



**ARCHITECTURAL ANALYSIS  
AND STATEMENT OF SIGNIFICANCE,  
WYMAN TAVERN,  
339 MAIN STREET,  
KEENE, NEW HAMPSHIRE**

**JAMES L. GARVIN  
CONCORD, NEW HAMPSHIRE  
MARCH 2013**



JAMES L. GARVIN  
FARRINGTON HOUSE

30 South Main Street · Building 1, Suite 201 · Concord, New Hampshire, 03301  
[james@jamesgarvin.net](mailto:james@jamesgarvin.net) <http://www.james-garvin.com>

## RESPONSE TO REQUEST FOR PROPOSALS FOR WYMAN TAVERN

**Project:** The Request for Proposals (RFP) issued by the Historical Society of Cheshire County on January 18, 2013, specifies that the selected consultant shall develop a Statement of Significance for the Wyman Tavern (1762) in Keene. The RFP notes that “the purpose of the Statement of Significance will be to identify character-defining architectural features of the Wyman Tavern and determine the period of significance in accordance with guidelines of the National Register of Historic Places.”

The two National Register criteria under which most buildings are evaluated for integrity and significance are *Criterion A*, which pertains to the connection of a property with a particular event or pattern of events, and *Criterion C*, which deals with the design and construction of the building.

Because the Request for Proposals emphasizes the character-defining architectural features of the Wyman Tavern, I propose to analyze these features for the several architectural or stylistic periods that are identifiable in the building and to develop a *Criterion C* analysis that places the building in an architectural context.<sup>1</sup> This is important because, as a rare eighteenth-century building within Cheshire County, the Wyman Tavern displays framing characteristics, and perhaps stylistic characteristics as well, that reflect norms of southern New England architecture as transmitted northerly along the Connecticut River valley. These practices differ from norms within the central and eastern regions of New Hampshire. As a complex building that dates from a relatively early period in the settlement of its region, the Wyman Tavern holds the potential of defining the origins and evolution of distinctive architectural features that characterize domestic buildings in Cheshire County. An analysis of these features in the Wyman Tavern should therefore contribute substantially to a baseline for understanding elements of the subsequent architectural history of the county.

Because the building began its existence as a tavern, I propose to evaluate any distinctive architectural features that may be diagnostic of tavern functions, recognizing that the building has undergone substantial changes, including the removal of a significant rear wing, which may have contributed strongly to the building’s function as a tavern. A discussion of the Wyman

---

<sup>1</sup> *National Register of Historic Places Bulletin 15*, “How to Apply the National Register Criteria for Evaluation,” states that “the basis for judging a property’s significance and, ultimately, its eligibility under the Criteria [for Evaluation] is *historic context*. . . *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*”

Tavern as a building adapted to tavern use, if feasible in light of subsequent changes to the structure, would constitute a *Criterion A* analysis in addition to the *Criterion C* analysis described above.

The description and analysis of the building's framing characteristics, original and later architectural features, and possible adaptations for tavern or other commercial uses, will permit the writing of a Statement of Significance that will evaluate the character of the Wyman Tavern and the extent of its remodeling over time, permitting a definition of the property's period or periods of significance. An understanding of the characteristics of later changes to the building will begin to provide a context for other Keene-area structures that date from later periods.

**Scope of work:** This proposal includes the following Scope of Work:

- Review the archival holdings on Wyman Tavern at the Historical Society of Cheshire County, including the architectural survey written by Morgan Phillips in 1974. The Phillips report focused on a detailed analysis of clues such as paint evidence, nail types, etc., and was not a National Register document. The proposed present report will emphasize the broader characteristics of the building for each significant period in its history, defining the building's architectural significance and context in keeping with National Register guidelines;
- Study the building's physical attributes and describe its defining stylistic characteristics using description, detail drawings, and photographs;
- Prepare a report that will discuss the features of the building that differ from comparable features in other regions of New Hampshire and define carpentry and joinery practices that appear to be unique to the broad Connecticut Valley watershed, thus placing the building in an architectural context;
- Outline the physical evolution of the building as seen in its later features, with particular emphasis on changes in the 1820s and on the restoration undertaken by Clifford L. Sturtevant circa 1925;
- On the basis of the above, prepare, and include in the above report, a *Criterion C* Statement of Significance and, if feasible, a *Criterion A* statement that meets National Register standards and defines the period[s] of significance of the property;
- Prepare a list of character-defining features that correspond to, and define, the period[s] of significance of the property and that should be preserved if future work is undertaken on the building in conformity with the *Secretary of the Interior's Standards for the Treatment of Historical Properties*.

Respectfully submitted,  
James L. Garvin  
February 5, 2013

## TABLE OF CONTENTS

<b>Summary History of the Wyman Tavern</b>	p.5
Summary of Morgan Philips' Report of 1974	p. 7
Chronology of Isaac Wyman and Sarah (Wells) Wyman	p. 10
Deeds or Chain of Title to the Wyman Tavern	p. 12
<b>Description and Discussion of the Stylistic Attributes of the Wyman Tavern</b>	p. 14
Building Frame	p. 14
Joinery	p. 18
Doors	p. 19
Wall Sheathing	p. 20
Window Muntins	p. 22
Window and Door Casings	p. 22
Parlor Joinery	p. 24
Possible Effects of the Division of the House in 1792	p. 25
Changes Made by the Rev. Zedekiah Smith Barstow	p. 28
Occupancy and Alteration by Clifford L. Sturtevant after 1925	p. 30
<b>Statement of Significance</b>	p. 32
Criterion B	p. 33
Criterion C	p. 36
Periods of Significance	p. 39
Character-Defining Features of the Property	p. 40

**APPENDIX**

<i>Secretary of the Interior's Standards for the Treatment of Historic Properties</i>	p. 43
The Will of Isaac Wyman	p. 46
The Widow's Dower of Sarah Wyman	p. 48
Division of the Estate of Isaac Wyman	p. 50
Excerpts from Remembrance of the Barstow 50 <sup>th</sup> Wedding Anniversary Event	p. 54

## SUMMARY HISTORY OF THE WYMAN TAVERN

Built circa 1762, the Wyman Tavern has long been regarded as one of the most historic buildings in Cheshire County. It has been mentioned and described in several books and was the subject of several magazine articles.<sup>2</sup> The property was individually listed in the National Register of Historic Places by Keene historian David Proper in 1972.<sup>3</sup> In addition to such relatively brief portrayals, the tavern has been the subject of careful and extended research by the Historical Society of Cheshire County. The Society has been the custodian of the property since a broad public effort was mounted by the Foundation for the Preservation of Historic Keene, Inc., in 1968 to acquire the Wyman Tavern for operation by the Society as a historic house museum. In addition to carrying out systematic research on the property, the Historical Society of Cheshire County maintains files and scrapbooks of newspaper clippings and other ephemera on the building, thus retaining a chronological record of news and comments about the property since the 1960s. A chronology and a listing of deeds pertaining to the Wyman Tavern, compiled by or for the Society, are transcribed below for quick reference.

In 1974, the Historical Society of Cheshire County employed Morgan W. Phillips (1943-1996), then a staff member of the Society for the Preservation of New England Antiquities (now Historic New England), to research the house.<sup>4</sup> The specific goals of Phillips' investigation are not clearly stated in his report, but the contents of the report, together with handwritten notes made on floor plans of the house, make it clear that there were two main points of interest. The first was to locate physical evidence of the early use of the building as a tavern, since the building had long been portrayed in print more as a tavern than as a private dwelling. The second goal was clearly to try to understand and describe the substantial changes that had been made to the building by its last private owner, Clifford Sturtevant. Sturtevant, a collector and dealer in antiques, had acquired the property in 1925 and had lived there until his death, which was followed by sale of the house to the Foundation for the Preservation of Historic Keene in 1968.

As shown in two photographs reproduced below, Sturtevant removed a substantial wing that was attached to the rear (west) elevation of the dwelling when he acquired it. Moreover, as Phillips discovered through careful examination of physical evidence, including paint color analysis and examination of nails, Sturtevant had made substantial changes inside the house. In addition to

---

<sup>2</sup> The most detailed description of the Wyman Tavern as a tavern is given in *A Golden Remembrance of . . . The Fiftieth Wedding Anniversary of Rev. Dr. and Mrs. Barstow* (New York: William L. Stone and J. T. Barron, 1868). Excerpts from this publication are given in the Appendix to this report. Other references include Simon Goodell Griffin and Frank H. Whitcomb, *A History of the Town of Keene from 1732 . . .* (Keene: Sentinel Printing, 1904); Keene History Committee, *Upper Ashuelot, A History of Keene New Hampshire* (Keene, 1968); Marjorie Whalen Smith, *Historic Homes of Cheshire County, New Hampshire*, 2 vol. (Brattleboro, Vt.: Griswold Offset, 1968-1971); Bryant F. Tolles, Jr., with Carolyn K. Tolles, *New Hampshire Architecture: An Illustrated Guide* (Hanover, N. H.: University Press of New England, 1979). The building has several times been commemorated by Dartmouth College as the site of the first trustees' meeting of the college in October 1770, and as the long-time home (1818-1873) of the Rev. Zedekiah S. Barstow, who served as a Dartmouth trustee for thirty-seven years. Among the magazine articles describing the house are two in *New Hampshire Profiles* by Marjorie Whalen Smith: "Wyman's Excellent Inn," May 1962, p. 59; and "Wyman's Tavern," November 1970, pp. 28-31; and Gladys Montgomery, "Decoding Early Styles at the Wyman Tavern," *Early Homes*, Summer 2008, pp. 46-49.

<sup>3</sup> National Register of Historic Places Ref. No. 72000106.

<sup>4</sup> Morgan Phillips, "The Wyman Tavern: An Architectural Survey," typescript, March 1974, accompanied by annotated floor plans of the first and second stories of the building.

creating new partitions and adding or closing wall openings where the former ell had abutted the main building, Sturtevant had apparently re-used old materials in the house, especially in the range of rooms in the western portions of the first and second stories (Rooms 1-4 through 1-8 and 2-4 through 2-7). Phillips surmised that some of these materials were moved and re-used from within the house, and some probably from the demolished wing; but some may have been second-hand materials brought from other buildings.

Phillips' report provided a painstaking analysis of the physical evidence offered by the building itself. Phillips concentrated on surface textures, detecting signs of wood planed by machine rather than by hand, and wood planed by hand with a noticeably more exaggerated texture than that of the eighteenth- or nineteenth-century hand-planed woodwork. Most important, Phillips examined paint layers in several of the rooms that Sturtevant had not stripped of early paint.

Phillips was a pioneer in paint color analysis in New England, and by this technique he was able to make several findings that would escape detection through surface examination alone. Among these were the fact that the wooden sheathing that covers the walls of the southwestern first-story room (Room 1-1) had been covered for some years, probably first by wallpaper and later by lath and plaster, while other surfaces, continuously exposed, had accumulated layers of paint that were missing from the long-protected sheathing. This evidence seemed to disclose that Sturtevant had attempted to restore what he believed was the taproom of the tavern, removing a wall covering that had been applied over the horizontal wooden sheathing during the Federal period. Phillips also determined that the central door on the western wall of Room 1-1 was originally the only opening in this wall; the two flanking doors were added later.

Phillips noted many anomalies throughout the house, and posed a number of suggestions or theories concerning them, but in some cases was unable to explain the reasons for puzzling visual evidence. His investigation encountered one of the primary impediments that can hinder a study of an old building: its prior restoration. Any building that is remodeled in a straightforward manner, with additions and deletions linked to functional needs, is likely to preserve and offer the investigator a number of clues regarding the sequence of change. But the deliberate restoration of a building, by definition, purposely removes evidence of later changes, and also adds new features that suggest or replicate earlier work. One of the goals of restoration is to deceive the modern viewer regarding the complete history or evolution of a structure, substituting a current interpretation of a certain moment or period in the past for the natural accumulation of layers of evidence that normally reflect the evolving uses of a building.

As an antiques collector and dealer, Clifford Sturtevant was unusually sophisticated for his time in his understanding of the appearance and texture of early workmanship, and he evidently employed skilled artisans to undertake the restoration of the house. Sturtevant also removed evidence out of aesthetic considerations, notably in his stripping of all paint from the wooden surfaces of the sheathed Room 2-1 on the second story, and in thoroughly refinishing the paneled woodwork in the northeastern rooms (1-3 and 2-3) on both floors. This resulted in a building that is less susceptible than usual to physical investigation, whether undertaken by close analysis, such as Phillips did, or by a broader analysis of changing architectural styles.

A further difficulty posed by the Wyman Tavern is the fact that its probable remodeling after the death of Isaac Wyman in 1792, when the building was divided into three properties for the use of



Wyman's widow and two of his sons, was carried out in a deliberately conservative manner. As Phillips determined through paint analysis, a number of the existing four-panel doors were added at this period, or by subsequent owners, and are virtual duplicates of those originally in the building. Apart from observing paint layers, Phillips noted that the most effective technique for differentiating the original doors of the house from later ones is by searching for evidence of earlier hinges; original doors were originally hung on H or HL hinges, and retain visual evidence of the former presence of these hinges, whereas most or all doors in the house were later hung (or re-hung, in the case of original doors) on cast iron butt hinges. The later doors, almost identical in appearance to the original doors, reveal no evidence of the earlier H or HL hinges.

The lack of contrast between the detailing of original joinery and that of the earliest remodeling[s] of the house adds to the difficulties that are posed to the modern investigator by Sturtevant's efforts at restoration. This lack of contrast suggests that some of the first remodeling was done when the house was subdivided into three properties in 1792, because at that period the style of joinery was essentially indistinguishable from that of earlier years in the eighteenth century.

Among the points that Phillips made in his 1974 report are the following:

#### **Entry and front stairs (Room 1-2)**

First floor hand-planed finish floor is new work.

New nosings are found on the ends (returns) of the first two steps.

Wainscot and chair rail are new up to second landing, with details attached with wire nails

There was a missing boxlike feature against lower front of staircase, shown by paint lines in the area pierced by louvers for a radiator beneath the stairs.

Beaded sheathing in the entry contrasts with feather-edge sheathing in most parts of the house: 18<sup>th</sup> century in date, or of the Federal period?

#### **First floor southeast room (Room 1-1)**

Paint sequence on original woodwork: dark red (possibly a primer); then green or verdigris layer[s]; light green; gray; yellow; [now red].

Features with this paint sequence include: all vertical & horizontal sheathing except for six boards over fireplace; all beam and post casings; window casings; doors to front entry and closet next to fireplace; middle door to closet in west wall. These features were consistently exposed during the history of the room.

Newer features in this room, distinguished by light green first layer of paint: the mantelpiece; backband mouldings around doors; two west doors flanking the dish closet.

Hand-planed finish floor is new work.

The sheathed walls of this room are missing a number of the paint sequences seen on the constantly exposed woodwork, showing that the sheathing was long covered and protected from periodic re-painting. There is evidence that the sheathing was first covered with a thin material, possibly wallpaper, followed by the application of lath and plaster, presumably removed by Sturtevant yet documented through filled nail holes for former lath.

### **Kitchen (Room 1-5)**

On the west wall, sheathing from north end of room to large post casing  $\frac{2}{3}$  of way to the south is machine-planed.

The large southern post casing is partly original but has been enlarged for a plumbing stack.

The kitchen fireplace mantelshelf has chatter marks, indication modern workmanship.

Sheathing boards enclosing the service and cellar stairs are original.

Both doors to rear stairs (cellar door and door to stairway to second floor) are early.

### **North office (Room 1-8)**

Chair rails (except below the window) are late 19<sup>th</sup> century, as is the eastern exterior door. The chair rails cover fragments of wallpaper.

Older sashes in the west window?

### **Northeast parlor (Room 1-3)**

First floor hand-planed finish floor is new.

Door to the kitchen is “extremely plain” in design.

Wainscoting near the door to the kitchen; ovolo on the short panel adjacent to the door is applied and fastened with nails.

### **Parlor chamber (Room 2-3)**

The door and casing to upper entry are original.

The door leading to rear hallway is “extremely plain” in design.

Upper shelves in closets are original and nailed in place; lower shelves have been pieced out with newer wood on the sides.

**Southeast chamber (Room 2-1)**

The floor is early, and carries under the western partition between this room and the southwest bedchamber.

The closet to the left (west) of the fireplace was extensively reworked, probably by Sturtevant.

**Southwest chamber (Room 2-4)**

The floor is apparently original.

The northern sheathed partition is modern (Sturtevant)?

Original north partition was farther north where old ceiling plaster stops and where lath is attached to a nailer on a smaller beam, seen under attic floor. There was a mirror image of this arrangement on the northern section of the rear bay.

**Possible Ballroom (Rooms 2-1 and 2-4, the southern rooms on the second story)**

Floor boards run under the partition

Partition is made of narrowly beaded boards that contrast with the feather-edged boards on the exterior walls. Note that the front entry/stairhall includes similar narrowly beaded sheathing. Compare also with the narrow-beaded sheathing in the closet/partition in the first floor kitchen.

The floors in both the southeast and southwest rooms are double-boarded; new double boarding (Sturtevant?) extends north of the old double floor in the rear hallway.

The plastered ceiling in the southwest small bedchamber does not meet the sheathed partition, but stops against a small board nailed flat against the ceiling joists adjacent to the sheathed partition.

The paint layers on the feather-edged sheathing on the exterior walls of the southwest room are the same as those on the narrow-beaded partition, but this could indicate that the southern end of the second floor was unpainted until the narrow-beaded partition was installed. Paint evidence in the southeast chamber has been stripped away.

The narrow-beaded partition is secured with hand-forged nails, not cut nails.

**Second-Floor Rear Hallway (Room 206), Closet, and Bathroom (Room 2-5); bathroom is now a storage room**

Partitions here are “relatively recent.” Much re-used old boarding is visible in the closet.

**Chronology of Isaac Wyman and Sarah (Wells) Wyman, compiled by the Historical Society of Cheshire County**

- 1724 Isaac Wyman born, Woburn, Massachusetts, January 18 (old style).  
Father: Joshua Wyman (line of Francis of Woburn); mother: Mary Pollard.
- 1732 Sarah Wells born, Green River, near Deerfield, Massachusetts, March 16 (old style).  
Father: John Wells; mother: Sarah Allen (her second husband, m. October 10, 1752, was Michael Metcalf). Brother: Thomas Wells. Michael and Sarah Metcalf and Thomas and Dorothy Wells were all early settlers of Keene.
- 1747 Marriage of Isaac and Sarah.  
Isaac enlisted in the company of Elisha Hawley of Northampton, Massachusetts; promoted from private to clerk, to sergeant. Served at Fort Massachusetts from 1748 to 1752 under Captain Ephraim Williams.
- 1754 Sarah born, possibly in Deerfield
- 1755 Isaac made captain of Fort Massachusetts.
- 1756 Isaac, Jr., born (information from gravestone).
- ? Susanna born (try Willard genealogy)
- ? Mary (the first) born (try Wyman genealogy)
- ? William (the first) born
- 1757 Isaac Wyman of "Fort Massachusetts" purchased Lots 46, 47, and 48, Keene, N. H., from Joseph Fisher of Dedham, Massachusetts, and the "whole and full right in township of Keene."
- 1760 Still in command of Fort Massachusetts, also Stockbridge, West Hoosick "and others."
- 1762 Traditional date for building of the Wyman Tavern on Lot 47(?).  
Mary (the first) died in May, in Keene.  
Sibyl born (September 3).
- 1763 Isaac Wyman elected selectman.
- 1764 Isaac Wyman elected selectman.  
Mary (the second) born August 17.
- 1765 Isaac Wyman elected selectman.  
William (the first) died, November.
- 1766 Isaac Wyman elected selectman.  
Elijah born September 12.
- 1768 Sibyl died (November), 6 years old.
- 1769 Joshua born, January 9.
- 1770 First meeting of the Dartmouth trustees in Wyman Tavern, October 22.
- 1771 Roxanna born, January 25.
- 1772 Isaac Wyman elected selectman.  
Sarah Wyman (daughter) married to Dr. Calvin Frink of Swanzey.
- 1775 William (the second) born, February 20.  
Isaac Wyman elected delegate to the New Hampshire Provincial Assembly (February 23); probably did not attend because of subsequent events.  
Isaac Wyman elected selectman (March 7); also a member of local Committee of Public Safety.  
Isaac Wyman elected captain by Keene militia (April 22), led militia to Lexington, Concord, and Cambridge. Returned to Keene May 10.

- Returned to Cambridge with enlistees from Keene; selected Lt.-Colonel under John Stark and fought at Battle of Bunker Hill; son Isaac, Jr., enlisted at Cambridge and served under Captain William Wyman.
- Word of Isaac, Sr., death in battle received in Keene on June 20; son returned on June 21 to report that his father was safe. Isaac Wyman back in Keene by July. Isaac Wyman, Jr., very ill in Keene with smallpox.
- 1776 Isaac Wyman signed Association Test (of loyalty) ordered by Continental Congress on March 14.
- Isaac Wyman appointed Justice of the Peace by the New Hampshire legislature (April 3). Isaac Wyman commissioned in July by the New Hampshire legislature to raise a regiment of nine companies to protect northern armies during retreat from Quebec. August 1 left Charlestown with his regiment. Stationed at Mount Independence and discharged from army December 1776. Sanger reports that Colonel Wyman and his brother (?) Captain William “come home from the westward” on November 13. Isaac Wyman, Jr., had been sent to Montreal and retreated with Arnold to Ticonderoga, then to New Jersey and was at the Battle of Trenton (December 26, 1776).
- 1777 Isaac Wyman elected selectman (March 4).
- Helped Abner Sanger get “his situation altered” (September 3).
- Sanger reports an altercation between Isaac and Isaac, Jr., over labor and farm (September 13). Isaac Wyman, Jr., married to Lucretia Hammond of Swanzey (September).
- 1778 Sanger reports “raising” of Isaac Wyman, Jr.’s new home (June 24).
- 1779 Sanger reports “an election frolic” at Wyman’s (May 27).
- 1780 Birth of granddaughter, Harriet, to Susannah (October).
- 1781 Isaac Wyman mentioned several times in Vermont State Papers as a petitioner for large land grants in Vermont and New York.
- Isaac Wyman chosen deputy to Vermont legislature from Keene (April 10).
- Isaac Wyman voted “yea” to Act of Union, joining western New Hampshire to Vermont (June 16). In Bennington, Vermont, appointed to Committee of War (June 26).
- Vermont legislature met in Charlestown, New Hampshire (?) or Vermont (?) on October 15; Wyman was elected to Committee of War.
- 1782 Wyman was replaced on the Board of War; the Second Union with Vermont collapsed. (Wyman was apparently never again active in town government, although other participants in the Union returned to political leadership.)
- 1785 Susanna married Josiah Willard, next-door neighbor (his third wife) in April. Susanna died in October.
- 1788 Roxanna Wyman married William Ward Blake, November 23.
- Notice in the *New-Hampshire Recorder* (December 30) that Isaac Wyman will no longer sell any liquor but will continue to put people up.
- 1790 Joshua Wyman married Hannah Willard (daughter of Josiah Willard and second wife Mary) on September 5.
- 1791 Elijah Wyman married Kezia Ellis (daughter of Henry and Malatia), October 16.
- 1792 Isaac Wyman made out will (March 20), “being very sick and weak in body but of perfect mind and memory, thanks be given to God.”
- Isaac Wyman died March 31, aged 65. Son-in-law, Calvin Frink, “my beloved friend,” was named his executor.

Isaac left an estate valued at £1482.19.0, of which £1042.14 was in property. Sarah received her widow's thirds and his mare named "Slow and Easy." Sons Joshua and William received £150 each; daughters Susanna Frink and Roxanna Blake received £90 each; and granddaughter Harriet Wyman received £60 at age eighteen or at her marriage. After the estate was settled, the rest was to be divided among sons Isaac, Jr., Elijah, Joshua, and William; and daughters Sarah and Roxanna and granddaughter Harriet. The sons were to get 100 proportion, the daughters 60 proportion, and Harriet 40 proportion.

1807 Death of Sarah Wyman, age 75.

**Deeds to the Wyman Tavern, researched and prepared by Elizabeth A. Congdon for the Historical Society of Cheshire County, November 6, 1989**

1. *1792. Isaac Wyman to his heirs, jointly.*  
Col. Isaac Wyman (1724-1792) built the family homestead in 1762 and operated it as a tavern for nearly thirty years.<sup>5</sup> At his death it was divided up and left in shares to his children (with one-third being set off for use by his widow during her lifetime). Will #26
2. *1800-1802. Other heirs of Isaac Wyman sold to William Wyman.*  
Isaac Wyman's youngest child, William, was a minor when his father died, but after he reached his majority in 1796, he began buying out the shares of his siblings in the homestead and other property inherited from their father. Deeds: Book 35, pp. 227-227; Book 41, p. 23; Book 38, p. 317 (etc.?).
3. *December 20, 1813. Daniel Adams (executor of William Wyman) to Joseph Bowditch.*  
At his death in 1811, William Wyman's "personal estate [was] . . . not sufficient to pay the demands due," so his executor, Dr. Daniel Adams, was "duly authorized . . . to sell . . . so much of the real estate which belonged to the said deceased for the payment of the just debts as the deceased owed" and the homestead with approximately 73 acres was sold at public auction for \$2010, "excepting and reserving the yellow Barn and shed thereunto adjoining with the privilege of moving the same off the premises" (William apparently never purchased these buildings from his siblings). Will #214; Deed: Book 66, p. 51.
4. *March 28, 1816. Joseph Bowditch to David Oliphant.*  
For \$1173.00, with land estimated at seven acres. Deed: Book 73, p. 185.
5. *December 2, 1817. David Oliphant to Daniel Bradford.*  
In consideration of the sum of \$1300, with land estimated at seven acres. Perhaps only coincidentally, Bradford was at that time guardian to William Wyman's two minor daughters. Deed: Book 77, p. 200. (Probate Court document #246.)
6. *August 17, 1818. Daniel Bradford to Rev. Zedekiah S. Barstow.*

---

<sup>5</sup> In *The History of Keene* (1904), Simon G. Griffin states that Wyman Tavern was built in 1762, while a plaque on the building shows a construction date of 1750.

For \$1300, with seven acres of land. Deed: Book 82, page 102.

7. *July 1, 1873. J. Whitney Barstow and William Barstow (heirs to Zedekiah S. Barstow) to Horace Hamblet and Albert H. Hamblet. (Will # 1159)*  
In consideration of the sum of \$3,700, containing three-quarters of an acre more or less.  
Deed: Book 243, p. 588.
8. *August 7, 1875. Horace Hamblet and Albert Hamblet to Susan Adams Perkins.*  
For \$4,500, and granting her a mortgage of \$2,600, which was paid in full on May 7, 1887: land was three-quarters of an acre. Mrs. Perkins was the granddaughter of Dr. Daniel Adams who had been executor of the estate of William Wyman, and who lived in (probably built) the house at 324 Main Street. Deed: Book 251, p. 146.
9. *August 31, 1925. John Hurd (executor of the will of Susan Perkins) to Clifford Sturtevant.*  
“in consideration of the sum of one and more dollars to me in hand,” with three-quarters of an acre of land. Deed: Book 422, p. 138.
10. *November 4, 1968. Estate of Clifford Sturtevant to the Foundation for the Preservation of Historic Keene.*  
“for one and more dollars,” handled by Harold I. Chandler, trustee under the will of Clifford Sturtevant. Deed: Book 788, p. 267.

## **DESCRIPTION AND DISCUSSION OF THE STYLISTIC ATTRIBUTES OF THE WYMAN TAVERN AS CONSTRUCTED AND AS LATER ALTERED**

The Wyman Tavern is a framed building standing over a stone-lined basement that extends under the northern half of the building and embraces a vaulted brick base that supports a central chimney. The stones of the cellar walls are natural fieldstone or were split by impact. The upper basement walls, at and above grade, are brick; they are a product of the raising of the house that apparently occurred in the latter nineteenth century; photographs of the dwelling taken in the 1920s show these high brick walls already in place. Examination of the chimney base reveals that the chimney was raised when the house was raised; new stonework was added at the base of the arch after the masonry was lifted.

The house is two rooms in depth, with the principal rooms in the front (eastern) portion of the house (Rooms 1-1 through 1-3 and 2-1 through 2-3), and with a range of subordinate rooms, including the kitchen, along the rear (western) portion of the dwelling.

*Building frame.* The frame is composed of four bents, which are assemblages of posts, girts at the second-story level, and tie beams at the roof level. Each bent is a structural frame that runs through the depth of the house from front to back. Two of the bents define and support the end walls of the house. The two inner bents define the chimney bay at the center of the structure.

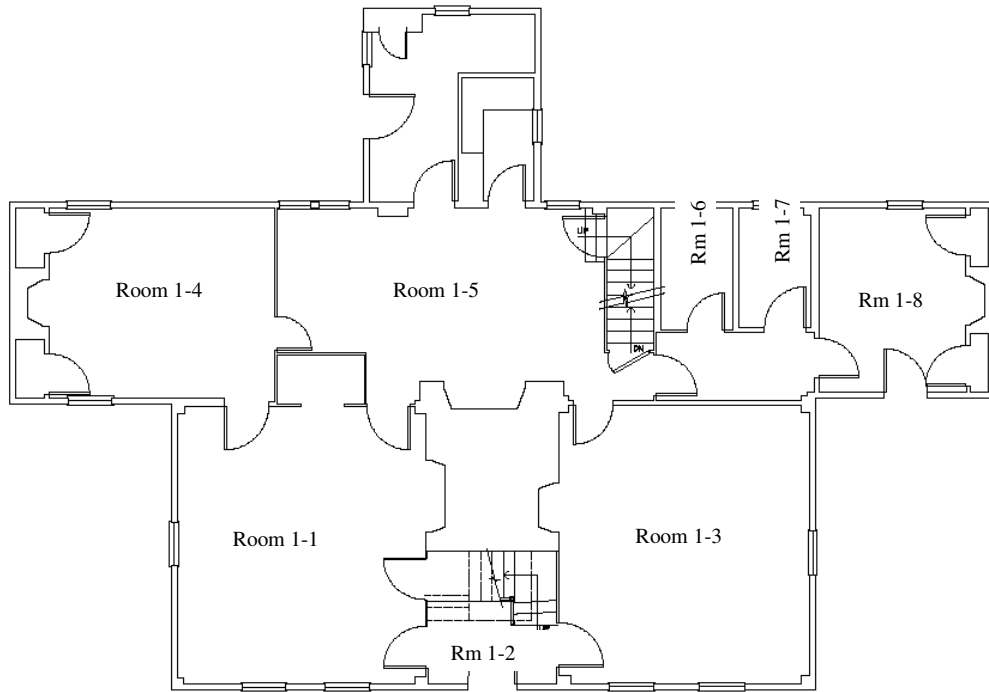
The two end bents, at the north and south sides of the house, have three posts: one in the plane of the front wall (façade) of the house; one in the plane of the rear wall; and a third, called a prick post, defining a plane that lies just behind the rear face of the central chimney. The prick posts mark the transition from the front rooms of the house to the rear rooms, and help to support partitions that separate front rooms from rear rooms.

In each of the two bents that flank the central chimney and define the chimney bay, girts connect the front post to the prick posts. Instead of continuing in the same alignment to posts in the rear (west) wall of the house, the chimney girts in the rear range of rooms are lighter in dimension than the chimney girts in the front rooms of the house, and presently do not correspond to major structural posts in the rear wall of the building. Rather, the two central posts in the rear wall are offset from their expected position to the north and south, defining a wider central bay in the rear wall; see the post indications on the floor plans on the following page. These posts receive the ends of heavy girts that extend across the rear range of rooms in the building.

This anomaly, which differs from norms established in three-post-bent frames in New Hampshire at least as early as the 1720s, appears to relate to a former rear ell that extended from the rear wall and is recorded in two photographs taken at the beginning of its removal in the 1920s, reproduced below. It appears that the visible posts in the rear wall of the main house were placed to receive and support the horizontal girts and wall plates of the ell, and hence are offset to perform this function.

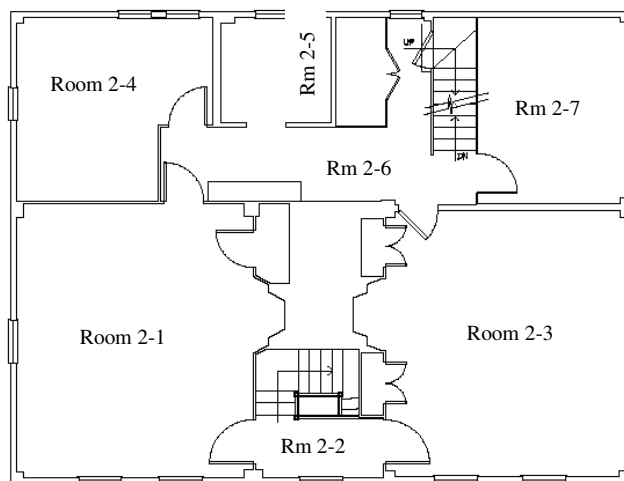
Because documents that were assembled after the death of Isaac Wyman in 1792 make no reference to the ell, which was removed around 1925, it appears that this structure was an





*Above: First Floor Plan*

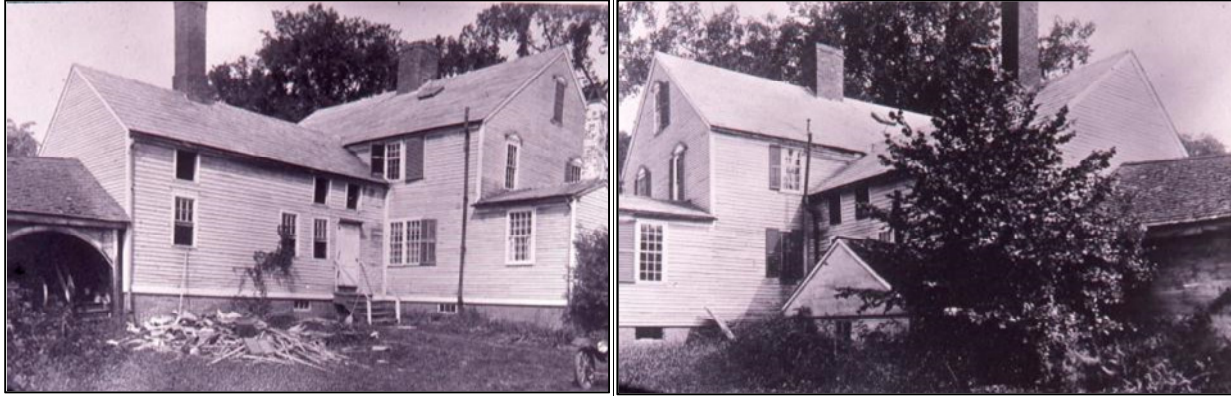
*Below: Second Floor Plan*



First and Second Floor Plans with Room Numbers

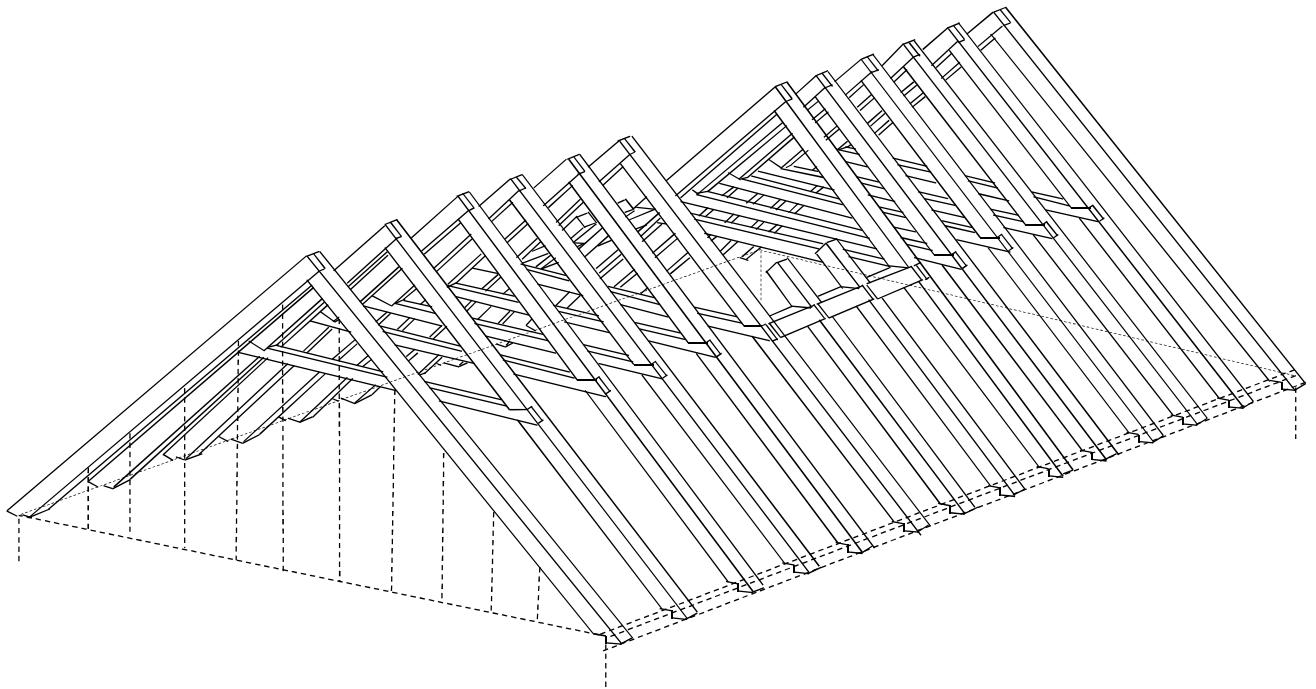
Based on Drawings by Richard M. Monahon AIA, Architects, Peterborough, N. H.

addition to the original house. Thus, the offset posts and their associated framing members may be assumed to be later structural additions to the original frame, rendering this frame atypical of the usual three-post-bent house frame. Verification of this theory is presently not feasible, but could become possible with future alterations to the rear wall of the house.



*Photographs, circa 1925, from the southwest (left) and northwest (right), showing the former ell.*

The tops of the posts in each of the four bents of the frame are linked together through the length of the building. Each bent is connected to adjacent bents by three longitudinal wall plates. One lies at the top of the front wall of the house and one at the top of the rear wall. A third wall plate, which might be called a chimney or medial plate, connects the tops of the prick posts and runs through the length of the house just behind the chimney stack.



*Axonometric view of the roof frame of the Wyman Tavern as seen from the southeast (not to scale)*

The roof frame of the house is composed of fourteen pairs of common rafters. As seen in the drawing above, most pairs of rafters are connected by collar ties. In the chimney bay, however, two rafters are truncated and their collar ties are omitted to provide space for the brick stack. The rafters in this area are connected to one another by heavy timber bridging members that are double-tenoned into the sides of the rafters to create a rigid framework in the area where the chimney rises through the roof. As noted below, such a roof frame of common rafters is characteristic of Connecticut carpentry practice and is not commonly seen in central New Hampshire or in the eastern regions of New England until well into the nineteenth century. Its use in the Wyman Tavern provides an important clue as to the origins of the carpenters who framed the building, and survives as an important document in the architectural history of Cheshire County.

The hewn rafters in this roof frame are placed between 3'-0" and 3'-2" on centers. Most rafters measure 6" to 7" in depth; in the area of the chimney, where the rafters lack collar ties but are linked laterally by timber bridging, the rafters average about 5" in depth. The roof sheathing boards in such a roof as this are, of course, applied horizontally across the rafters. As seen below, the rafters and sheathing on the west side of the attic have been whitewashed.



*West slope of the roof, looking southwest and showing rafters below the level of the collar ties.*

Like the common rafter roof system of the building, the placement of bridging joists or “summer beams” on the second story of the house reflects Connecticut practice. As seen in the photographs below, these heavy beams run longitudinally from the chimney tie beam to end tie beam, parallel with the ridgeline of the roof above. In eastern New England practice, second-

story summer beams typically run from front wall plate to rear wall plate, thus helping to resist the spreading tendency of a gable roof.

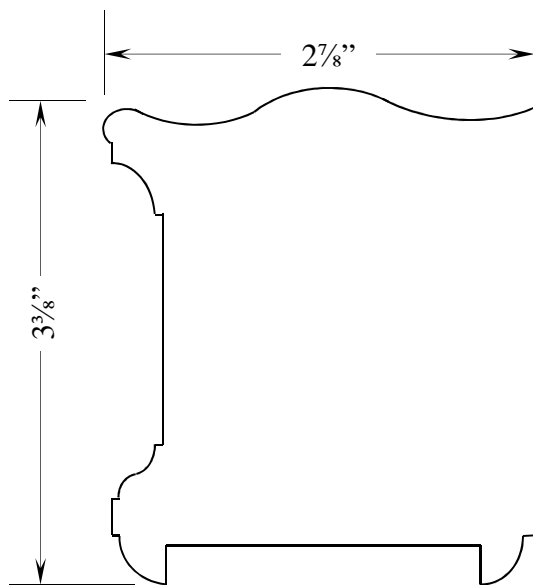
*Joinery.* Much of the joinery in the front rooms reflects traditions that are commonly seen in Connecticut but seldom appear in central or eastern New Hampshire. This is especially true on the second floor, where the arched shape of the northern fireplace in Room 2-3, and the configuration of the panels above the fireplace opening, are characteristic of southern New England. To a lesser degree, the same is true in the southern bedchamber, Room 2-1, where the combination of horizontal and vertical panels above the fireplace is seen in Connecticut, but seldom in eastern parts of northern New England.



*Left: Room 2-1, southeast chamber, second story; early or original red paint has been removed.*



*Right: Room 2-3, Northeast chamber, second story; H hinges are reproductions*



*Section of handrail (not to scale)*

Similarly, the asymmetrical handrail of the front staircase (Rooms 1-2 and 2-2) has no precedent in central or eastern New Hampshire. Handrails of this general type, however, are not uncommon in Connecticut. Several are illustrated in J. Frederick Kelly's *Early Domestic Architecture of Connecticut* (1924).<sup>6</sup>

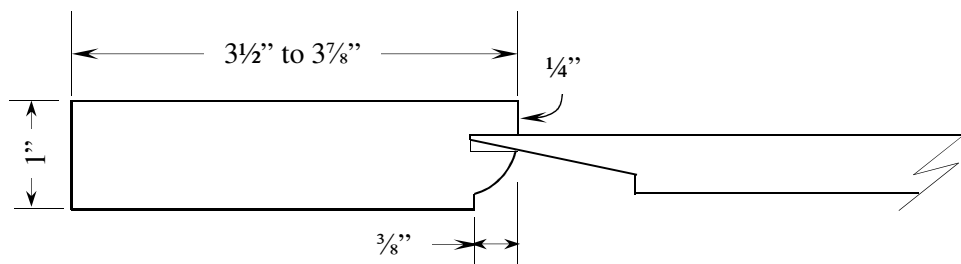
While the features described above, and some others found in the house, suggest the hands, or at least the traditions, of Connecticut-trained carpenters and joiners, most of the joinery of the building is generic in nature and reflects the practices, and the molding profiles, to be seen in any

<sup>6</sup> J. Frederick Kelly, *Early Domestic Architecture of Connecticut* (Hartford: Yale University Press, 1924; reprint ed., New York: Dover Publications, Inc., 1963). For handrails of this general pattern, see Figure 194, p. 184.

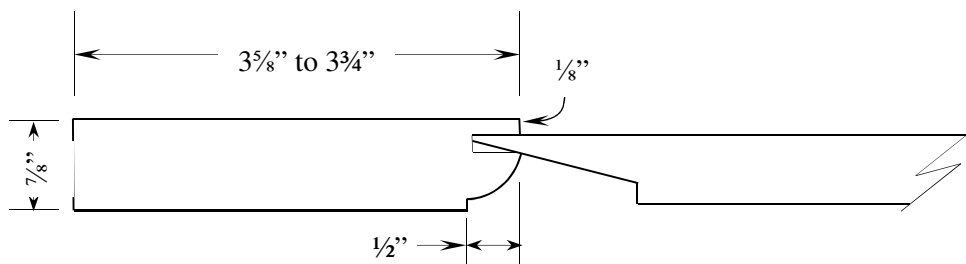
part of New England in the eighteenth century and the early part of the nineteenth century. There is little in the house (except for the features added or altered by Clifford Sturtevant) that does not reflect the era between the 1760s and the 1820s. While some of the later owners of the property listed in the deeds abstracted on pages 12-13 (above) may be presumed to have made changes in the house, little of their influence, including a porch that formerly extended from the doorway in the northern office addition to the house, is evident today. Physical evidence suggests that the building was not changed markedly by owners of the latter nineteenth century, but if these owners did make substantial changes, Clifford Sturtevant apparently erased most traces of their alterations.

Apart from Sturtevant's alterations, the interiors of the house, and to a considerable extent the exterior as well, reflect two major periods: that of original construction, and the early nineteenth century. As is discussed below, the work of the early nineteenth century appears to have extended over several decades, probably representing changes made by the Wyman family after Isaac Wyman's death in 1792 and also changes made by the Rev. Zedekiah S. Barstow, who owned the property for fifty-five years and was thus the private owner of longest duration.

*Doors.* As noted by Morgan Phillips, the doors of the house, with the exception of those in the added one-story north and south wings, display typical eighteenth-century patterns. Some of these doors are two-paneled; most are four-paneled; and some are small cupboard doors. There is little to differentiate the doors identified as original by Phillips, on the basis of paint evidence and marks of H hinges, from those he identified, also on the basis of paint and on the absence of H hinge marks, as dating from a later building campaign. In general, the earliest doors appear to be about  $\frac{1}{8}$ " thicker than those of the later period, but with hand-planed components, such a subtle difference is not always a diagnostic feature. The general proportions of the two periods of raised-panel doors are shown below (not to scale).



*Original Doors*



*Later Doors*



As noted above, the stylistic similarity of these two periods of door suggest that both the original and the later raised-panel doors were placed in the building before the advent of the Federal style; the newer style, beginning to appear around 1800, brought with it a different type of door, with flat (not raised) panels and usually with elaborated moldings around the panels. The fact that the older and newer doors share the same eighteenth-century style suggests that the later doors were installed after the house was subdivided into three properties in 1792 under Isaac Wyman's will. As shown in the Appendix, one of these properties was set off to the widow, Sarah Wyman. The other two properties were set off to two Wyman sons, Joshua and William.

Through paint color analysis, Philips determined that the central door in the western wall of the southeastern first-floor room (Room 1-1) was the only original opening from that room to the kitchen, and that the two flanking doors in that wall are later. He also noted that the two doors leading from the northeastern rooms to the rear of the house on both the first and second floors (Rooms 1-3 and 2-3) appeared to have been cut into the flanking paneled wainscoting at a later period; the latter was adjusted with nailed-on moldings to appear coherent.

This suggests that the front rooms of the building, especially the elaborately finished parlor and parlor chamber on the northeast (Rooms 1-3 and 2-3), were originally isolated from the more simply finished kitchen and rear range of rooms on both floors. Perhaps these rooms were reserved for family during the years when the house served as a tavern, for genteel travelers, or (as in the case of the first meeting of the trustees of Dartmouth College) for meetings by groups desiring privacy and comfort. At some point, perhaps at the time of the division of the house into three properties in 1792, direct access was provided between the northeastern rooms and the rear of the house.

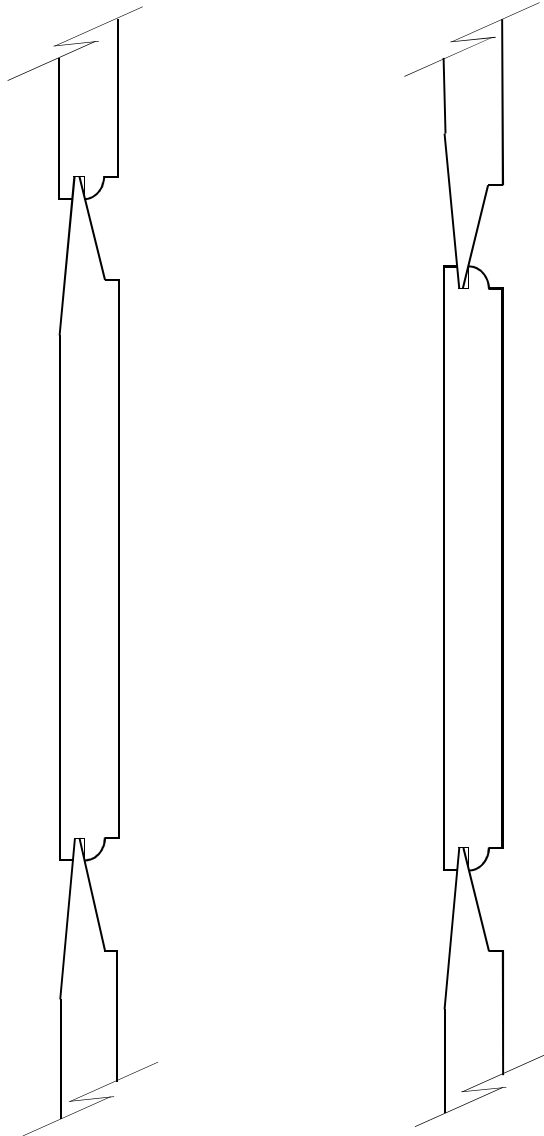
A possible explanation for the need for new access from the northeastern rooms into the rear of the house is given in the document that defines the widow's dower that was apportioned to Sarah Wyman. The widowed Sarah was given both northeastern rooms. As the parlor and the parlor chamber, these were the most elaborately finished spaces in the building and were probably regarded as appropriate for a genteel widow. Significantly, Sarah Wyman was also given "the north end of the kitchen," the garret over the northeast chamber, and "one third part of the Cellar under s<sup>d</sup> House with Liberty to use such staircases & passages in said house as have been or may be convenient and in use." The only access to the garret and cellar was by the rear staircases in the house. These are known to be original, and not later alterations, by their paint sequences and by the moldings that surround their doors and match moldings seen in the northeastern rooms. Thus, for access to the northern end of the kitchen and the rear staircases, the widow Wyman would have required doors from her two chambers into the rear range of rooms in the house.

As noted below, the doors that were installed in the north and south additions made to the house in 1822 by the Rev. Zedekiah Barlow are of a very simple pattern, and quite distinct from the earlier doors of the dwelling.

*Wall sheathing.* The principal rooms at the southern end of the house, including the southeastern room (Room 1-1), the kitchen as originally finished (which included a portion of the later southern addition of 1822, Room 1-4), and the full depth of the house on the south end of the second floor (Rooms 2-1 and 2-4), were originally finished with feather-edged wall sheathing

rather than with plastered walls. These rooms presently have plastered ceilings, but it is possible (though unlikely) that the ceiling joists were originally exposed to view above these simply finished spaces.

Throughout the sheathed rooms of the house, exterior walls are covered by horizontal sheathing boards that are nailed to the studs of the frame. Interior partitions are fashioned from vertical sheathing except above door openings, where wide horizontal boards are inserted to span the openings with a single structural member.



*Standard in Wyman Tavern    Infrequent in Wyman Tavern;  
common in other buildings*

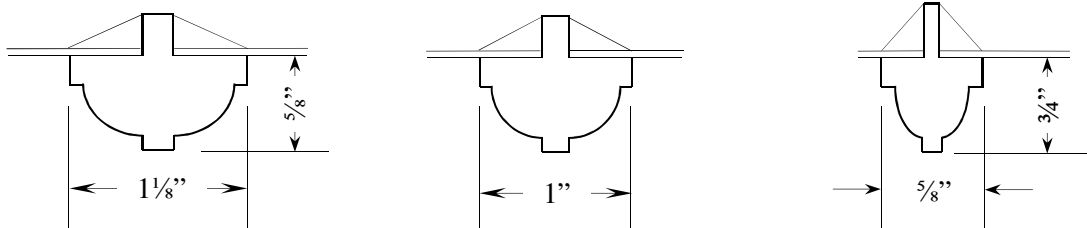
As seen at the left, most horizontal sheathing, and most vertical sheathing where undisturbed, is composed of boards that have one feathered edge and one edge bearing a quarter-round (ovolo) molding and a groove to receive the feathered edge of the adjacent board. This detail is varied in a few places by sheathing in which boards with two feathered edges alternate with boards having two ovolo-molded and grooved edges. The latter style of sheathing is much more common in New Hampshire, and its scarcity in the Wyman Tavern seems to point to an individual preference on the part of the original joiner. On the other hand, the occasional appearance of the more traditional type of sheathing is puzzling and might be explained by careful examination and paint color analysis; no paint analysis of this anomaly was attempted by Morgan Phillips. Possibly this variant from the dominant style of sheathing represents material brought from elsewhere when Clifford Sturtevant restored the house.

*Window muntins.* Most window openings in the building today contain six-over-six sashes in windows of the principal (front) rooms, and six-over-nine sashes, with smaller panes of glass, in rooms at the rear of the building. On the exterior, the front windows have no molded backband molding, but rather have square fillets that do not interfere with the hinges of the exterior window blinds and provide tight enclosures for the blinds when they are closed, as seen below.



As shown in the drawing below, the muntin profiles of most of the windows in the house reflect the profile and size of muntins of the Federal style. These sashes may be assumed to have been among the many modernizations that were made to the house by the Rev. Zedekiah S. Barstow.

There is at least one arguably original sash in the house: the four-light transom sash over the front door. This sash, being unique and fixed in place, was clearly not replaced when windows elsewhere in the house were modernized in the early 1800s. There are a few other sashes that display muntins of a pre-Federal pattern as well. These include the two six-over-nine attic windows and the unusual nine-over-nine window in the northern office wing. The latter, placed in an addition of 1822, was clearly borrowed from an older location or from another building.



*Transom sash*

*Attic and north office sash*

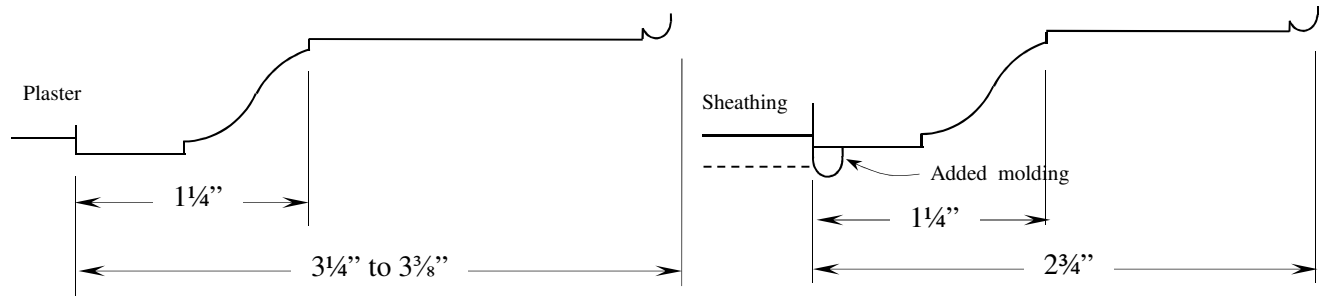
*Federal period sashes*

*Window and door casings.* The original window and door casings of the house have standard eighteenth-century profiles with ogee (S-curved) backband moldings. These casings are found on the windows of the front (eastern) rooms on the first story (Rooms 1-1 and 1-3); simpler trim surrounds the sheathed walls of the windows on the south end of the second story (Room 2-1).

As noted above, Morgan Phillips determined that the sheathed walls of the southeastern room on the first story were covered at an early date, first apparently by wallpaper and then by lath and plaster. When lath and plaster were added to the thickness of the existing wall sheathing in this room, the backband moldings, originally having only a small “reveal” or projection above the surface of the sheathing, were deepened to receive the added thickness of lath and plaster. This



was accomplished by adding half-round moldings to the flat fillet of the backband molding, as shown below.

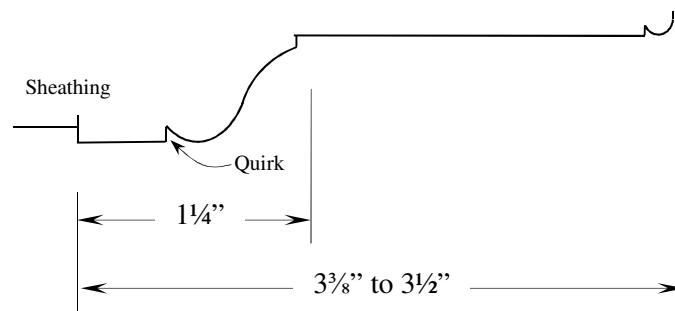


*Window casings in parlor and parlor chamber*

*Window casings in southeast first floor room, Room 1-1*

As determined by Morgan Phillips through paint color examination, backband moldings were added around the doors in the southeast first floor room (Room 1-1) when that room underwent its first remodeling. This remodeling entailed the addition of two doors in the western wall in addition to the single door that was already in this wall, and the enframement of the two existing doors in the fireplace wall with backband moldings to give these openings a stronger architectural expression akin to that of openings in the more highly finished northern rooms of the house.

The joiner who carried out this work applied new backband moldings that would technically be described as the same contour as the older moldings shown above: a fillet (flat surface) and a cyma reversa (S-curved molding). But these newer moldings are differentiated from the older profiles by the fact that the S-curved molding has an indentation, called a “quirk,” where it meets the flat fillet.



*Door casings in the southeastern first story room, Room 1-1*

Quirked moldings were being introduced to New England joiners during the 1790s, although these contours had been published earlier in England. In his *Country Builder's Assistant* of 1797, the first architectural guidebook written by an American for American artisans, the builder and author Asher Benjamin introduced plates that illustrated the layout of quirked moldings. As seen in the drawing above, the joiner who added the backband moldings to the sheathed Room 1-

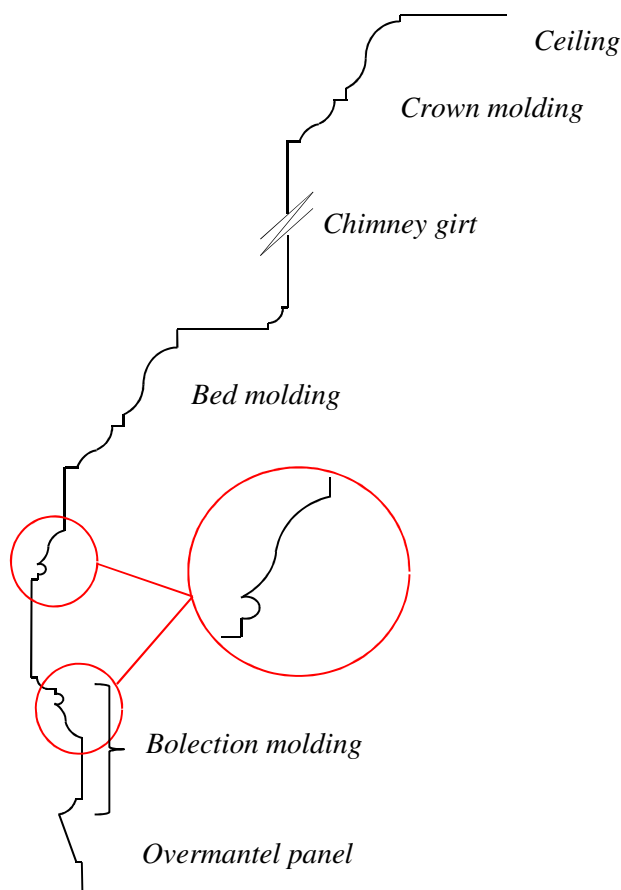
1 of the Wyman Tavern duplicated the general profile and dimensions of the existing window casings, but substituted a quirked backband for the older molding.

*Parlor joinery.* The northeastern first story room of the Wyman Tavern (Room 1-3) was finished as a formal parlor and exhibits by far the most elaborate joiner's work in the building. As noted above, this room appears originally to have been sealed from direct access to the kitchen; the present door connecting the two rooms is an addition, although the date of the addition has not been closely established.



As seen in the photograph at the left, the parlor has a fully paneled fireplace wall; it also has paneled wainscoting on the other three walls. The fireplace is treated formally, with a large original panel above the hearth, held by a projecting bolection molding that raises the face or field of the panel above the plane of the surrounding stiles and rails. The room has a full classical cornice, with a crown molding applied to the girts and summer beam at the ceiling level, and with a bed molding beneath the chimney girt to

create the full profile of a classical cornice, as shown below. The pilasters have a complex profile and display entasis, or curved diminution in diameter from bottom to top.



The drawing at the left shows a profile through the fireplace wall above the fireplace opening, with the top margin of the panel above the fireplace at the bottom.

The molding circled in red, and shown at larger scale in the right-hand circle, is a distinctive hallmark of the joiner who finished the parlor and the parlor chamber above. Measuring slightly over one inch in width, this molding appears throughout these two rooms, indicating the hand and the molding plane of a single artisan.

In addition to its appearance in the cornice and bolection molding of the parlor, as shown at left, this molding is employed as a bed molding in the chair rail above the paneled wains-

coting of the parlor and of the wainscoting of the parlor chamber (Room 2-3) above; on both sides of the cleat that separates the door to the entry (stairhall) from the paneled fireplace wall (seen in the photograph above); on both sides of the cleat that separates the cupboard doors in the parlor chamber (Room 2-3) from the door to the upper entry (seen in the photograph on page 18, above); and as a bed molding beneath the girts in the parlor chamber and in the upper entry (stairhall). The same molding is applied in the rear range of rooms of the house as a door casing around the doors to the attic and to the small northwestern bedchamber (Room 2-7), indicating that the vertically sheathed walls in the northeastern corner of the building are coherent with the more highly finished rooms to the east of them, and are relatively undisturbed from the period of initial construction.

**Possible effects of the division of the house following the death of Isaac Wyman.** As noted above, Isaac Wyman died in 1792, having owned the house for thirty years. Documents describing the subdivision the Wyman Tavern are transcribed in the Appendix to this report.

According to the laws of the period, as well as to the provisions of Isaac Wyman's written will, one-third of his estate passed as the "widow's dower" to Sarah Wyman. With respect to the house as distinct from other property, Sarah Wyman received the northern portion of the house lot, a land parcel measuring eleven rods north and south by seventeen rods, fourteen links, east and west. Within the dwelling, Sarah received "the north part of the dwelling house standing on s<sup>d</sup> premises meaning the north east lower room[,] the Chamber and Garret over the same and also the kitchen extending south so far as to take in one half of the kitchen fire place and one third part of the Cellar under the s<sup>d</sup> House with Liberty to use such staircases & passages in said house as have been or may be convenient and in use."

Isaac's and Sarah's son Joshua received "the south lower room in the dwelling house of s<sup>d</sup> deceased[,] one third part of the kitchen adjoining the part set off to the widow, meaning only one third of the remaind<sup>r</sup>[,] also one third of the remaining part of the Cellar under s<sup>d</sup> house to adjoin that set off to the widow and also the south Garret."

Another son, William, received "the south chamber in the dwelling house afores<sup>d</sup>, one third part of the cellar that was not set off to the widow adjoining to that part set off to Joshua—the buttery—northwest chamber and one third of the kitchen adjoining to that part set off to Joshua meaning one third of the remainder after deducting the widows right therein."

From this, it appears that Sarah Wyman received the northeastern rooms on the first and second stories of the house (Rooms 1-3 and 2-3) which, as described above, are the best finished rooms in the building. She also received a portion of the kitchen and the cellar and attic, which means that she would have required passage through the western walls of her two rooms to gain access to the kitchen and to the stairways leading down to the cellar and up to the attic.

As noted above, Morgan Phillips remarked in 1974 that the doorway from the northeast first-story room (Room 1-3) to the kitchen was an anomaly. "Evidence suggesting that it might be a later addition includes its extremely plain design [of the casing, not the door itself], and the fact that the first [wainscoting] panel to the north of this doorway is very short (as though cut down) and is formed along its southern edge by a nailed-in piece of quarter round molding. A little paint scraping on the door and doorframe, and on the woodwork in the room, would probably

establish an approximate date for the doorway.” Although Phillips had carried out comprehensive paint sampling in the southeast rooms of the house, he did not follow his suggestion of examining the paint layers at the doorway to the kitchen.

Of the doorway leading from the parlor chamber (Room 2-3) to the rear second story hallway of the house (Room 2-6), Phillips noted that its casing “is, like the corresponding one below, very plain and possibly later. More checking of paint layers would probably date this door fairly securely.”

It is entirely plausible to believe that these two doorways were opened through formerly solid walls after 1792 in order to permit the widow Sarah Wyman to have full use of her dower; without these openings, she would have had to pass through the portions of the house received by her sons to gain access to the kitchen, cellar, or garret. What is odd about these doorways from an eighteenth-century perspective is the fact that their casings are fashioned from plain boards, having no backband moldings. In the 1700s, it was highly unusual not to finish door casings with band moldings, especially when, as Phillips established through paint examination, backbands of the profile shown above on page 23 were being applied to the formerly undefined margins around the old and newer doors in Room 1-1, the sheathed southeastern first-floor room.

For the moment, in the absence of further evidence, it seems likely that these doors opening from the two northeastern rooms into the rear areas of the house are a direct reflection of the inheritance of Sarah Wyman.

As noted above, Joshua Wyman received an inheritance of the south room of the house, one-third of the kitchen, one-third of the cellar, and the southern half of the garret.

The rear range of spaces in a typical eighteenth-century center-chimney New England house include the kitchen proper, with its fireplace and oven, at the center. At one end of the kitchen, usually the cooler north end, is a buttery, where milk is cooled and processed into butter and cheese. At the opposite end is frequently found a small bedchamber, conveniently close to the ever-burning kitchen fireplace.

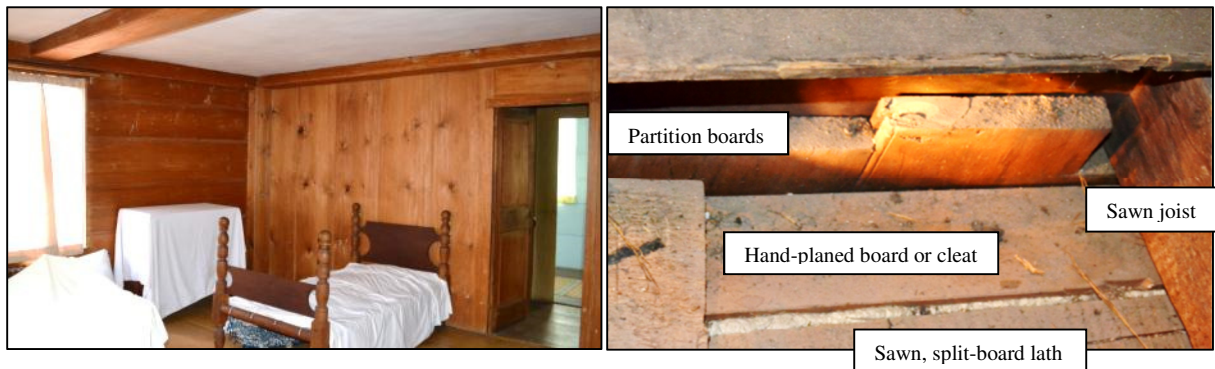
We have no evidence of a former room at the south end of the kitchen since this area was later incorporated into part of the volume of the southern addition to the main house, Room 1-4. If such a room did exist here, it is impossible to tell from the wording of Joshua Wyman’s inheritance whether this was considered to be part of his share of the kitchen. For the moment, it may be safest to assume that the central door in the western wall of Joshua’s southeastern room, being the only original door in this wall, was used for Joshua’s access to the kitchen, and that the two later flanking doors were inserted by a later owner to function as they do now.

Joshua’s brother William inherited the south chamber in the house, the buttery, and apparently the existing small, sheathed Room 2-7 above the buttery, described as the “northwest chamber.”

The “south chamber” may have been the entire southern portion of the house before the existing small southwestern chamber (Room 2-4) was created. Morgan Phillips spent much time speculating whether the southern end of the second story had been a single room, the rumored assembly room of the Wyman Tavern. His efforts to determine this were hampered by the

earlier changes made by Clifford Sturtevant, who removed paint evidence from the present southeastern chamber by stripping all paint down to bare wood and who also added the wooden sheathed partition at the north end of the small southwestern chamber (Room 2-4), obliterating any obvious evidence of the earlier disposition of the partitions and doors in this area.

Evidence in the attic suggests that the sheathed partition that separates the southeastern and southwestern chambers (Rooms 2-1 and 2-4) is not original to the house.



*Vertical sheathed partition separating the southeastern and southwestern bedchambers, Rooms 2-1 and 2-4*

*Top of vertical sheathed partition beneath the attic floor, showing the planed board that holds the tops of the boards, and the adjacent split-board ceiling lath (bottom)*

As seen in the photographs above, the partition between the two southern chambers is composed of vertical tongued-and-grooved sheathing, beaded on both sides (highlighted in the photograph). This partition differs from original interior sheathed partitions in the house, which are composed of boards treated as shown on page 21, above. The tops of these boards are held against the heavy hewn medial plate of the house frame (see explanation on p. 16) by a hand-planed board or cleat that is nailed to the bottoms of floor joists and is seen just below the highlighted sheathing boards in the photograph above, right. The tops of these boards may be nailed to the medial plate, but may also simply be held against the plate by the adjacent board.

Adjacent to the hand-planed board are split-board ceiling laths, seen at the bottom of the photograph above, right.

Split-board lath is usually associated with the first half of the nineteenth century, not with the period when the Wyman Tavern was constructed in 1762. At that earlier period, the expected lath type is riven lath: individual strips of pine, split or riven with a froe from a balk of pine and fastened with hand-forged nails. It has not yet been determined what kind of lath base is used under wall or ceiling plaster in other rooms of the Wyman Tavern. Until we know whether the norm in this building is riven lath or split-board lath, the following statement must be regarded as tentative.

The presence of split-board lath adjacent to the vertically sheathed partition might be interpreted to indicate 1. That a ceiling laid on riven lath was broken at this point, the sheathed partition added, and a patch laid on split-board lath was inserted; or 2. That the ceiling of this room was not plastered until the partition was placed here, and then was plastered over split-board lath.

The likelihood of the ceiling having been unplastered is rendered less likely by the fact that the medial plate supporting the partition, and the joists that frame into this plate (one of them seen at the right of the photograph above), are left in a rough state and not planed for neat appearance as was common in earlier buildings where the ceiling framing was exposed to view.

If we assume that this partition was inserted to subdivide a former assembly room after the house was built, then an observation made by Morgan Phillips in 1974 becomes significant. Phillips noted that “the partition is secured by hand-wrought nails, as is the small board inserted into the ceiling plaster of the southwest room [Room 2-4].” Hand-forged nails remained standard until around 1800. If this partition, and the board that secures it against the medial plate, are held with hand-wrought nails (not confirmed during this inspection), then these features would have been added after the subdivision of the house in 1792, but presumably before circa 1800. This would indicate that William Wyman subdivided the large southern chamber or ballroom into a large and a smaller room after receiving his legacy under his father’s will. Since William also received “the northwest chamber” (Room 2-7) in the house, it is unclear why he would have created a similar chamber in the southwest corner of the dwelling, but evidence suggests that he may have done so.

**Changes made by the Rev. Zedekiah Smith Barstow (1790-1873).** Zedekiah Barstow was the longest-lived private owner of the Wyman Tavern, and he left his mark on many parts of the building. Given Morgan Phillips’ discovery that the walls of the southeastern first floor room (Room 1-1) were long covered with plaster that was presumably removed by Clifford Sturtevant, it is probably safe to assume that Barstow made other changes such as this one, and that some of these were erased in the course of restoration of the house by Sturtevant and are unknown to us now.

Barstow owned the Wyman Tavern from 1818 until his death in 1873, purchasing the property from the Rev. David Oliphant, Barstow’s predecessor in the pulpit of Keene’s First Congregational Church. Barstow was reportedly the last minister to be settled by the Town of Keene under the ancient New England system whereby a town supported an “orthodox” church and minister through taxation; this theoretically ended in New Hampshire with passage of the “Toleration Act” in 1819. Barstow’s tenure as minister of the Congregational Church was highly important for Keene, and Barstow was clearly provided with a comfortable enough living, reportedly with a salary of \$700 a year, that he could afford to make the first substantial additions to the house.

From the exterior, these changes are evident in the two one-story wings that Barstow added in 1822.<sup>7</sup> Another addition that can be attributed to Barstow is the Doric portico that shelters the front door of the house. With its delicate detail and its use of drilled holes in its mutules and triglyphs, this portico strongly reflects the writings and illustrations of Asher Benjamin. In his second architectural guidebook, *The American Builder’s Companion* of 1806, Benjamin stated that “the plancere [underside] of the mutule is represented [in Benjamin’s illustration] with holes bored in it, instead of bells [guttae], which will save one-half the labour of making them; and, at a distance of fifteen or twenty feet, look as well, if not better.” The Wyman Tavern portico is

---

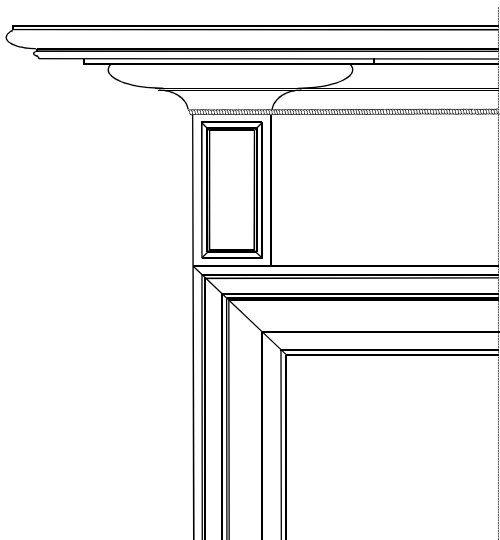
<sup>7</sup> *A Golden Remembrance of August 19, 1868, the Fiftieth Wedding Anniversary of Rev. Dr. and Mrs. Barstow.* (New York: William L. Stone and J. T. Barron, 1868), p. 36.

closely mirrored by that on the brick Hall-Colony House of 1819; the two probably reflect the hand of a local joiner who had mastered the spirit and detailing of the Federal style.

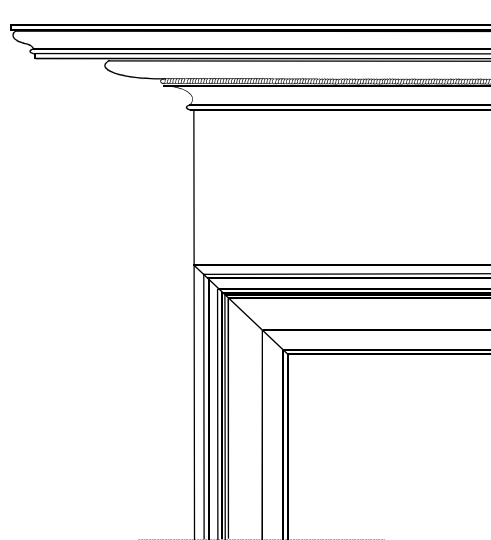
The window sashes that predominate around the house, illustrated on page 22, above, are certainly among Barstow's renovations.

As noted above, some of the changes that characterize the evolving interior of the Wyman Tavern may date from 1792 or shortly thereafter, when the house was divided into three properties with common access to kitchen and cellar. It is possible that some of the other owners who succeeded the Wymans and preceded Barstow (listed in the title chain on pages 12-13, above) made changes to the interior; and, of course, we do not know who added the former ell, or when, although the *Golden Remembrance* of 1869 implies that Barstow made the enlargement.<sup>8</sup> But the stylistic character and substantial nature of many of the federal-period changes to the building mark these as Barstow's contributions to the evolution of the property.

Among the changes that clearly express the Federal architectural style are the mantelpieces in the added north and south office additions and the elaborate mantelpiece that was inserted around the parlor fireplace, cutting off the bottom of the overmantel panel and its bolection molding. These features are strongly Federal in style, and their similarity to one another gives strong assurance that they were added by the Rev. Barstow, not by one of the owners who held the property briefly after the death of William Wyman in 1811 (listed on pages 12-13, above).



*Parlor Mantelpiece*



*Mantelpieces in North and South Additions*

A similar mantelpiece added to the fireplace in the southeast room on the first story appears to have been blocked out from its original position against the sheathing when the fireplace brickwork was brought forward to accommodate the fire frame in this fireplace.

---

<sup>8</sup> *Ibid.*, p. 36.

Both the southeastern room and the northern office retain cast iron fire frames. These are fireplace inserts that are comparable to Franklin stoves, but without bottom or rear plates. They rest directly on the brick hearth, and the space between their two side plates is filled with a brick panel that is integrated with the existing chimney flue. Typically, fire frames project forward from the original face of the hearth, bringing the fire farther into the room and radiating its heat more effectively than even the typically shallow Federal-era “Rumford” fireplace. Reducing the size of the original fireplace in height, width, and depth, and radiating heat from their ornamented cast iron surfaces, fire frames permit a room to be warmed by a smaller fire.

Fire frames began to be popular in the 1830s, and those in the Wyman Tavern stylistically suggest the transitional period between the Federal and the Greek Revival styles, suggesting that the Rev. Barstow may have inserted them in his house in the 1830s or 1840s.

**Occupancy and alteration by Clifford L. Sturtevant after 1925.** The Wyman Tavern was occupied by Clifford L. Sturtevant from 1925 until his death in 1968. Sturtevant’s tenure of forty-three years in the house was thus second only to the Rev. Zedekiah Barstow’s fifty-five-year ownership. As noted previously, Sturtevant undertook a restoration of the house, demolishing the rear wing (which he must have regarded as later than the main house and irrelevant to the effect he wanted to achieve) and carrying out many internal changes, especially in the southeastern rooms and the rear of the house. A number of Sturtevant’s changes, or presumed changes, are outlined on pages 5-9, above.

As noted, Sturtevant’s work in the house made current investigation more difficult. Because he attempted a restoration of the building, apparently without leaving a detailed record of his actions, and because his changes were designed to replicate old work, Sturtevant posed many dilemmas for modern investigators. Morgan Phillips attempted to discern some of Sturtevant’s alterations, but because Phillips was primarily concerned with identifying the characteristics of the taproom and ballroom of the building when it functioned as a tavern, he did not investigate Sturtevant’s work in depth.

It is evident that many of Sturtevant’s changes focused on the kitchen and the rear spaces on the first and second stories. Bathrooms were installed (one of which remains in Room 1-7 on the first story), and doors and windows were altered in the area formerly abutted by the dismantled ell. As Morgan Phillips noted, Sturtevant’s changes in this area can usually be detected by the coarser and more irregular textures left by the hand planes used by the craftsmen of the 1920s. Some of the changes in this part of the house may become significant as a new ell is designed to provide facilities of the Wyman Tavern in its enhanced interpretive and educational roles.

In the front of the house, Sturtevant’s changes were partly structural and partly cosmetic. An examination of the first floor fabric from the cellar makes it clear that Sturtevant re-framed most or all of this floor and installed new finish flooring, sometimes using second-hand boards as subflooring.

As Morgan Phillips noted, Sturtevant refinished the joinery of the parlor and parlor chamber, adding reproduction H hinges or at least reattaching H hinges with modern nails. His changes in these rooms make it difficult to use old tool marks, and perhaps paint evidence, in studying the evolution of these areas.



Sturtevant also apparently removed lath and plaster that covered the wooden sheathing in the southwestern room on the first story (room 1-1), and removed paint from the sheathed and paneled walls of the room above (Room 2-1).

Most of these changes will probably have little effect on the interpretation of these spaces, and, as noted below, have become part of the history of the building, gaining significance in their own right as deliberate changes that occurred more than fifty years ago.

## NATIONAL REGISTER STATEMENT OF SIGNIFICANCE

The Request for Proposals issued by the Historical Society of Cheshire County asked for “a Statement of Significance regarding the Wyman Tavern, 339 Main Street, Keene, N. H. . . . The purpose of the Statement of Significance project will be to identify character-defining architectural features of the Wyman Tavern and determine the period of significance in accordance with guidelines of the National Register of Historic Places. The Statement of Significance study will be used to inform the architectural assessment work of Richard Monahon AIA Architects. . . . At this time we assume that we will be using the Secretary of the Interior’s Standards for Rehabilitation.”

The Statement of Significance offered below addresses two of the four National Register criteria for evaluation.

The first is *Criterion B*, which deals with the relationship of a property with a significant individual or individuals, in this case Isaac Wyman, the builder of the house, and the Rev. Zedekiah Smith Barstow, D. D., who served for fifty years as minister of Keene’s First Church. Wyman was noted as a soldier and a leading citizen of the newly settled community of Keene, and owned the property for thirty years. Barstow was noted as a theologian and teacher of the classics. He occupied the Wyman Tavern for fifty-five years, making substantial changes and additions to the property to reflect his needs.

The second is *Criterion C*, which deals with the architectural character of the property as an example of eighteenth-century domestic architecture that documents the transmission of architectural norms from southern New England into northern New England. The Criterion C analysis also demonstrates how the house documents the transition from the eighteenth-century or Georgian architectural style into the Federal style.

National Register *Criterion A*, which deals with broad patterns of events such as transportation, or the sustenance and shelter of travelers and animals on the road in early New England, might have been considered if the property, always identified as the Wyman Tavern, retained the architectural characteristics of a tavern. These characteristics would include ample cooking facilities, ample sleeping accommodations for strangers, an identifiable taproom for dispensing liquors and food, a large room for social gatherings, barns and/or stables for the shelter of animals and, in small towns or rural areas, adequate land for pasturage of horses, oxen, or herds being driven to market. All of these characteristics can be documented for the Wyman Tavern through the written record. From the standpoint of the National Register of Historic Places, however, the removal of identifiable taproom appointments, the subdivision of what appears to have been a meeting- or ballroom into chambers for private occupancy, the loss of barns and stables, and the contraction of ample acreage into an urban lot of three-quarters of an acre represent a loss of integrity for the tavern period. This loss of integrity should not prevent the history of the Wyman Tavern, as a former tavern, from being interpreted to the public through various methods; but it does preclude the development of a defensible Criterion A argument for the Wyman Tavern under National Register criteria.

## STATEMENT OF SIGNIFICANCE, Criterion B and Criterion C.

*Summary Statement:* Built as a tavern circa 1762 and converted to a private dwelling in 1792, the Wyman Tavern is one of the oldest surviving houses in southwestern New Hampshire. The building retains and exhibits architectural characteristics that reflect the origins in southern New England of eighteenth-century settlers in this region. Under Criterion C, the building therefore represents a physical document of the transmission of architectural style and construction practices from southern New England to northern New England, and at the same time serves as a benchmark with which to gauge the subsequent evolution of architectural style in southwestern New Hampshire. Under Criterion B, the Wyman Tavern was home for thirty years of Isaac Wyman, its builder, and his family; and for more than fifty years of the Rev. Zedekiah Smith Barstow (1790-1873) who served for half a century as minister of Keene's first church and taught the classics from this home to many young students during his ministry. The author of numerous published sermons, discourses, and essays, Barstow was prominent not only in his community and immediate region, but also was recognized and honored throughout much of New England during his long life and ministry.

The Wyman Tavern was listed in the National Register of Historic Places in 1972, shortly after it passed from private ownership into the care of the Historical Society of Cheshire County [New Hampshire], and has been maintained and interpreted as a historic house museum in the ensuing years.

*Criterion B:* The Wyman Tavern was built as a tavern by Captain Isaac Wyman (1724-1792), a soldier and leading citizen of Keene. Born in Woburn, Massachusetts, Wyman enlisted in 1747, the year of his marriage to Sarah Wells of Green River, Massachusetts, in the militia company of Elisha Hawley of Northampton. From 1748 to 1752, Wyman served at Fort Massachusetts, in today's North Adams, under Captain Ephraim Williams, Jr. In 1755, Wyman was made captain of the fort, an important outpost on the western Massachusetts frontier.

In 1757, Wyman (still listed as of "Fort Massachusetts") purchased proprietor's lots 46, 47, and 48 in Keene, New Hampshire, from Joseph Fisher of Dedham, Massachusetts. Tradition dates the construction of the dwelling known as Wyman's Tavern to 1762.

Prominent both as a tavern keeper and active citizen, Wyman was chosen selectman of Keene from 1763 through 1766, and frequently thereafter. With its substantial size and excellent finish, Wyman's Tavern was selected by the trustees of newly chartered Dartmouth College for their first meeting on October 22, 1770.

Although beyond the age of fifty, Wyman resumed a strenuous public life when he was elected to the New Hampshire Provincial Assembly and the local Committee of Safety in 1775. He also returned to military duty, being elected captain in the Keene militia company in 1775. In that role, Wyman led the militia to fight at Lexington, Concord, and Cambridge, Massachusetts at the outbreak of the Revolution in April 1775. Wyman returned to Cambridge with enlistees from Keene, taking part in the battle of Bunker Hill under the command of General John Stark. In July 1776, Wyman was commissioned by the New Hampshire legislature to raise a regiment of nine companies to protect the northern armies during their retreat from Quebec. He was

stationed at Mount Independence in present-day Vermont, and discharged from the army in December 1776.

Wyman favored independence of the Connecticut Valley towns and political merger with towns on the western side of the Connecticut River in Vermont, voting for the union in June 1780. He served on several committees of the Union government and acquired lands in Vermont.

Wyman continued to operate his tavern, reportedly placing a notice in the *New-Hampshire Recorder* in December 1788 that he would continue to entertain travelers but would no longer serve liquor. He died on March 31, 1792, leaving an estate valued at £1,482.19.0, much of the value represented by land, livestock, and farming equipment. The tavern and town lots, described as the Bacon lots, part of the Frink lots, and “the Fisher Lotts and the Buildings thereon standing so called Cont<sup>s</sup> 24 [acres]” were valued at £636.0.0.

From 1818 to 1868, the Wyman Tavern was the home of the Rev. Zedekiah Smith Barstow, D. D. (1790-1873), minister of the First Congregational Church in Keene. Barstow purchased the property from the Rev. David Oliphant, Barstow’s predecessor in the pulpit of Keene’s First Congregational Church. Succeeding Oliphant after the latter’s three-year tenure, Barstow became the last of Keene’s ministers to be “settled” and paid by the town to preside over the established or “orthodox” church of the community under the traditional New England practice, and was one of the last ministers in New Hampshire to have been so chosen. The practice of government support for religion ended in New Hampshire when the “Toleration Act” was passed a year after Barstow’s hiring.<sup>9</sup> Barstow’s fifty-year tenure as minister of his church was the longest such service in Keene’s history.

Like many figures who were prominently associated with the history of Keene, Zedekiah Barstow was a native of Connecticut. He received a common school education in his birthplace of Canterbury, Connecticut, and prepared himself for college in the fields of mathematics and English while working on his father’s farm in Canterbury.<sup>10</sup> Beginning at the age of nineteen, he was tutored in the classics in preparation for college by two local ministers, a form of education that he later perpetuated as a noted teacher in his own home in Keene.<sup>11</sup> Barstow entered Yale College in 1809 and graduated in 1813, achieving a high rank as a classical scholar and receiving the Berkleian premium for Latin composition in his sophomore year.<sup>12</sup> Barstow studied theology with Yale’s President Timothy Dwight IV (1752-1817) and was licensed to preach by the New Haven West Association of Ministers in 1815.<sup>13</sup>

After a few years of teaching, including a tutorship at Hamilton College in Clinton, New York, Barstow was invited to assume the pulpit of the First Congregational Church in Keene in 1818,

---

<sup>9</sup> *Laws of New Hampshire: Vol. 8, Second Constitutional Period, 1811-1820* (Concord, N. H.: 1920), pp. 820-821; Charles B. Kinney, Jr., *Church and State: The Struggle for Separation in New Hampshire, 1630-1900* (New York: Columbia University Teachers College, 1955); William G. McLoughlin, *New England Dissent, 1630-1833*, 2 vols. (Cambridge: Harvard University Press, 1971), II, 894-911.

<sup>10</sup> *Obituary Record of Graduates of Yale College*, p. 78.

<sup>11</sup> One of Barstow’s teachers was his minister, the Rev. Erastus Learned of Canterbury. *Biographical Sketches of the Graduates of Yale College, With Annals of the College History*, Vol. VI (New Haven: Yale University Press, 1912), pp. 525-8.

<sup>12</sup> *The Historical and Genealogical Register*, January 1874, pp. 94-5.

<sup>13</sup> *Ibid.*; *Biographical Sketches of the Graduates of Yale College*, p. 526.

where he enjoyed an exceptionally long career at an annual salary of \$700. By his own reckoning, Barstow preached more than 8500 sermons, served on 202 ecclesiastical councils, married 560 couples, participated in 115 ordinations, installations, and church dedications, and preached the sermons at 48 of these.<sup>14</sup> Barstow was a prolific author, publishing many sermons and discourses, and making frequent contributions to religious magazines and newspapers of his era.<sup>15</sup>

Barstow was devoted to education in all forms. He passed on to many young men the benefits that had been conferred upon him by the clergy who tutored him for college, maintaining a “home school” in Keene and training many students in the classics, including Salmon P. Chase (1808-1873), future chief justice of the United States.<sup>16</sup> Barstow served as a trustee of Kimball Union Academy in Plainfield, New Hampshire, for twenty years; as a founder, trustee, and secretary of the coeducational Keene Academy from 1836 to 1873; and as a trustee of Dartmouth College from 1834 to 1871. During the thirty-seven years of his trusteeship at Dartmouth, Barstow never missed a meeting of the board; in 1840, the college bestowed upon him the degree of doctor of divinity.<sup>17</sup>

Barstow was elected to the New Hampshire House of Representatives in 1867-8, at the time of his retirement from his ministry after a service of fifty years; he was chosen chaplain of the New Hampshire General Court during his term there.

Barstow made a number of changes and additions to the Wyman Tavern during his long occupancy of the property. Among these was the addition of the office at the north end of the main house. Here, he maintained his library in the closets flanking the fireplace, composed his sermons and articles, and tutored students in the classics, then essential for admission to college. Other alterations that may be attributed to Barstow are the Federal-style mantelpieces that remain in the main house, the cast iron fire frames in two of the fireplaces, and the Federal-style Doric portico that shelters the front door. Given its Federal-style arched doorways, the carriage house behind the dwelling was probably a Barstow addition, although this structure may be an older building that was remodeled during Barstow’s era. The former wing behind the main house, removed around 1925, may have been a Barstow addition, but virtually no physical evidence survives above ground to document this structure.

The Wyman Tavern was Barstow’s home for fifty-five of the eighty-two years that he lived, and is the single property most fully associated with his career as a theologian, teacher, trustee, and legislator.<sup>18</sup>

---

<sup>14</sup> Rev. Z. S. Barstow, D. D., “Remember the Days of Old,” *A Semi-Centennial Discourse Preached in the First Congregational Church, Keene, New Hampshire, July 1, 1868* (New York: Thomas Whittaker, 1873), p. 21.

<sup>15</sup> *The Historical and Genealogical Register*, January 1874, pp. 94-5. A partial list of Barstow’s published works is given in *Biographical Sketches of the Graduates of Yale College*, pp. 527-8.

<sup>16</sup> *Appleton’s Cyclopedia of American Biography; The Historical and Genealogical Register*, January 1874, pp. 94-5

<sup>17</sup> *The Historical and Genealogical Register*, January 1874, pp. 94-5; Samuel Allen Gerould, *Address at the Semi-Centennial Celebration of the Settlement of Rev. Z. S. Barstow, D. D., in Keene, N. H. . . .* (Keene: W. B. Allen, 1874).

<sup>18</sup> *A Golden Remembrance of August 19, 1868: The Fiftieth Wedding Anniversary of Rev. Dr. and Mrs. Barstow . . .* (New York: William L. Stone and J. T. Barron, 1868). Historical narrative by John Orcutt, pp. 29-31; “Old Parsonage,” by J[osiah] W[hitney] B[arstow], pp. 32-38.

*Criterion C:* The Wyman Tavern is a well-preserved dwelling of 1762, retaining both the frame and much of the finish of its date of construction and thereby offering baseline documentation of the character of domestic architecture during the early decades of settlement of southwestern New Hampshire. The building also preserves evidence of change and enlargement during the early-to-mid nineteenth century, and thus documents the evolution of architectural style as Georgian detailing gave way to the incoming Federal style in the region. During this period, local artisans developed a sophisticated command of the new style, giving the Connecticut River Valley of New England parity with the long-settled coastal region in architectural craftsmanship and expression. The architecture of the Wyman Tavern also represents an attempt at historical restoration by a knowledgeable owner who purchased the property in 1925 and participated in the then-current enthusiasm for restoring buildings, an outgrowth of the Colonial Revival movement.

The Wyman Tavern bears many hallmarks of domestic architecture in Connecticut as codified thoroughly in J. Frederick Kelly, *Early Domestic Architecture of Connecticut* (Hartford: Yale University Press, 1924; reprint ed., New York: Dover Publications, Inc., 1963). Among the most significant of these features is the roof frame, which is composed solely of hewn common rafters. Such frames predominate in Connecticut, whereas they are virtually unknown in central and eastern parts of New Hampshire until the 1830s or later. The presence of such a roof in a building that has long been regarded as one of the oldest in Keene and in Cheshire County is an important instance of the transmission of carpentry practices northward along the Connecticut River. This frame provides an early example of a type of roof framing that appears in later dwellings in Cheshire County and along the thread of the upper river.

Other attributes of Connecticut carpentry may also be present in the Wyman Tavern, but will remain undisclosed unless changes or repairs are later undertaken on the building. Among these might be the presence of vertical planking over the frame of the building, often seen in southern New England during the eighteenth century.

The interior joinery of the Wyman Tavern also evokes the preferences of Connecticut craftsmen and patrons during the eighteenth century. Among these practices are arched fireplace openings (seen in the northeast bedchamber), the combination of horizontal and vertical panels above fireplace openings (seen in the northeast chamber and the southeast first-floor room), and the asymmetrically molded handrail seen on the front staircase of the house. The incised tablet-shaped ornaments at the tops of the pilasters in the northeast parlor likewise reflect a popular Connecticut motif that is seldom seen in New Hampshire outside of the Connecticut Valley except in the paneling of pulpits in meeting houses.

Paint evidence at the base of the front staircase of the Wyman Tavern reveals the former presence here of a feature that probably represented a built-in bench, common in Connecticut but unknown in eastern or central New Hampshire. Such benches sometimes had sliding or hinged tops that permitted them to be used for storage.<sup>19</sup> The feature in the Wyman Tavern was removed long ago, perhaps to permit the installation of a steam radiator and its louvered opening beneath the front staircase.

---

<sup>19</sup> J. Frederick Kelly, *Early Domestic Architecture of Connecticut* (Hartford: Yale University Press, 1924; reprint ed., New York: Dover Publications, Inc., 1963), p. 180.

While the eighteenth-century features of the Wyman Tavern reveal the Connecticut origins of settlers in the Keene area, the many Federal-style details of the house, most of them added by the Rev. Zedekiah Barstow who purchased the property in 1818, strongly reflect the pervasive Federal style of architecture. Partly through the influence of the books of American builder-architect and writer Asher Benjamin (the *Country Builder's Assistant* in 1797 and the *American Builder's Companion* in 1806), joiners throughout New England were executing architectural details of a uniform nature by the time that the Rev. Barstow purchased the house and began to enlarge and modernize the dwelling.

Characteristic and skillfully executed Federal-style details are seen in the house in several areas. Both the north and south one-story additions are uniformly finished in a simple rendition of this style. In contrast to the general plainness of the joinery of these additions, the matching mantelpieces in these rooms are executed with a full array of moldings of complex profiles based on conic sections, as recommended by Benjamin. They are decorated with wooden rope moldings, a hallmark of the style, which required the services of a specialized craftsman. A comparable mantelpiece, still more elaborately designed, was placed around the fireplace of the northeast parlor. A simpler mantelpiece in the same style is seen in the southeast first-floor room.

Probably somewhat later in date are two surviving cast iron fire frames, one in the fireplace of the southeast first-floor room and a second in the northern one-story addition of 1822. Others may formerly have existed in the house. Their purpose was to make fireplaces more efficient by moving the fire forward into the room while still managing its smoke, and to radiate additional heat from the cast iron surfaces in the fashion of a Franklin stove. These additions clearly reflect the fifty-five year tenure in the house of the Rev. Zedekiah Barstow, the longest private owner of the property.

On the exterior, the house was rendered more modern and fashionable in appearance by the replacement of most original window sashes, and by the addition of a finely executed Doric portico over the front door. Like other Federal-style additions, the portico is an excellent example of its period. Like the portico of the nearly Hall-Colony House (1819) on West Street in Keene, this feature relies on drilled holes to achieve visual complexity through a method that is well-adapted to wooden detailing.

A third significant era in the architectural history of the Wyman Tavern occurred after 1925, when the property was purchased by Clifford Sturtevant, a collector who was intent on restoring the house, probably in a way that evoked some semblance of its earliest history as a tavern. Sturtevant removed some of the Federal-period amenities that had been installed by the Rev. Zedekiah Barstow, notably the plaster covering that hid the sheathed walls of the southeastern first-story room. Sturtevant also stripped paint from some woodwork to gain an older appearance, and refinished the painted surfaces in the elaborately detailed northern rooms of the house. Evidence seen in the cellar indicates that Sturtevant replaced the first-story floor framing and boarding.

Among the changes that Sturtevant made to the house was the reconfiguration of the rear (western) range of rooms, especially on the second story where he installed a modern bathroom

(since removed) and some storage closets. Most of these changes are marked by hand-planed sheathing that resembles early sheathing in the house. This twentieth-century sheathing gives evidence that Sturtevant was knowledgeable about early design and workmanship, and that he employed craftsmen who were able to replicate older workmanship quite convincingly.

As the last chapter in the adaptation of the Wyman Tavern, Sturtevant's changes have attained historical significance in their own right. Beginning in the mid-1920s, this restoration may be seen as a private example of the colonial revival movement. By the mid-1920s, word of the pending restoration of Colonial Williamsburg in Virginia was beginning to spread throughout the United States, and the concept of restoring colonial houses was giving rise to much popular and scholarly literature on the subject, including S. Fiske Kimball's *Domestic Architecture of the American Colonies and of the Early Republic* (1922) and J. Frederick Kelly's *Early Domestic Architecture of Connecticut* (1924).<sup>20</sup>

---

<sup>20</sup> Charles B. Hosmer, Jr., *Preservation Comes of Age: From Williamsburg to the National Trust, 1926-1949*, 2 vols. (Charlottesville, Va.: University of Virginia, 1981).



## NATIONAL REGISTER PERIODS OF SIGNIFICANCE

National Register *Bulletin 15* outlines rules for assigning periods of significance for Register-eligible properties.

The Statements of Significance given above address two National Register criteria for evaluation: Criterion B, for association with significant individuals, and Criterion C for architecture.

Under Criterion B, the period of significance is defined as the time when the property was associated with the person[s].

Under Criterion B, the period of significance for the Wyman Tavern would be 1762-1792, the years when it was owned by Isaac Wyman; and 1818-1873, the years when it was owned by the Rev. Zedekiah Smith Barstow.

Under Criterion C, the period of significance is the single date of construction and/or the dates of any significant alterations or additions to the historic property.

Under Criterion C, the period of significance for the Wyman Tavern would be c. 1762, 1818, and 1925. Although “1818” and “1925” represent only the dates when the Rev. Zedekiah Barstow and Clifford Sturtevant respectively acquired the property, and presumably not the full range of time of their changes to the house, we presently have no further information on the duration of their significant alterations to the property. This, these single years are suggested under the guidance of National Register *Bulletin 15*.

## CHARACTER-DEFINING FEATURES OF THE WYMAN TAVERN

The National Register of Historic Places defines the age of potentially Register-eligible properties, or significant alterations of properties, as fifty years or older. This definition is based on the assumption that the passage of fifty years should provide the historical perspective by which evaluators may fairly judge the significance of a property or of alterations to a property.

Similarly, the *Secretary of the Interior's Standards for Preservation* and for *Rehabilitation* both state that “changes to a property that have acquired historic significance in their own right will be retained and preserved.”

These federal criteria enjoin caution in evaluating what is a character-defining feature of a Register-eligible property. The National Register of Historic Places *Bulletin 15*, “How to Apply the National Register Criteria for Evaluation,” states that “the basis for judging a property’s significance and, ultimately, its eligibility under the Criteria [for Evaluation] is historic context. . . . The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.”

The foregoing report has attempted to demonstrate that all periods of the Wyman Tavern’s long history are significant, and that most changes that were made to the property prior to its acquisition by the Historical Society of Cheshire County can be assumed to have “acquired historic significance in their own right.”

The Wyman Tavern is a complex property that has undergone change over the past 250 years for many reasons, each reason being compelling or necessary in its own time. As it has been transmitted down to the present, the building embodies or reflects the contexts of each of its eras of existence and each of its varied uses. This report is intended to outline the physical reflections of these contexts in a preliminary way, although each period in the history of the property would benefit from deeper examination and research. A principal purpose of this report is to demonstrate that both federal standards for preservation and good museum practice require that future changes to the Wyman Tavern be approached thoughtfully and analytically, with the fullest understanding of the several contexts that have shaped this artifact.

Over a period of five or more years of study and public interaction, the Historical Society of Cheshire County has developed a program that envisions the future of the Wyman Tavern as service as a cultural heritage center. To accomplish this vision, architectural changes will be necessary to provide utilities and improved visitor access to the historic building. Some of these architectural changes will necessarily impinge upon the historic fabric of the building as outlined in this report.

If the program for use of the Wyman Tavern as a cultural heritage center is to follow the federal standards outlined above, a goal of this adaptation must be minimal change to the character-

defining features of the National Register-listed property. This report intends to demonstrate that all features within the Wyman Tavern should be considered to have “acquired historic significance in their own right.” While some of these features may require alteration as a result of anticipated architectural changes, no change should be approached without serious evaluation of the period of the affected feature and the context that the feature embodies or represents. Because each of the periods embodied in the fabric of the Wyman Tavern is a chapter in the history of Keene and Cheshire County, the *Secretary’s Standards* should be applied in a way that to the greatest degree possible protects and preserves the entirety of the building as it has been passed down to the present day.

## **APPENDIX**

## THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

### Standards for Preservation

*“Preservation” is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.*

1. A property will be used as it was historically, or given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials, or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

### Standards for Rehabilitation

*“Rehabilitation” is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **Standards for Restoration**

*“Restoration” is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.*

1. A property will be used as it was historically or be given a new use which reflects the property’s restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archaeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

### **Standards for Reconstruction**

*“Reconstruction” is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time in its historic location.*

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archaeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

## WILL OF ISAAC WYMAN

In the Name of God Amen I Isaac Wyman of Keene in the County of Cheshir and State Of New Hampshire Esqr being very sick and weak in body but of perfect mind and memory Thanks be given to God Calling to mind the Mortality of my body and knowing that it is appointed unto all men once to die do make and ordain this my last will and testament that is to say princaply and first of all I give and recommend my soul into the hand of Almighty God that gave it and my body—I Recommend to the Earth to be Bured in a decent Christian Burial at the Direction of my Executor (who is hereafter named) nothing doubting but at the general Resurrection I shall receve the same again by the mighty Power of God—and as touching such worldly estate wherewith it has plesed God to bless me in this Life I give devise and dispose of the same in the following manner and form:

Imprim. I give and bequeath to Sarah my beloved Wife the Improvement of one third part of all my estate in Keene or elsewhere (except in Vermont) to Improve so long as she shall remain my widow—and in case my said Wife should mary again then She is to have the Improvement of the one half of what she is to have whilst She remains my widow meaning ~~one half~~ the Improvement of one half of the thirds as above set forth during her life

Item—I give and bequeath to my son Joshua Wyman one hundred and fifty pounds to be paid unto him by my Executor out of my Estate in Lands or Stock within one year after my decease all which I give unto him his heirs and assigns forever

Item—I give and bequeath to my son William Wyman one hundred and fifty Pounds to be paid unto him by my executor out of my estate in Lands or Stock at the time he shall arrive at the age of twenty one years which I give unto him his Heirs and assigns forever

Item—I give and bequeath unto my beloved Daughter Sarah Frink Ninty pounds to be paid to her in one year after my decease out of my estate by me executor in Lands or Stock which I giver unto her her heirs and assigns forever

Item—I give and bequeath to my beloved daughter Roxana Blake Ninty pounds to be paid unto hir out of my estate in Lands or Stock by my Executor in one year after my Deceas which I give unto her her heirs and assigns forever

Item—also I give and bequeath unto my beloved Grand Daughter Harriet Wyman Sixty pounds to be paid unto hir out of my estate in Such as my estate shall Consist of at the time when she shall arrive at the age of Eighteen years or at her marriage to hir and Heirs forever

My will and meaning is that my Executor Pay all my Just debts and funeral charges out of my estate and after all the above Sums are Paid out to the Heirs afore said that the remainder or if any there be and also the remainder of my estate when my wife has done with the Improvement of the same that it be Divided to and amongst all my children viz Isaac Elijah Joshua William Sarah Roxana—and also—Harriet at the Same Proportion as I have disposed of the sum in this my will viz meaning that a Daughter have sixty pounds to a Son one hundred except Harriet she to have at the rate of forty pounds to one hundred as above Set forth—Likewise I constitute make and ordain my beloved friend Calvin Frink Esq of Swanzey in the county afore said the sole Executor of this my last wil and Testament and I do hereby utterly disalow revoke and Disanul all and eac[h] other former Testaments wills and Executors by me in any way before name willed and bequeathed: ratifying and confirming this & no other to be my Last will and Testament In witness whereof I have hereunto Set my hand and Seal this Twentieth Day of march in the year of our Lord Seventeen hundred and ninty two Signed Sealed published and pronounced and Declared by the said Isaac Wyman as his last will & Testament in the presents



of of us who in his presents and in the presenc of each other have herunto Set [and in]scribed  
our names

Jeremiah Stiles  
Dorothy Wells  
Abigail Goodenough

Isaac Wyman

Cheshire Ss At a Court of Probate held at Keene April 21<sup>st</sup> 1792

The foregoing instrument purporting [to be] the Last Will and Testament of Isaac Wyman deceased, being presented for Probate by Calvin Frink Esq. the Executor therein named— Jeremiah Stiles Dorothy Wells & Abigail Goodenough the Witnesses to the same personally appeared and made solemn Oath that they saw Isaac Wyman the Testator sign & seal and heard him pronounce & declare the said Instrument to be and contain his Last Will & Testament, and that when he so did, he was of sound disposing Mind & Memory according to their best discerning—and that they set their Names to it, as Witnesses at the same time in presence of the Testator, & of each other—

Sworn before John Hubbard JudProbate

I do therefore allow & approve of the foregoing Will thus proved—

John Hubbard JProbate

Memorandum

Moreover the said Witnesses declared that the said Testator did in their presence& hearing (calling hem to take Notice of the same) declare that his will was that his wife Sara, should have and hold his certain Mare known by the Name of Slow & Easy, as her property and to be at her Disposal forever, and not to be considered, or brought in as his Estate in any way whatever—

Acknowledged by us—

Abigail Goodenough  
Dorothy Wells  
Jeremiah Stiles

before Micah Lawrence Reg<sup>f</sup>. Probate

## WIDOW'S DOWER OF SARAH WYMAN

To the Honorable John Hubbard Esquire Judge of Probate for the County of Cheshire—

Pursuant to a Warrant under the seal of Probate signed by Micah Lawrence Register we the Subscribers have set of to Sarah Wyman Widow of Isaac Wyman Esq<sup>r</sup> late of Keene Deceased the following parcells of Land and moveables for her Dower or thirds agreeable to her said Husbands Last Will & Testament. Viz—

One Acre and one quarter of Land being the North east corner of the Homestead of the s<sup>d</sup> Deceased bounded as follows Beginning at the north east corner of the above and bounds on the main street south one degree East Eleven rods and one half to the north post of the Gate way opposite the front door of the dwelling house Then runs west five degrees south through the said house striking the middle of the front door way seventeen rods & fourteen links of the chain to a stake & stones from thence running north one degree west eleven rods and one half to a stake in the line of Lockh<sup>l</sup> Willards Lands then runs by the same East five degrees North seventeen rods fourteen Links of the chain to the first mentioned corner and also have set off to the said Sarah the north part of the dwelling house standing on s<sup>d</sup> premises meaning the north east lower room the Chamber & Garret over the same and also the north end of the kitchen extending south so far as to take in one half of the kitchen fire place and one third part of the Cellar under the s<sup>d</sup> House with Liberty to use such staircases & passages in said house as have been or may be convenient and in use. And also two thirds of the East barn meaning the East part of the same.—

Also Five Acres of Meadow Land being the east part of a Twenty Four Acre Lott laying South on Josiah Willards Land & to extend from the east end of s<sup>d</sup> Lott Thirty three Rods and one half the west line being a right angle with south line.—Also Four acres in Ash swamp being the north part of a seven acre Lott adjoining to lands of Jotham Metcalf to extend the whole width of said Lott so far south as to contain four acres. Also twenty four Acres being the three North House Lotts known by the name of the Bacon Lotts laying on the west side of the main street which is butted as the plan & records of s<sup>d</sup> Land sheweth. And also Five Acres of Timber land being part of a fifteen acre Lott adjoining to Benj<sup>a</sup>. Dwinell and is butted and bounded as follows— Beginning at a stake set up at the south ~~and west~~ corner of the s<sup>d</sup> fifteen acres on the east side of the highway, and runs North nineteen degrees west thirteen rods and one third to a stake then runs eastw<sup>d</sup> a parallel line with the said Dwinells Lands above mentioned Sixty rods to a stake & stones, from thence running south nineteen degrees east thirteen rods and one third to a stake & stones from thence in a parallel line westwardly with the said Dwinells land sixty rods to a stake being the first mentioned corner. Also a Thirty Acre Lott Laying on Beaver Brook laying on the south side of a thirty acre Lott belonging to Josiah Willard and is bounded as the plan and records of said Land Sheweth all which Land and Buildings we Appraise at Four Hundred and twenty nine pounds twelve shillings and Eight pence. . . . . £429.12.8

Carried to next half sheet

## Personal Estate set off to Sarah Wyman as her Dower

1 Yoke 2 y <sup>r</sup> old steers	4..16..
1 Old red cow & calf	4..19..
1 yearling Heifer	1..10..
1 Red Cow & Calf	4..16..
1 3 y <sup>r</sup> old Heifer & d <sup>o</sup>	3..14..
7 Ewes and 7 Lambs	3..10..
1 Calf	..15..
2 Shoats Viz 1 Sow 1 Barrow pig	3.. ..
1 Hay fork 1/4 1 Loom & App <sup>s</sup> 20/	1.. 1.4
1 p <sup>r</sup> Iron Dogs 6/8 Look <sup>g</sup> Glass 1/	7..8
1 Cherry tree Table	..10
1 Candle stand 4/ 6 old Chairs 5/	.. 9
6 Blue painted Chairs	1..16..
1 Old Tea table 5/4 p <sup>r</sup> flatts 4/	9..4
1 p <sup>r</sup> Tongs 2/ 1 Grid Iron 1/	3..
	<hr/>
	31.16.4
1 p <sup>r</sup> Kitchen Andirons	9..
1 Kitchen fire shovel	4..6
1 Brass Candlestick	1..9
6 Silver Tea spoons	
6 Table D <sup>o</sup> w <sup>t</sup> 13 Oz	3..18..
12 pew <sup>tr</sup> plates 12/ 5 pew <sup>tr</sup> dishes 15/	1.. 7..
1 pew <sup>tr</sup> pepper box	1..
1 small platter 1/6 2 Funnels 1/6	3..
3 pew <sup>tr</sup> basons 3/ Tin Canister 4 <sup>d</sup>	3..4
3 Crockery bowls 2/ Cruet 6 <sup>d</sup> Milk pot 8 <sup>d</sup>	3..2
Set Cups & saucers 2/ dish Kettle 1/	3..
6 Knives & forks 2/ 2 Iron Candlesticks 1/	3..
1 Iron Bason 2/ pine table 4/	6..
1 Iron Dish Kettle	5..
1 “ Pot 3/ 1 Tea Kettle 3/	6..
1 Bake pan 10/ 1 Flat stand 8 <sup>d</sup>	10..8
1 Mort <sup>r</sup> & pestle 1/ Chop <sup>g</sup> Knife 8d	1..8
1 Brass Kettle 21/ Hammer 6d	1.. 1.6
1 Chest of drawers	2..
	<hr/>
	11.7.7
	<hr/>
	£43..3..11

## DIVISION OF THE ESTATE OF ISAAC WYMAN

To the Honorable John Hubbard Esq<sup>r</sup> Judge of Probate for the County of Cheshire

By virtue of a Commission under your hand & seal dated the Eighteenth day of August last, We the Subscribers named in the foregoing Commission, have appraised all the real estate of Isaac Wyman Esquire late of Keene Deceased (excepting the Widows Dower) and have proceeded to make an equitable Division according to our best skill & judgment agreeably to the Last will and testament of s<sup>d</sup> Deceased

VIZ—

First. **To Joshua Wyman** son of s<sup>d</sup> deceased the following pieces and parcels of land and buildings—

Eighteen acres of land being the south part of the homestead bounded as follows—Beginn<sup>g</sup> at the North east corner of Josiah Willards homestead and runs on the main street north six rods to a stake, the running westwardly from said stake as the house lots were originally run, One hundred and sixty rods to a stake & stones, from thence run<sup>g</sup> southwardly on the west line of s<sup>d</sup> houselots twenty two rods to an original corner of one of s<sup>d</sup> House lots, from thence runs eastwardly on the line of s<sup>d</sup> house Lots one Hundred and twenty rods bounding on the widows thirds to the southwest corner of the said Willards homestead, then by the same northwardly sixteen rods then eastwardly by s<sup>d</sup> Willards homestead Forty rods to the first mentioned bounds which we have appraised at one hundred Eleven pounds.—Also Three acres and Fifty-five rods of meadow land laid out as an addition to Meadow Lot Number Twenty three in the town of Keene and is butted & bounded as the record and plan of s<sup>d</sup> Land sheweth. Also Three Acres & one half adjoining to the last mentioned lot being a south part of a ten Acre Meadow Lot N<sup>o</sup> thirty and is discribed as follows.—To extend from the south line of s<sup>d</sup> lot ten rods and one half north the whole length of said Lot the two last described parcels of Land we appraise at Fifteen pounds twelve shillings Also Seven Acres and one half being part of a thirty acre Lot laying on the south side of the road leading to beach hill and adjoining the same being forty rods east & west & thirty rods north & south and joins to land of Nathan Blakes on the south side, to land of Alex<sup>r</sup> Halston on the west which we Appraise at nine pounds.—Also One Acre and one hund<sup>d</sup> & forty rods of white pine timber land, laying near Benj<sup>n</sup> Dwinells land. Begin<sup>g</sup> at a stake on the east side of the road standing six rods and two thirds south of s<sup>d</sup> Dwinells south line and runs east three degrees north sixty rods then runs south nineteen degrees east five rods to a stake then west three degrees south Sixty rods to a stake by the Road,—then bounds on the road northwardly Five rods to the first mentioned corner which we Appraise at four pounds eight shillings. Also two acres of Interval being part of a sixteen acre Lot adjoining lands of Josiah Willard described as follows s<sup>d</sup> land lays west of a Five Acre Lot set off to the widow of s<sup>d</sup> deceased and adjoins the same being thirty two rods & twelve feet in length north & south, and extends Ten rods west from the line of s<sup>d</sup> widows thirds which we Appraise at Ten pounds.

Also as a second division of s<sup>d</sup> estate to the s<sup>d</sup> Joshua agreeably to s<sup>d</sup> will—the south lower room in the dwelling house of s<sup>d</sup> deceased one third part of the kitchen adjoining the part set off to the widow, meaning only one third of the remaind<sup>r</sup> also one third of the remaining part of the Cellar under s<sup>d</sup> house to adjoin that set off to the widow and also ~~half of~~ the south Garret all which

buildings or parts of s<sup>d</sup> house we Appraise at Twenty four pounds twelve shillings and nine pence.—

Second. **To William Wyman** Son of the s<sup>d</sup> deceased the following parcels of Lands & buildings Sixteen acres and one hundred and twenty four rods being the north part of the homestead of s<sup>d</sup> deceased bounded as follows begin<sup>g</sup> at a stake set up for the north east corner of land set off to Joshua Wyman and runs westwardly bounding by the same One hund<sup>d</sup> and sixty rods to a corner of s<sup>d</sup> Joshua's land, from thence run<sup>g</sup> northwardly on the line of the house lots Eighteen rods to the Northwest corner of s<sup>d</sup> homestead.—then runs eastwardly by lands of Lock & Willard One hundred and forty three rods to a corner of the Land set off for the widow of s<sup>d</sup> deceased then runs by the same south one Degree east eleven rods and one half to a stake then runs by the same parallel with a line of the house lots seventeen rods to a stake by the main street then run<sup>g</sup> south by the s<sup>d</sup> street six rods and one half to the first mentioned corner which we Appraise at One hundred and fifteen pounds. **Also** six acres and one hundred rods of meadow land being the north part of lot numb<sup>r</sup> thirty and is butted and bounds as the plan and records showeth excepting three acres and one half on the south side of s<sup>d</sup> lot before set off to Joshua Wyman which we value at Fifteen pounds twelve shillings Also ten acres laying on Beach hill between thirty acre lots Numb<sup>r</sup> none and ten, and is otherwise bounded as the plan and records of s<sup>d</sup> land sheweth which we Appraise at Ten pounds Also one acre and one hundred and forty rods of white pine timberland which lays adjoining south of a lot set off to Joshua Wyman begin<sup>g</sup> at the south west corner of the s<sup>d</sup> Joshua Wymans lot and runs by the same East three degrees North sixty rods to a stake thence south nineteen [degrees] east five rods, then west three degrees south sixty rods to a stake by the road, then northwardly by the road five rods to the first mentioned corner which we Appraise at Four pounds eight shillings **Also The corn barn standing on the homestead which we appraise at five pounds—**

**Also as his second division in s<sup>d</sup> Estate agreeably to s<sup>d</sup> will—The south chamber in the dwelling house afores<sup>d</sup>, one third of the cellar deducting that was not set off to the widow adjoining to a part set off to Joshua—the buttery—northwest chamber and one third of the kitchen adjoining to that set off to Joshua meaning one third of the remainder after deducting the widows right therein, all which rooms and apartments we Appraise at Twenty four pounds, twelve shillings & nine pence.**

Third. **To Sarah Frink** Daughter of the said Dec<sup>d</sup> the following parcels of Lands & Buildings— Six Acres being the west part of a house Lot laying west of Dan<sup>l</sup> Newcombs homestead and is One hundred and twenty rods East & West & Eight rods North & South—which we Appraise at Thirty pounds Also Seven Acres and one half of Meadow land laying in Ash swamp adjoining south to the lands of Alex<sup>r</sup> Ralston, east to land of Dan<sup>l</sup> Newcomb Esq<sup>r</sup> northwardly to land of Tho<sup>s</sup> Wells—and is otherwise bounded as the plan and records of s<sup>d</sup> land sheweth which we value at Twenty-~~Six~~ Five pounds five shillings Also—Thirty one acres of land laying on the road leading to Marlboro' meaning the West half part of a sixty two acre lot and to extend the whole width of s<sup>d</sup> Lot so far east as to contain s<sup>d</sup> number of Acres which we Appraise at Twenty seven pounds fifteen shillings **Also one third part of the east barn meaning the west part and the north half of the Horse shed standing by the street which we Appraise at seven pounds—**

Also as her second division in Said Estate agreeably to s<sup>d</sup> will Sixteen Acres & one half of the lot laying on Marlboro road as before named and adjoining thirty one acre lot set off to the s<sup>d</sup> Frink

as before described to extend the whole width of s<sup>d</sup> Lot from s<sup>d</sup> Thirty one acres so far east as to contain s<sup>d</sup> number of acres which we Appraise at Fourteen pounds fifteen shillings and eight pence.

Fourthly. **To Roxana Blake** Daughter of the s<sup>d</sup> Dec<sup>d</sup> the follow parcel of land & buildings, viz— Three and one half Acres of Meadow land laying in the swamp adjoining North to a four acre lot set off to the widow of s<sup>d</sup> dec<sup>d</sup> bounded on the east on land of Simeon Clarke south on land of David Foster valued at Fifteen pounds fifteen shillings. Also Seventeen Acres of Interval land laying on beaver brook east of the road lead<sup>g</sup> to Swanzey—bounded north by land of Josiah Willard south by land of Dan<sup>l</sup> Newcomb Esq<sup>r</sup> east by a two Acre Lot set off to Joshua which we Appraise at Seventy pounds Also one acre and one hundred and forty rods of White pine timber land laying on the east side of the road leading to Walpole and on the north side of a timber lot set off to the widow of s<sup>d</sup> deceased begin<sup>g</sup> at the Northwest corner of the s<sup>d</sup> lot, rung east three degrees north by the [?] Sixty rods to a Stake, then north Nineteen degrees west five rods to a Stake, then runs West three degrees south Sixty rods to a stake by the road, then by the road south nineteen degrees east five rods to the first mentioned corner which lot we appraise at four pounds five shillings—

Also as her Second Division in s<sup>d</sup> estate agreeably to s<sup>d</sup> will Three other rights to be laid out in the undivided Land in the town of Keene to the several house lots by which the deceased other divisions last laid out were drawn by which we appraise at nine pounds two shillings and eight pence Also One Acre and One hundred and forty rods of white pine timber land laying north and adjoining a lot of the same quantity ~~laid out~~ set off[f] to the s<sup>d</sup> Blake and adjoining on the north side to a lot set off to W<sup>m</sup> Wyman on[?] the west bounded by the County road and is sixty rods East & West & five rods North & South which we Appraise at four pounds Eight shillings. **Also the south half of the Horse shed standing on the Homestead valued at one pound five shillings—**

Fifthly. **To Harriet Wyman** Grand daughter of the s<sup>d</sup> Deceased the following parcels of land, viz. Seventy three acres of Upland laying on the North Easterly part of beach hill bounded on the south by lands of Levi Woods northerly & westerly on lands of James [?] Easterly on land of Alex<sup>r</sup> M<sup>c</sup>Donald and is otherwise bounded as the records sheweth which we Appraise at Sixty pounds—Also as her second division in s<sup>d</sup> Estate agreeably to s<sup>d</sup> will seven acres & one half of wood land laying on the south side of the road leading to beach hill and is the East part of a thirty acre lot bounded south by land of Nathan Blake westwardly on lands set of to Joshua Wyman Eastward on the Beach hill road valued at nine pounds seventeen Shillings and Seven pence—

Thus as faithfully and truly as our abilities would admit finished the Appraisal and Division of s<sup>d</sup> Estate have hereunto subscribed our names this Third day of Sep<sup>r</sup> A. D. 1792.

William Todd  
Jeremiah Stiles  
Dan Guild  
Elias Dunbar  
Luther Ems

Keene Sept. 3<sup>rd</sup> 1792

We the undersigned Heirs and Guardians for the minors named in the last will and Testament of Isaac Wyman Esq<sup>r</sup> Dec<sup>d</sup> to hereby signify our Approbation of the foregoing division of the s<sup>d</sup> deceased Estate and in testimony whereof we have subscribed our names

Attest  
 Elijah Wyman  
 Calvin Frink in behalf of Sarah Frink  
 W<sup>m</sup> W<sup>d</sup> Blake in behalf of Roxana Blake  
 W<sup>m</sup> W<sup>d</sup> Blake as Guardian to Wm Wyman  
 W<sup>m</sup> W<sup>d</sup> Blake as Guardian to Harriet Wyman

Cheshire Ss. Sept<sup>r</sup>. 3<sup>d</sup>. 1792. Personally appeared William Todd, Jeremiah Stiles, Dan Guild, Elijah Dunbar and Luther Emes, above subscribers, & made solemn Oath that in making the foregoing Appraisal & Division of the Estate of Isaac Wyman Esq. deceased they had acted faithfully & impartially, & according to their best Skill & Judgment.

Before Micah Lawrence Reg<sup>r</sup>. Probate

Cheshire Ss. December 19<sup>th</sup> 1792 I approve of the foregoing Division and Distribution of the estate of Isaac Wyman Esq<sup>r</sup> late of Keene in said County Dec<sup>d</sup>. and order the same to be recorded.

John Hubbard Jud Probate

Cheshire Ss. July 12<sup>th</sup> 1793—Joshua Wyman one of the Heirs of said Isaac Wyman deceased, personally appeared and entered his Claim of an appeal from the foregoing Judgment—

Att<sup>st</sup> Micah Lawrance Reg<sup>r</sup>. Probate

and on the 20<sup>th</sup> Day of March 1793 gave Bond, to prosecute said appeal as the law directs  
 Enter<sup>g</sup> /9

**EXCERPTS ON THE HISTORY OF THE WYMAN TAVERN**  
**TAKEN FROM**  
***A GOLDEN REMEMBRANCE OF AUGUST 19, 1868, THE FIFTIETH***  
***WEDDING ANNIVERSARY OF REV. DR. AND MRS. BARSTOW***  
**(New York: William L. Stone and J. T. Barron, 1868)**

The excerpts given below appear to represent the origins of a number of current understandings about the history and appointments of the Wyman Tavern. Although some statements in this narrative differ from current information, the account has value as a history that was gathered and set down when the building was not much more than a century old. Some of the statements about the building may be doubted, but others correspond to modern beliefs and are not contradicted by physical evidence in the building.

The “Old Parsonage”

As a supplement to the description of this village landmark already given by the graceful pen of “H”, we venture to add a few items to its history, which we have since collected, and which will have a value in the eyes of family friends, even if they should not interest the general reader.

*Who* built the house? and *when?* are, as has already been implied, questions which neither history nor tradition can answer.

It is believed to be the oldest dwelling-house in Keene; and its exterior tells, at a glance, the story of its antiquity. The broad, heavy roof; the single low and capacious chimney; the small windows; and the narrow-paneled door, still bearing its ponderous brass knocker, which, before the days of the modern bell-pull, was wont to announce the arrival of friend or stranger; the square front-yard, well shaded with elms and maples—many of them planted by the hand of the present occupant—all announce to the passer-by, that this is one of the few remaining old-fashioned New England homes.

The house was probably built for a tavern, and as such we know it was occupied until about the commencement of the present century.

In the records of Dartmouth College, it appears that “the first meeting of the Trustees of the College was held, agreeable to charter, at *Keen*, in the Province of New Hampshire, October ye 22d, 1770, notice thereof having been given by the President,” &c. That meeting, it is ascertained [from the Rev. S. Payson, D. D., of Rindge, N. H., 1818] was held in this house, then known to travelers, far and wide, as “Frink’s Tavern”; and the place was doubtless selected as a convenient rallying-point for the Trustees, who were scattered through the Provinces, from Upper New Hampshire to Connecticut. The Reverend President, ELEANOR WHEELOCK, presided at this meeting; and Rev. WILLIAM PATTEN acted as clerk.

At that period, the south front-room was the all-important *bar-room* of the establishment. The bar stood in the south-east corner; and, though that feature has long since disappeared, the closet is still shown which served as *tap-room*, with its sliding table for jugs and glasses, beneath which a short staircase once descended to the cellar below.



In 1775, the house was occupied by Capt. ISAAC WYMAN. . . .

In 1799, we learn from Hon. JOHN PRENTISS, that WM. WARD BLAKE was the landlord of the house, and that he (Mr. P.) then boarded in it.

Capt. ISAAC WYMAN, Jr. (son of the Capt. W. above mentioned), lived here about the year 1810, and died while building the house next north of it, now the residence of JAMES B. ELLIOTT, Esq.

In the centre of the house, and encroaching largely upon its area, is the huge chimney, eleven feet square, built with clay mortar, as was common in the days when lime was scarce and expensive. In the second story, over the bar-room, and occupying the entire south end, was the ancient *ball-room*, where the swains and belles of the Ashuelot valley were wont to hold their rustic assemblies, and shake the sturdy oaken beams with the country-dance and the more elaborate pigeon-wings. Many years ago, in repairing some of the old wainscoting, was found a woman's shoe, with high wooden heel and pointed toe, which may have slipped from the reach of the fair owner in one of those rustic romps, and, perhaps, changed "hunt the slipper" into a serious, but vain search, which compelled a barefooted return home, after the night's frolic.

The external features of the house have been somewhat modified in later years. The wings at either end are modern, having been added, in 1822, by the present occupant.

The rear, also, has been extended; and roof-slates now take the place of the venerable shingles.

The broad, stone step at the kitchen door has a history, being once the front-door step of the "worthy CLEMENT SUMNER", who was the minister of the town in 1761. When, or by whom, the stone was removed, and thus placed, we cannot learn; but the fact was stated by an old village oracle, known long ago in Keene as "Farmer WELLS." . . .

The "Old Parsonage" has seen a century completed. It stands as a landmark in the path of progress; it has earned a strong hold in the affections of the community; it is a shrine sacred to pastoral and domestic memories. May that sad day be long in coming, which shall see its roof-tree fall, and its place left vacant!

J[osiah] W[hitney] B[arstow]