all right of dower in the premises have hereunto set our hands and seals this twenty third day of July in the year of our Lord one thousand eight hundred and thirty eight

Signed, sealed, and delivered, in presence of

H. A. Barrett Benjamin Barrett & Seal

Mary Barrett & Seal

HAMPSHIRE ss. July 24, 1838 Then Benjamin Barrett abovenamed personally appeared and acknowledged the above instrument to be his free act and deed, before me, Christopher Clarke Justice of the Peace.

HAMPSHIRE ss. July 24, 1838 8 o'clock, A.M.

The foregoing is a true copy of the original, received, recorded, and compared, by G. C. Kellogg REGISTER.

APPENDIX

Mortgage, Woodward to Stoddard, February 11th, 1839; Transfer, Stoddard to Barrett, March 7th, 1839

SUMMARY: Peter Woodward mortgages "the Chapman place" to William H. Stoddard for \$300. Within a month, Stoddard transfers the mortgage and deed to Benjamin Barrett for \$301.

To all people to whom these presents shall come, GREETING.

KNOW YE THAT, I Peter Woodward Junior of Northampton in the county of Hampshire and Commonwealth of Massachusetts, For and in consideration of the sum of three hundred dollars current money of the commonwealth aforesaid, to me in hand paid, before the ensealing hereof, by William H. Stoddard of said Northampton the receipt whereof I do hereby acknowledge and am fully satisfied, contented and paid, HAVE give, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents do freely, clearly, and absolutely give, grant, bargain, sell, alien, release, convey and confirm unto him the said William H. Stoddard his heirs and assigns forever, All that certain homestead in said Northampton, called the Chapman place, bounded Southeasterly on Bridge Street, Northeasterly on the parsonage lately occupied by the Rev. Dr. Penney and Northwesterly and Southwesterly by the Homestead Ferdinand H. Wright, containing half an acre, more or less, with the buildings thereon

TO HAVE AND TO HOLD the before granted premises, with the appurtenances and privileges thereto belonging, to him the said William H. Stoddard his heirs and assigns: To his and their own proper use, benefit, and behoof, forevermore. And I the said Peter Woodward for myself my heirs, executors, and administrators, do covenant, promise and grant unto and with the said William H. Stoddard his heirs and assigns forever; That before and until the ensealing hereof, I am the true, sole, proper, and lawful owner and possessor of the before granted premises, with the appurtenances. And have in me good right, full power, and lawful authority to give, grant, bargain, sell, alien, release, convey and confirm the same as aforesaid; and that free and clear, and freely and clearly, executed, acquitted and discharged of and from all former and other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, dowries, thirds, executions and incumbrances whatsoever.

AND FURTHERMORE, I the said Peter Woodward for myself my heirs, executors and administrators, do hereby covenant, promise and engage, the before granted premises, with the appurtenances unto him the said William H. Stoddard his heirs and assigns forever, to warrant, secure, and defend against the lawful claims and demands of any person or persons whatsoever.

IN WITNESS WHEREOF, I the said Peter Woodward have hereunto set my hand and seal this Eleventh day of February in the year of our Lord one thousand eight hundred and thirty nine, Provided nevertheless and this deed is on the following condition, that whereas the sd, Peter Woodward has this day made his certain promissory note to the said William H. Stoddard for the sum of three hundred dollars payable on demand with interest annually, Now therefore if the said Peter Woodward, his heirs, executors, or administrators, shall well and truly pay to sd. William H. Stoddard, his heirs, adms., or assigns the contents of said promissory note within one year from the date hereof, then the foregoing deed is to be void otherwise in force, signed, Sealed and delivered in presence of Lewis Strong

Peter Woodward Jr. & Seal

HAMPSHIRE ss. Feb. 11 1839, Then personally appeared the above named Peter Woodward and acknowledged the above instrument to be his deed, before me, Daniel Stebbins Justice of the Peace.

HAMPSHIRE ss. February 12 1839 4 o'clock, PM. The foregoing is a true copy of the original, received, re-

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

corded, and compared, by G. C. Kellogg REGISTER.

Know all men, that I William H. Stoddard, in consideration of three hundred and one dollars, have assigned and do by these presents assign, transfer and set over to Benjamin Barrett of Northampton, the within mortgaged premises, together with the mortgage deed and the covenants contained therein [sic] and also the note described in the condition thereof. To have and to hold the same to him the said Benjamin Barrett, his heirs and assigns and to their use forever, In witness whereof I have hereunto set my hand and Seal this sixth day of March 1839. In presence of George Sergeant. W.H. Stoddard & Seal

Hampshire ss. March 7, 1839. Then personally appeared the above named William H. Stoddard and acknowledged the foregoing instrument to be his deed before me Daniel Stebbins Justice of the Peace

Hampshire ss. March 7, 1839, 2 o'clock 23 mins P.M. The foregoing is a true Copy of the original Recd. Recorded and Compared by G. C. Kellogg Regs.

APPENDIX

Mortgage, Woodward to Kingsley, February 11th, 1839; Deed, Kingsley to Barrett, July 7th, 1843

SUMMARY: Peter Woodward mortgages the property to Charles P. Kingsley for \$700, laid out by year. This occurs on the same day that Woodward mortgages the property to William H. Stoddard. Four years later, Kingsley transfers the mortgaged property to Benjamin Barrett for \$600. (Barrett now retains both portions of the mortgage.)

To all people to whom these presents shall come, GREETING.

KNOW YE THAT, I Peter Woodward Jr of Northampton in the county of Hampshire and Commonwealth of Massachusetts,

For and in consideration of the sum of Seven hundred dollars current money of the Commonwealth aforesaid, to me in hand paid, before the ensealing hereof, by Charles Kingsley of said Northampton the receipt whereof I do hereby acknowledge and am fully satisfied, contented and paid, HAVE given, granted, bargained, sold, aliened, released, conveyed and confirmed, and by these presents, do freely, clearly, and absolutely give, grant, bargain, sell, alien, release, convey and confirm unto him the said Charles his heirs and assigns forever,

all that certain homestead in said Northampton, called the Chapman place, bounded South Easterly on Bridge Street; North Easterly on the parsonage, lately occupied by the Rev. Dr. Penney and North westerly and South westerly by the homestead of Ferdinand H. Wright, containing half an acre, more or less, with the buildings thereon subject to a mortgage this day made by me to Wm. H. Stoddard

(See Book 100 – Page 100)

This Book – Page 52

99 – Page 329

TO HAVE AND TO HOLD the before granted premises, with the appurtenances and privileges thereto belonging, to him the said Charles Kingsley his and their own proper use, benefit, and behoof, forevermore. And I the said Peter for myself my heirs, executors and administrators, do covenant, promise and grant unto and with the said Charles his heirs and assigns forever; That before and until the ensealing hereof, I am the true, sole, proper and lawful owner and possessor of the before granted premises, with the appurtenances. And have in me good right, full power, and lawful authority to give, grant, bargain, sell, alien, release, convey and confirm the same as aforesaid; and that free and clear, and freely and clearly, executed, acquitted and discharged of and from all former and other gifts, grants, bargains, sales, leases, mortgages, wills, entails, jointures, dowries, thirds, executions and incumbrances whatsoever.

AND FURTHERMORE, I the said Peter for myself my heirs, executors and administrators, do hereby covenant, promise and engage, the before granted premises, with the appurtenances unto him the said Charles his heirs and assigns forever, to warrant, secure and defend against the lawful claims and demands of any person or persons whatsoever.

IN WITNESS WHEREOF, I the said Peter Woodward, have hereunto set my hand and seal this eleventh day of February in the year of our Lord one thousand eight hundred and thirty nine.

PROVIDED NEVERTHELESS, and this foregoing deed is on the following Condition—That whereas the

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

said Peter has this day made his four certain promissory notes to said Charles, the first, for one hundred dollars payable on the first day of July next with interest from date, the second, for two hundred dollars, payable one year from the first of July next with interest annually from date – the third, for two hundred dollars, payable two years from the first of July next with interest annually from date and the fourth for two hundred dollars, payable in three years from the first of July next with interest annually from date, all amounting to seven hundred dollars. Now therefore if the said Peter Woodward his heirs, executors or administrators, shall well and truly pay to Charles Kingsley his executors, administrators or assigns, the full contents of and each and every of said promissory notes as they severally become due and payable and the interest of the same as that becomes due then the foregoing deed is to be void, otherwise in force.

Signed, sealed, and delivered, in presence of

Lewis Strong

Peter Woodward Jr. & Seal

HAMPSHIRE ss. Feb.y, 11, 1839, Then personally appeared the above named Peter Woodward and acknowledged the foregoing instrument to be his deed, before me, Daniel Stebbins Justice of the Peace.

HAMPSHIRE ss. Feby. 12, 1839 4 o'clock, 1 minutes, P.M.

The foregoing is a true copy of the original, received, recorded, and compared, by G. C. Kellogg REGISTER.

Know all men, that I Charles P. Kingsley, in consideration of six hundred dollars, have assigned and do by these presents, assign, transfer, and set over to Benjamin Barrett of Northampton the within mortgaged premises, together with the mortgage deed and the covenants contained therein. And also the notes described as the conditions thereof, To Have and to hold the same to him the said Benjamin Barrett, his heirs and assigns and to their use forever. In witness whereof I have hereunto set my hand and seal this seventh (7), day of July 1843.

Chas. P. Kingsley & seal.

In presence of J. G. Holland

Hampshire ss. July 7th, 1843. Then C. P. Kingsley personally appeared and acknowledged this transfer to be his deed

Before me Harvey Kirkland Justice of the Peace.

Hampshire ss. July 7th, 1843. 4 o'clock 40 mins. P.M. The foregoing is a true copy of the original Recd. Recorded and Compared

By G. C. Kellogg Register.

APPENDIX

Foreclosure to Barrett, July 8th, 1843

SUMMARY: Benjamin Barrett takes possession of the land due to a break in the mortgage agreement.

Certificate of Benjamin Barrett's entry for foreclosure of Peter Woodward Jun's right of redemption.

We Henry A. Barrett and Ozro Church both of Northampton in the County of Hampshire on oath depose, certify and say, that on the eighth day of July A.D. 1843, Benjamin Barrett of said Northampton in our presence, made open and peaceable entry into a certain piece of land ~~which was mortgaged~~ situate in said Northampton, and being the same land which was mortgaged by Peter Woodward Jr. to Wm H. Stoddard, by deed, dated the 9th day of February A.D. 1839, and recorded in the Registry of deeds for said County, in Book 85, Page 52, and which deed was assigned by sd. Stoddard to said Barrett, and on the same day the said Barrett made open and peaceable entry into the same premises, as Assignee of a certain other mortgage deed, made by said Woodward to Chs. P. Kingsley of said Northampton, dated February 7th 1839, and recorded at said Registry in Book 85, page 51.

And we furthermore depose and certify that we then & there heard said Barrett declare that he made said entry & took possession of said premises because the respective conditions of sd mortgages had been broken, and in order to foreclose the Mortgagors right of redeeming the premises.

Henry A. Barrett

Ozro Church

Hampshire ss. Northampton July 8, 1843. Then the within named Henry A. Barrett and Ozro Church personally appeared and severally made oath that this deposition and certificate by them subscribed is true. Before me

Hampshire ss. July 8, 1843, 2 o'clock, 20 minutes P.M. The foregoing is a true copy of the original, Recd. Recorded and Compared

By G.C. Kellogg Regr.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Quit-claim, Woodward to Barrett, September 1st, 1843

SUMMARY: Peter Woodward (joiner) quit-claims the "homestead ... called the Chapman place" to Benjamin Barrett for \$100. Woodward has moved from Northampton to Charleston, S.C.

KNOW all Men by these Presents,

That I Peter Woodward, Joiner, formerly of Northampton in the county of Hampshire and Commonwealth of Massachusetts, now a resident in Charleston, South Carolina, in the consideration of the sum of One hundred dollars, to me paid by Benj. Barrett of said Northampton, and Commonwealth the receipt whereof I do hereby acknowledge, have remised, released, and forever quit-claimed, and do for myself my heirs, by these presents, remise, release, and forever quit-claim unto the said Barrett his heirs and assigns forever all my right in and title to including any and every right of redemption, all that certain homestead in said Northampton, called the Chapman place, bounded Southeasterly on Bridge street, Northeasterly on the parsonage occupied by Rev. Mr. Wiley, and Northwesterly and Southwesterly by the homestead of the late Ferdinand H. Wright, containing half an acre, more or less, with the buildings thereon.

TO HAVE AND TO HOLD the aforementioned premises, with all the privileges and appurtenances thereto belonging, to the said Benj. Barrett his heirs and assigns, to his and their own proper use forever, so that neither I the said Woodward nor my heirs, or any other person or persons, claiming from or under me or them, shall or will, by any way or means, have, claim or demand any right or title, including any right of redemption, to the aforesaid premises forever.

IN WITNESS WHEREOF, I the said Woodward have hereunto set my hand and seal this first day of September in the year of our Lord one thousand eight hundred and forty three.

Signed, sealed, and delivered, in presence of

Benja F. De. Borr

Jas. W. Mc. Millan

Peter Woodward & Seal

HAMPSHIRE ss. September 13 1843 1 o'clock, 50 minutes, P.M.

The foregoing is a true copy of the original, received, recorded, and compared, by G.C. Kellogg REGISTER.

State of South Carolina, Charleston district.

Personally appeared before me the subscribing magistrate James W. McMillan and made oath that he saw Peter Woodward signed and seal the within release for the uses and purposes therein mentioned and that he with B.F. DeBorr signed at the same time as witnesses, Sworn to before me Sept. 6th, 1843,

B.C. Pressley, Magistrate. Jas. W. Mc. Millan

APPENDIX

Deed, Barrett to Woodard, May 17th, 1845

SUMMARY: Benjamin Barrett sells the land to John W. Woodard for \$1225. Mary W. Barrett (wife of Benjamin) releases her dower right. The homestead is now occupied by Mrs. F. Strong.

Know all men by these presents, that I Benjamin Barrett of Northampton in the County of Hampshire, and Commonwealth of Massachusetts, in consideration of Twelve Hundred and twenty five Dollars, paid by John W. Woodard of sd. Northampton, the receipt whereof I do hereby acknowledge; do hereby give, grant, sell, and convey unto the said John W. his heirs and assigns, All that certain homestead, situate on the Northwesterly side of Bridge Street in Northampton aforesaid containing one half of an acre, more or less, with the buildings thereon standing, bounded South Easterly by said Bridge Street, North Easterly on the parsonage lot so called, lately occupied by Rev. Mr. Wiley and Northwesterly and Southwesterly by land formerly occupied by Ferdinand H. Wright, being the homestead now occupied by Mrs. F. Strong and is the same that was conveyed to me by assignments of mortgages from W. H. Stoddard Jun. See Book 85, pages 51 and 52 – Book 100, page 100 – Book 99, page 329 –

To have and to hold the aforegranted premises to the sd. John W. his heirs and assigns, to his and their use and behoof forever. And I do for myself my heirs, executors, and administrators, covenant with the said John his heirs and assigns, that I am lawfully seized in fee of the aforegranted premises; that they are free of all incumbrances, that I have good right to sell and convey the same to the sd. John W. & that I will warrant & defend the same premises to the said John W. his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof, I the sd. Benjamin & I Mary Barrett wife of said Benjamin in token of my relinquishment of my right to dower in the premises have hereunto set our hands & seals this seventeenth day of May in the year of our Lord one thousand eight hundred and forty five.

Signed, sealed, and delivered, in presence of

Harvey Kirkland } Benjamin Barrett & Seal

Mary W. Barrett & Seal

Hampshire ss. May 17, 1845. Then the above named Benjamin Barrett acknowledged the above instrument to be his free act and deed, before me,

Harvey Kirkland, Justice of the peace.

Hampshire ss. May 17, 1845. 5 o'clock, 40 minutes P.M. The foregoing is a true copy of the original, Received, Recorded, and compared by G. C. Kellogg Register.

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Deed, Woodard to Hawley, November 24th, 1849

SUMMARY: John W. Woodard sells the land to William A. Hawley for \$2200. Sally G. Woodard (wife of John) releases her dower right. Woodard lives on the homestead.

Know all men by these presents, that I John W. Woodard of Northampton in the County of Hampshire and Commonwealth of Massachusetts in consideration of twenty two hundred dollars paid by William A. Hawley of said Northampton, the receipt whereof I do hereby acknowledge, do hereby give, grant, sell and convey unto the said William A. his heirs and assigns, a certain piece or parcel of land situate on the Northwesterly side of Bridge Street in Northampton aforesaid, containing one half of an acre or thereabouts, bounded Southeasterly by said Bridge Street; Northeasterly by the homestead occupied by Rev. E. Y. Swift and Northwesterly and Southwesterly by the homestead formerly owned and occupied by the late F. H. Wright deceased. The premises above described being the homestead on which I now live and being the same estate that Benjamin Barrett conveyed to me by his deed dated May 17th A.D. 1845, and recorded in the Registry of Deeds for said County in Book 108, Page 163, to which deed and record, and other deed and records therein referred to, reference may be had for a more particular description of the premises. To have and to hold the aforegranted premises, with all the privileges and appurtenances thereto belonging to the said William A. his heirs and assigns to his and their use and behoof forever, and I do for myself my heirs, executors and administrators, covenant with the said William A. his heirs and assigns, that I am lawfully seized in fee of the aforegranted premises, that they are free of all incumbrances, that I have good right to sell and convey the same to the said William A., and that I will warrant and defend the same premises to the said William A. his heirs and assigns forever, against the lawful claims and demands of all persons.

In witness whereof I the said John W. Woodard and I Sally G. wife of the said John in relinquishment of my right of dower in the above described premises have hereunto set our hands and seals this twenty fourth day of November, in the year of our Lord one thousand eight hundred and forty nine.

Signed Sealed & delivered in presence of

Harvey Kirkland to J. W. } John W. Woodard & Seal

Sally G. Woodard & Seal

Hampshire ss. Nov. 24th 1849 Then John W. Woodard ...

APPENDIX

Deed, Hawley and Hawley to Susan L. B. Shepherd, April 1st, 1856

SUMMARY: William A. Hawley and his wife Thirza Hawley sell the land to Susan L. B. Shepherd for \$3000 due to homestead laws. Shepherd buys the land independently from her husband (Henry). Hawley has lived on the homestead for many years. He has taken out mortgages from Smith Charities (December 1855) and John W. Woodard (December 1849), to be paid by Shepherd. Thirza Hawley (wife of William A.) releases her dower right.

Know all men by these presents, that I, William A. Hawley of Northampton, in the County of Hampshire, and Commonwealth of Massachusetts, and I, Thirza Hawley, wife of said William A., to meet the provisions and requirements of the homestead laws, in consideration of three thousand dollars paid by Susan L. B. Shepherd of said Northampton, wife of Henry Shepherd, the receipt of which is hereby acknowledged, do hereby give, grant, bargain, sell & convey unto the said Susan L. B. to hold in her own right independently of her said husband, a certain piece or parcel of land with the buildings thereon standing situate on the northwesterly side of Bridge Street in Northampton aforesaid, containing one half of an acre or thereabouts, bounded southeasterly by said Bridge Street; Northeasterly by the homestead formerly occupied by Rev. E. Y. Swift, known as the Parsonage, and Northwesterly and Southwesterly by the homestead formerly owned and occupied by the late Ferdinand H. Wright deceased;

The premises abovegranted being the homestead on which I have lived for many years past, and being the same estate that John W. Woodard conveyed to me by his deed of warranty dated November 24, 1849 & recorded in the Registry of Deeds for said County in Book 131, Pages 181 & 182, to which deed and record and other deeds and records therein referred to reference may be had for a more particular description of the premises. Subject however, to the following incumbrances made by myself, as follows, to wit: 1st, a mortgage to the Smith Charities to secure the payment of my bond of six hundred dollars and interest from Dec. 13, 1855, recorded in said Registry in Book 131, pages 182 & 183; 2nd, a mortgage to John W. Woodard on which there is now due seven hundred dollars and interest from Dec. 1st 1849, recorded in said Registry in Book 131, Pages 202 & 203.

The aforesaid mortgages are to be fully paid and cancelled by the grantee;

To have and to hold the aforegranted premises, with the privileges and appurtenances thereto belonging, to the said Susan L. B. her heirs and assigns, to her and their use and behoof forever; And do for myself, & my heirs, executors and administrators, covenant with the said Susan L. B. her heirs and assigns, that we are lawfully seized in fee of the aforegranted premises, that they are free of all incumbrances, excepting the mortgages aforesd. whereby sd. Susan L. B. the Grantee promises & engages to pay with interest, & this conveyance is made on condition that said bond & notes are paid by said Grantee, or her assigns, that we have good right to sell and convey the same to the said Susan L. B. and that we will warrant and defend the same premises to the said Susan L. B. her heirs and assigns forever, against the lawful claims and demands of all persons, excepting those beforenamed, to wit; the Smith Charity and said John W. In witness whereof, I the said William A. Hawley and I Thirza Hawley, wife of the said William A. in token of my relinquishment of my right to dower in the abovegranted premises, and to meet the provisions and requirements of the homestead laws, have hereunto set our hands and seals this first day of April, in the year of our Lord one thousand eight hundred and fifty six.

Signed, Sealed & delivered in presence of Harvey Kirkland, Thirza M. Cotton, Ann E. Carter,

W. A. Hawley & Seal

Thirza Hawley & Seal

Hampshire ss. April 1st, 1856. Then the within ...

SHEPHERD HOUSE HISTORIC STRUCTURE REPORT

Deed, Susan L. B. Shepherd to Thomas M. Shepherd, December 10th, 1874

SUMMARY: Susan L. B. Shepherd sells part of her "homestead lot" to Thomas M. Shepherd for \$100. Dimensions/boundaries given. Henry Shepherd (husband of Susan) consents.

Know all Men by these Presents, That

I Susan L. B. Shepherd of Northampton in the County of Hampshire, and Commonwealth of Massachusetts,

IN CONSIDERATION OF One Hundred Dollars paid by Thomas M. Shepherd of said Northampton

the receipt of which is hereby acknowledged; do hereby give, grant, bargain, sell and convey unto the said Thomas M. Shepherd a certain lot or parcel of land situated in Northampton aforesaid, being a part of my homestead lot situated on Bridge Street, bounded and described as follows viz: Beginning at the Southeasterly corner of lot this day conveyed by me to Mary J. Graves, being the Northeasterly corner of lot herein conveyed; thence 60° W. about 7 rods and 9 links; thence S. 30° E. about 6 rods to my homestead lot; thence on my homestead lot N. 60° E. about 7 rods and 9 links; thence N. 30° W. about 6 rods and 2 links on homestead of Lyman Parsons to point of beginning containing forty four rods more or less.

To have and to hold the before granted premises, with the privileges and appurtenances thereto belonging, to the said Thomas M. Shepherd his heirs and assigns, to his and their use and behoof forever, And I do for myself & my heirs, executors and administrators, covenant with the said Thomas M. Shepherd his heirs and assigns, that I am lawfully seized in fee of the before granted premises; that they are free of all incumbrances, that I have good right to sell and convey the same to the said Thos. M. Shepherd, and that I will WARRANT AND DEFEND the same premises to the said Thomas M. Shepherd heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Susan L. B. Shepherd and I Henry Shepherd – hereby consenting to this conveyance in token of release of all right and title of or to both dower and homestead in the granted premises, have hereunto set our hands and seals this Tenth day of December in the year of our Lord one thousand eight hundred and ninety seveny four

Signed, sealed and delivered in presence of

H. P. Billing to S. L. B. S. }

Susan L. B. Shepherd Seal

Harriette S. Burnett to H. S. }

Henry Shepherd Seal

[drawing of the lot and adjoining lots]

Erasures in Plan made "in through premises" "ninety" "189" "Justice of the Peace" erased before attestation. R. W. Lyman Regr.

HAMPSHIRE, ss. September 17th, 189 1900 Then the within named Henry Shepherd personally appeared and acknowledged the within instrument to be his deed. Before me, Jane D. Smith Justice of the Peace Special Commissioner

HAMPSHIRE, ss. September 28th, 189 1900 9 o'clock, 10 minutes, A.M. The foregoing is a true copy of the original. Robert W. Lyman, Register.

APPENDIX

Deed, Susan L. B. Shepherd to Thomas M. Shepherd, June 6th, 1885

SUMMARY: Susan L. B. Shepherd (wife of Henry Shepherd) sells the land to her son Thomas M. Shepherd for "natural love and affection" and \$1.

Know all Men by these Presents, That

I, Susan L. B. Shepherd wife of Henry Shepherd in the County of Hampshire and Commonwealth of Massachusetts, of Northampton Massachusetts

IN CONSIDERATION OF natural love and affection, and, one Dollars; paid by my son Thomas M. Shepherd of said Northampton the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Thomas Monroe Shepherd that lot of land with buildings thereon in said Northampton Containing about half an acre bounded Southeasterly by Bridge Street; Northeasterly by the homestead formerly occupied by Revd. E. Y. Swift known as the Parsonage; and Northwesterly and Southwesterly by the homestead formerly owned and occupied by the late Ferdinand H. Wright deceased and being the same premises as described in the deed of William A. Hawley to this grantor bearing date April 1st, 1856 and recorded in Hampshire Registry of Deeds in Book 165 at page 178. To Have and to Hold the granted premises, with all the privileges and appurtenances thereto belonging to the said Thomas M. Shepherd from and after death of grantor for and during the term of the natural life of said Thos. M. Shepherd and after his death to his issue and to the heirs and assigns of said issue to the use and behoof of them forever; and in default of issue of said Shepherd surviving him, then said Thos. M. Shepherd to have full power and authority to devise the remainder in fee, or to appoint the taker in fee of said remainder after the expiration of said life estate in him said Thomas M.

Words from "in" through "Massachusetts" & "to" through "thereto" erased before attestation.

R. W. Lyman, Regr.

TO HAVE AND TO HOLD, the granted premises with the privileges and appurtenances thereto belonging to the said heirs and assigns, to and their use and behoof forever. And I do hereby for myself & my heirs, executors and administrators, covenant with the said grantees and their heirs and assigns, that I am lawfully seized in fee simple of the granted premises; that they are free from all incumbrances, except a mortgage that I have good right to sell and convey the same to the said as aforesaid: WARRANT AND DEFEND the same premises to the said heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Susan L. B. Shepherd have hereunto set my hand and seal this sixth day of June in the year of our Lord one thousand eight hundred and ninety eighty five.

Signed, and sealed and delivered in presence of

Wm. G. Bassett Susan L. B. Shepherd Seal

Printed words from "belonging" through "forever" "to" through "persons" have of our Lord ninety and delivered" erased before attestation. R. W. Lyman Regr.

Commonwealth of Massachusetts

HAMPSHIRE, ss. June 6th 1885 Then personally appeared the above named Susan L. B. Shepherd and acknowledged the foregoing instrument to be her free act and deed, before me, Wm. G. Bassett Justice of the Peace

HAMPSHIRE, ss. January 14 1897, 4 o'clock, 56 minutes, P.M. The foregoing is a true copy of the original.
Robert W. Lyman REGISTER.