



or's number \_\_\_\_\_ USGS Quad Plymouth Area(s) B Form Number 174  
174

KIN.174

Town Kingston

Place (neighborhood or village) KIN

Address 232 Main Street

Historic Name Lemuel Holmes House

Uses: Present residence/multi-family

Original residence/commercial

Date of Construction c. 1797

Source Bartlett papers

Style/Form Federal style

Architect/Builder \_\_\_\_\_

Exterior Material:

Foundation random granite block

Wall/Trim wood clapboard & shingles

Roof asphalt shingles

Outbuildings/Secondary Structures \_\_\_\_\_

Major Alterations (with dates)

rear ell added 1829

Condition good

Moved ☒ no ☐ yes Date \_\_\_\_\_

Acreage .75 acre

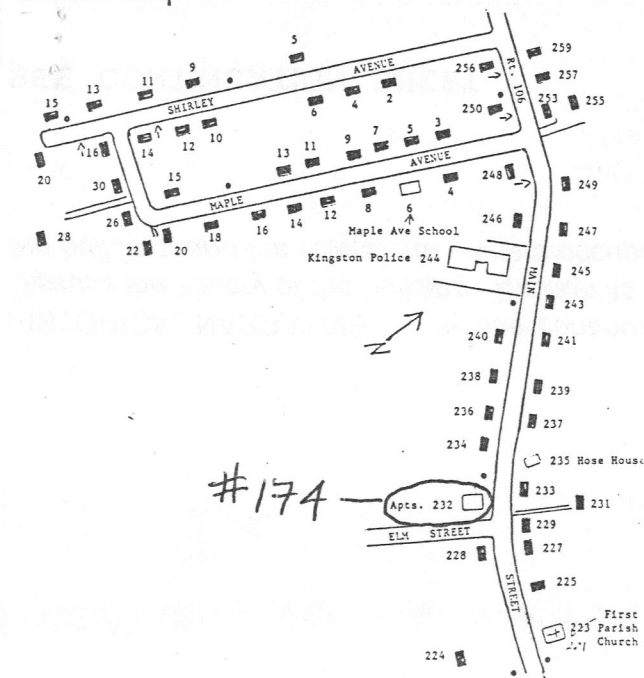
Setting

linear village

**RECEIVED**

**AUG 25 1998**

**MASS. HIST. COMM**



Recorded by Deirdre Brotherson

Organization Kingston Historical Commission

Date (month/year) May 1998

Follow Massachusetts Historical Commission Survey Manual instructions when completing this form.

BUILDING FORM

KIN.174

ARCHITECTURAL DESCRIPTION

☒ *see continuation sheet*

*Describe architectural features Evaluate the characteristics of this building in terms of other buildings within the community.*

SEE CONTINUATION SHEET

HISTORICAL NARRATIVE

☒ *see continuation sheet*

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

SEE CONTINUATION SHEET

BIBLIOGRAPHY and/or REFERENCES

☒ *see continuation sheet*

SEE CONTINUATION SHEET

☐ Recommended for listing in the National Register of Historic Places.  
*a completed National Register Criteria Statement form.*

*If checked, you must attach*

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## ARCHITECTURAL DESCRIPTION:

The residence at 232 Main Street was built c. 1797 in the Federal style. This 5x4 bay, wood frame, 2 story building sits on a granite block foundation. The building is clad with wood clapboards on the facade and wood shingles on the elevations. The hip roof is covered with asphalt shingles. One brick chimney is located in the main block on the south roof slope and one is located in the rear ell. The center entrance contains a wood panel door with two lights toward the top of the door. The door is flanked by fluted pilasters which support a full entablature and pediment articulated with dentils. The symmetrical windows contain 6/6 sash, some with thin mullions and some with thick mullions. The surrounds are flat with a molded drip cap. The cornerboards are thin and flat. The cornice is boxed. A wood watercourse projects from the base of the wall at the foundation. The rear 2 story ell is 2x3 bays and is covered with wood shingles.

## HISTORICAL NARRATIVE:

FROM: Bartlett, Cornelius A. Houses, Occupants, etc. in Kingston, Massachusetts (Between the Forge Bridge and the Great Bridge): 1867-1879. Annotations of 1942 by E.F. Drew and of 1972 by Doris M. Johnson, Kingston, MA. 1879.

*(#21) This building was built by Mr. Lemuel Holmes, in 1797. The lower part, next the main road, he used for a grocery store. Which was subsequently used by others, for the same purpose. This part of the building still remains as first finished - a store room. This was the residence of the late Joseph Holmes, from 1805 until his death, April 8th 1863, ae 90y. 4m 8d. His wife died Feb. 7th 1862 ae 85y 3m 28d. All their family were born in the house excepting the oldest. They had seven children. Mr. Holmes was a remarkable enterprising man, and very successful in his business - navigation and ship-building. During his sojourn in this house it was full of life and activity. Now it is owned by Capt. Paraclete Holmes, and Mrs. William Adams. Unoccupied - by human beings. -Hushed and still. These changes seem sad, but perfect wisdom orders them. After Mr. Holmes died, Capt. Paraclete remained in this house until September 1865. In the autumn of 1863, Capt. Holmes built a large barn on the lot opposite the house. It was built back of Mr. Holmes' barn which was removed by Edward Holmes, the 5th of Dec. 1863, to the shipyard. Capt. Holmes removed his barn to the Severs place (which he purchased of John Severs heirs, June 1865 - \$6000) Sept. of the same year, where it still remains [1879].*

*(see continuation sheet for foot note by Emily Drew)*

## BIBLIOGRAPHY:

Bartlett, Cornelius A. Houses, Occupants, etc. in Kingston, Massachusetts (Between the Forge Bridge and the Great Bridge): 1867-1879. Annotations of 1942 by E.F. Drew and of 1972 by Doris M. Johnson, Kingston, MA. 1879.

## MAPS:

- 1726 Kingston. John Gray [MHC]
- 1795 A Plan of the Town of Kingston. John Gray. [MHC]
- 1820-30 Five School Districts [KPL]
- 1876 Town of Kingston. Boyden (w/directory). [KPL]
- 1876 Town of Kingston, Enlargement of Village. Boyden. [KPL]
- 1879 Atlas of Plymouth County. George E. Walker. [MHC]
- 1896 Bird's Eye View of Kingston [KPL & MSL]
- 1903 Atlas of Plymouth County. George E. Walker. [KPL]

## INVENTORY FORM CONTINUATION SHEET

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## Sandborn Insurance Company Maps:

Plymouth: 1896 June

1901 April (1896, 1901, 1906 include Kingston Village

1906 Feb. and Factories in Kingston)

Kingston: 1912 (6 sheets)

1925 (7 sheets)

1943 (7 sheets)

1954 (8 sheets)





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HISTORICAL NARRATIVE (continued):



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## HISTORICAL NARRATIVE (continued):

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Foot Note: (House built by Lemuel Holmes) The back part was added 1829 (Others used store for same purpose) Mr. Charles Thomas (who died Jan 20th 1818, ae 29) and Mr. Rufus Adams. He twice failed — in this store.

Notes, E.F.D. Lemuel Holmes had had a store (separate building, See No. 18a) and had been successful. He decided to branch out further. He built this elaborate house, with store enclosed, and stocked up with dry and wet goods, but conditions proved unfavorable and he became bankrupt. It would seem that his brother Joseph Jr. had been a heavy lender, for he took by execution in 1802 the corner property, house, store and land. Later, Joseph, Jr. (who md. Lucy Holmes) went there to live and conducted a variety of businesses here, as Mr. B. indicates. I have been told that Lemuel Holmes went away from Kingston and started business elsewhere, but he never recovered from the experience, and not long after, committed suicide by hanging himself in his barn. Mr. Joseph Holmes, Jr., son of Joseph and Jemima (Adams) and husband of Lucy (it is necessary to give the family genealogy in order to identify the various Josephs) bought the lot opposite (north side Main Street) on which he built his barn, of the Fosters, descendants of the Bartletts, which lot was originally a part of the acre Andrew Ring bought of Major John Bradford (See No. 19). He had previously acquired-execution deed 95-237 (1802) the "garden lot", on the north side of Main Street, between Nos. 16 and 15, which remained in the Holmes family until about 1925 when Miss Eliza Holmes Faunce sold it to Ralph Drew; in 1931 it was purchased by C. Winthrop Whiting of Needham, Mass. (of Kingston and Duxbury stock) who built a house on it, which he and his wife own and occupy at the present time (1942). Capt. Paraclete and his sister Lucy Eveline (Mrs. William Adams) sold the old home to their sister Ann, oldest child of Joseph and Lucy, and the barn and garden lots at the same time. Miss Eliza Holmes Faunce mentioned is the sole surviving child of Ann Holmes and her husband Sewall Faunce. The barn recently taken down by G. Palmerolmes, the present occupant, was the third on the same site. Joseph Holmes built a barn on the lot he bought of the Fosters across the street from his house. After his death, his son Edward (No. 45) moved the barn to his shipyard at The Landing, while Capt. Paraclete who inherited the house built another, a huge one, for his own use. When, a few

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## HISTORICAL NARRATIVE (continued):

years later, Capt. Paraclete bought the Col. John Sever house (No. 45) he moved the barn down to his new home. It was moved straight down the highway, blocking the road for some time (but no one objected strenuously, in those days) until they reached the open space where No. 39 had stood. Then it was moved "across lots" thro the former Sampson lands (only a fence or two had to be taken down temporarily) to the Sever lot (No. 45). The older Sever barn was moved over to the brow of the slope (southerly from its former site) and used every after as a cow barn and the comparatively new Holmes barn placed on the same cellar. It stood until a few years ago when it fell down from age; the ruins remaining as they fell. After the death of Mr. and Mrs. Sewall Faunce, the daughter cleared out the old "corner house" (No. 21) and sold it to G. Palmer Holmes, of the same stock, but of a different line of Homes. Palmer still occupies altho a bank in Plymouth, I believe, holds title to the place. For a number of years, the Faunces came out to Kingston from Boston for the summer, occupying the old house. Later they rented the place, Albert E. Holmes (No. 13), father of G. Palmer, occupying it until he went to his father's place (No. 13). When Miss Eliza Faunce cleared out the house, she removed very interesting collection of things. Family possessions had been stored there for many years, because there was room there. A collector would have had a thrilling time looking about. In this house is a beautiful French wall paper, in the parlor; the old store, which was opened as an exhibit in 1926, is also full of interest. In the office, now a separate room, and used by the occupants as a sewing room, Mr. Joseph Holmes conducted his business, kept his accounts, gave his orders, and received his ship-masters with their reports of various voyages and ventures. Mr. Holmes was a big man, fat and heavy, and did most of his business either from his office chair, or from the seat of his democrat wagon. He seldom got out of either, once he was seated. In the old store today (1942) still hangs the map by means of which Mr. Holmes followed the fortunes of his different ventures.

The builder of the original house which stood on this lot was James Cobb. He bought of Maj. John Bradford in 1722/3, an acre of land 160 7/8 feet (the recorded metes are of course in rods) by Bridgewater Road, 272 1/4 feet on the "road that leads to ye Mill

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## HISTORICAL NARRATIVE (continued):

" Later, in 1729, James Cobb bought of Major John an additional strip (apparently along Cobb's westerly side) 127 7/8 feet on the road (unquestionably Bridgewater Road) then back from the road south westerly until it came to Adams' north west corner. This made the new line between himself and Major John Bradford the present line between Albert H. Holmes (no. 61) and the heirs of Winthrop D. Ford. Holmes was a part of the land John Brewster sold Gershom Cobb (formerly Major John's); Ford was a part of the land Major John sold to James Cobb. Ford bought of Dr. Swope, he from Russell heirs, Russell from Bildad Washburn; Washburn from the Cobbs. Ford built about 1925. Adams' northwest corner (above) is the corner where Bert Holmes, the Ford lot and the Dr. Nichols land (Burrage) join. On this enlarged lot, both James Cobb and his son James Jr. lived, the father on the original purchase from Major John Bradford, the son on the lot conveyed by his father in 1740. In the latter transfer, James Cobb gives the location on his own house. At that time, the older Cobb house stood 36 feet from the corner where the present Main and Elm Streets join. (Remember that the main highway was widened about 1930, quite a strip taken off this lot, especially at the corner, and that the Gl Palmer house was moved from its original site. See early pictures to see how the Holmes house formerly looked.) From the description in Deed No. 33 - 236, the old house stood close to the mill road (Elm Street), probably facing south, as was the universal custom before 1750 and usually for some time later and would seem to have been wholly off the lot which James Sr. gave his son. On the latter lot, 40 feet on Elm and 70 feet on Main, James Jr. built the house which stood in this location until the 1790s when it was moved to No. 52, which see. Mr. Bartlett says that when the house stood at No. 21 there was a sun-dial on the lot "which served (when the sun was out) to indicate the time of day, to travellers." Upon the death of James Sr., in 1769, James Jr. fell heir to the house and orchard which had been his father's (See Deed 54 - 263 — 2 deeds - 1769).

On this lot stood a most interesting well, used by the neighborhood, as was the Point Well at No. 41. James Cobb built his house about 1723; he dug a well which he stoned up himself (he was a brick layer or stone mason and because of his skill



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## HISTORICAL NARRATIVE (continued):

Major John had induced him to locate in the North Precinct). In 1738/9, Andrew Ring had built a house on No. 19 and was ready to consider the questions of water for his household. Cobb sold to Ring (Deed 24 - 69) "one third part of my well on ye back side and near my dwelling house in Kingston — with one third part of my well on ye back side and near my dwelling house in Kingston — with one third part of ye corb rope bucketts & appurtenances thereto belonging, together with liberty & priviledge of drawing of water for the family or families that shall from time to time dwell in his now dwelling house standing near sd well—" The following April, Ichabod Washburn, who had bought lot No. 22 from Major John Bradford and had presumably built his house the summer of 1726, purchased of James Cobb "one quarter part of my well, with the tackling now hanging to it, and with free course to & recourse from ye sd well by night & by day as occasion shall require but sd Washburn doth by these presents bind himself & his heirs to find his proportionable part of ye tackling that shall be wanting for ye future —" The well stood in James Cobb's back yard, as the house faced south, the well was to the north of it, between the house and Bridgewater Road. When Lemuel Holmes built the "Corner house" in 1797, his new house faced east, and the well was in his back yard. In 1829 (C.A.B.) Joseph Holmes added the T and extended it so that it included and covered the old well, making it unnecessary to go outdoors to get to the well. When Palmer Holmes' house was moved back from the corner in 193\_\_, the old well was destroyed. It had been in the shed, with a heavy cover of wood, and with the old-time ropes and wheel still hanging from the rafters. For a wonder (probably because the earlier owners were very conservative) the well had not been converted into a cesspool as were so many after town water was installed. The well was dismantled in 193\_\_; upon examination, it proved to be a beautiful piece of stone work, even after more than 200 years, perfect an usable in every respect. It was with regret that the workmen began filling it in with the refuse from the moving and the new cellar foundation. I should say that the well is now under the main part of the house as it stands at present. (The well house or shed was not moved; it was destroyed; the main house and the T were moved to the new site, back from both streets.)



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## HISTORICAL NARRATIVE (continued):

As for the "Guilford Newcomb" house, my theory is this: It was the original James Cobb house built about 1723. Some time before 1784, it came into possession of Ebenezer Adams, probably the same who built No. 3 in 1785, according to C.A.B. In 1784 (Deed 67 - 247) Ebenezer Adams sold the house and lot to Bildad Washburn who later lived at No. 20; ten years later, after he had moved into No. 20, Washburn sold it to Samuel Stetson, who was later at The Point; about 1796 it was sold to Capt. Peleg Tupper who later built No. 24; in 1854 the heirs of Peleg Tupper sold to Thomas Newcomb who ran the Cotton (Thread) Factory at the foot of the hill below. The latter is wrong: Thomas Newcomb purchased the house at No. 24, not the old Cobb place. Guilford Newcomb, brother or son of Thomas lived in the old Cobb house at first and then built the house a little farther along Elm Street recently Chester Sampson, Jon Alander (?), and now (1942) Menghi, the sculptor, from Philadelphia, I understand.

At some time, during its career, the old house was turned so that it faced the (Elm) street. This was probably after 1750; it would seem likely the work was done by whoever owned the place after James Jr. acquired in 1769, perhaps James Jr. himself. There is another possible version of the two James Cobbs and where they lived. James Jr. md 1st Ruth Fuller in 1733; there is no recorded of her death in Kingston, that I have yet found, but in 1766 (marriage intentions) James Jr. md Maletiah Holmes dau Nathaniel of Plymouth. James Sr. seems to have died about 1769, the date of the deeds whereby his son James (Jr.) is settling his father's estate conveyed certain deeds. James Jr. died suddenly 1793 ae 85; his widow died 1806 ae 86. Some time previous to 1797, the James Jr. house was moved to No. 52. It is possible that this house was not built until after James married the second wife, Maletiah, that it was a comparatively new house when it was moved to No. 52. That house seems to have faced east down Main Street when it was removed, which would have been likely after 1766. (He was called James Jr. when he was published to Maletiah Holmes, so his father was evidently living at that date.) It is confusing and the solution may never be found. On the other hand, some deed or other record may appear which will throw light on the whole question. When the house was moved from the corner lot; when the old "Guilford Newcomb" house was turned to

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## HISTORICAL NARRATIVE (continued):

face east toward the Elm street; what Maletiah did after her husband died, where she lived those last thirteen years of her life, are questions yet to be answered. The censuses of 1790 and 1796 do not, so far as I interpret them, throw any light on the problem. My theory is that James Jr. lived on in his father's house until some time after his second marriage and his father's death, then built a new house on the 40' x 70' lot his father had conveyed to him in 1740. One reason I do not think James Jr. built his house at that time, is that there is no mention of a house but more especially because there is no mention in the deeds of any rights in the well to James Jr. nor any reservations to heirs and successors of Andrew Ring and Ichabod Washburn. This is not conclusive, of course, but to be considered. The lot which Joseph Holmes, Jr. Acquired by execution from his brother Lemuel in 1802 is described (Deed 95 - 237) as being 101 feet in length and 42 ft in "Bredth", bounded on southerly side by land of Capt. Peleg Tupper, on westerly end by land of George Russell, on northerly side by the "publick road"(Bridgewater Road, now Main Street), and on the easterly end by the road towards the old gristmill (now Elm Street) "reserving to those who may have a legal right therein their accustomed privilege of the well on said premises". That is one reason, since it is mentioned here but not in any conveyance to James Cobb Jr. why I think James Jr. did not built until his father had died and the land was his anyway.

## Deeds concerning James Cobb and No. 21

Date Grantor Grantee Deed

1722/3 Jany 31 Maj John Bradford James Cob (orig 1 acre)  
17:12  
1725 May 201 James Cob (Mort) Maj John Bradford 19:26  
1727/8 Feb 5 Discharge Maj J.B. James Cobb 22:171  
1728/9 Jany 4 James Cobb Andrew Ring (well) 24:69  
1729 Mar 25 John Bradford James Cob (addit 1 acre) 24:149  
1729 Apr 25 James Cobb Senr Ichabod Washburn (well)  
32:204  
1740 Aug 5 James Cobb son James (lot 40 x 70) 33:236  
1745/6 Feb 26 James Cobb son James Jr. (adj land) 38:13  
1769 May 1 Est James Cobb (Sr) son Gershom legal 54:263  
1769 May 8 Gershom Cobb br. James) transfer 54:263  
1791 Apr 7 James Cobb Gershom Cobb (all 54:263) 71:44  
\*\*\*\*\*  
1791 Apr 9 Gershom Cobb Bildad Washburn 71:44  
1794 Nov 19 Bildad Washburn Samuel Stetson  
1796 (May 2) Samuel Stetson (Capt) Peleg Tupper 79:131

In these deeds Maj. John Bradford is called Major, Gentleman  
James Cobb Sr. — Bricklayer, Mason  
James Cobb Jr., — Seafaring man, Labourer  
Gershom Cobb, — Housewright, Joyner, Carpenter  
See also 67:247, 1784, Ebenezer Adams to Bildad Washburn.  
This deed mentions Nathan Perkins as an abutter.

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## National Register of Historic Places Criteria Statement Form

Check all that apply:

- ☒ Individually eligible ☐ Eligible only in a historic district  
☒ Contributing to a potential historic district ☐ Potential historic district

Criteria: ☒ A ☐ B ☒ C ☐ D

Criteria Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Statement of Significance by Deirdre Brotherson

*The criteria that are checked in the above sections must be justified here.*

This property is eligible for the National Register of Historic Places as a contributing building to a Historic District (Area B). This district is eligible under Criterion A (associated with events that have made a contribution to the broad pattern of our history) as a building which is part of a linear village on Main Street which has evolved from a village area to a residential neighborhood (there are few commercial establishments on Main Street - they have shifted to areas near the railroad) but the architecture in this linear district continues to tell the story of the evolution of this area through the variety and high quality of the architectural styles (Criterion C: the building embodies the distinctive characteristics of a type, period, or method of construction - as a contributing architectural member of this district.)

This property is also individually eligible under Criterion C as a good example of Federal style architecture in Kingston.



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

PILKING  
CIVIL PLANNING  
DETA

KIN.174

In Area no.	Form no.
	26



1. Town Kingsston

Address 232 Main, cor. of Elm

Name Joseph Holme House

Present use apartments

Present owner P.S. Cronin

3. Description:

Date 1797

Source local records

Style hip roof federal

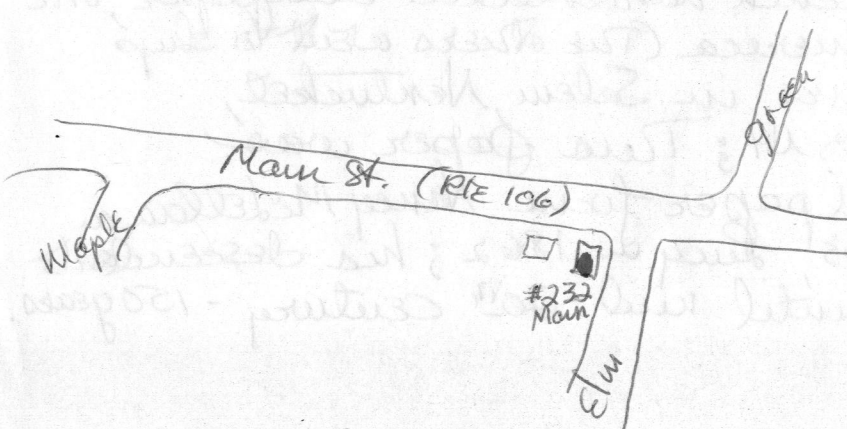
Architect \_\_\_\_\_

Exterior wall fabric clapboard, shingle

Outbuildings (describe) \_\_\_\_\_

Other features \_\_\_\_\_

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Altered back expanded Date 1829

divided into apts. 1930s

Moved to widen Main St. Date 1931

5. Lot size:

One acre or less \_\_\_\_\_ Over one acre \_\_\_\_\_

Approximate frontage \_\_\_\_\_

Approximate distance of building from street \_\_\_\_\_

6. Recorded by J.M. Johnson

Organization JRH Hist. Soc.

Date 2-20-79

DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_

MHC Photo no. \_\_\_\_\_

(over)

7. Original owner (if known) Lemuel Holmes
- Original use residence & store
- Subsequent uses (if any) and dates residence; single 1860s-1950; apartments 1950-present

## 8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input checked="" type="checkbox"/>	Industry	<input checked="" type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input checked="" type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input checked="" type="checkbox"/>				

## 9. Historical significance (include explanation of themes checked above)

Lemuel Holmes' store (groceries) failed and his brother Joseph took over building in 1805; Charles Thomas and Rufus Adams operated the store subsequently - both were not successful, but when Joseph's wife Lucy took over, she was successful for many decades. Joseph Holmes was Kingston's most successful shipbuilder and merchant - he papered his parlor with rare French handblocked wallpaper, one of only 5 sets brought to America (The others went to ship owners' or Captains' homes in Salem, Nantucket, Newburyport, Portsmouth, NH; This paper was reproduced by NY wallpaper firm Nancy McLellan in 1920s. Joseph died 1863, Lucy in 1862; his descendants lived in the building until mid-20th Century - 150 years.

## 10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)