

Preliminary Study Report

The Aaron and Lucy Claflin House Historic District

76 Main Street, Hopkinton



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For the Hopkinton Historic District Commission
February, 2019

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Summary Sheet

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Study Committee

Hopkinton Historic District Commission

Amy Ritterbusch, Chair
Michael Auen
Maryanne Chambers
Beth Kelly

Melanie Smith
Jeanette Thomson
Beth Watson

Staff Support

Elaine Lazarus, Director of Land Use and Town Operations

Public Hearing Date

Anticipated May 1, 2019

Town Meeting Vote

Anticipated May 6, 2019

Total Properties

1

Conclusion

This Preliminary Study Report presents rationale for establishing a single-property local historic district at 76 Main Street in Hopkinton, the late 18th or early 19th century Aaron and Lucy Claflin House. The house is one of the few remaining early buildings at Hopkinton Center, and retains a high degree of integrity. The house is part of a cluster of historic buildings that has previously been recommended for local historic district designation.

The current property owner sought a demolition permit for the Claflin House; the Hopkinton Historical Commission then imposed a six-month demolition delay, which will expire July 4, 2019. The Hopkinton Historic District Commission, which oversees the existing Hopkinton Center Historic District half a mile east of the subject property, is seeking to establish the Aaron and Lucy Claflin House Historic District before the demolition delay expires. A public hearing on the proposed district is scheduled for May 1, 2019, in advance of Hopkinton's Annual Town Meeting, scheduled for May 6, 2019. The new local historic district will fall under the Hopkinton Historic District Commission's purview, and be added to the Town's existing General Bylaws Chapter 123, Historic District.

Introduction

Local historic districts in Massachusetts are established pursuant to Massachusetts General Laws Chapter 40C, the Historic Districts Act. Since the passage of this legislation in 1960, over 120 municipalities have established local historic districts. These districts allow communities to fully protect historic buildings and other resources that are important and significant to their history. Local historic districts do not prevent changes to these properties; instead, they allow for a process of review and the thoughtful consideration of proposed changes, to be sure the changes are in keeping with the history and integrity of the protected properties.

Growing from agricultural roots in the 18th century to an industrial hub in the 19th century, today the town of Hopkinton is primarily a suburban residential community. The dispersed agricultural landscape is still visible throughout town, with numerous large late 18th and early 19th century farmsteads and stone walls lining the historic routes of travel. These are interspersed with late 20th and early 21st century subdivisions of single-family houses, primarily in traditional forms and styles. The core of Hopkinton's industrial activity was focused at Hopkinton Center, and today the area remains a commercial and institutional center. Restaurants, pharmacies, and office buildings sit beside municipal offices and services, churches, and the public library. While many of the large industrial buildings from the 19th century were destroyed by a series of fires at the turn of the 20th century, the housing constructed for the factories' many workers still stands at Hopkinton Center.

In June of 1969, Hopkinton voted to establish an Historical Commission under Massachusetts General Laws Chapter 40, Section 8d. This town board has worked to preserve Hopkinton's history in the late 20th century, overseeing the documentation of the community's historic resources and implementing a demolition delay bylaw, which allows for a six-month delay of demolition on historic buildings.

To more fully protect Hopkinton Center's historic resources, in 1979 Hopkinton Town Meeting established the community's first local historic district at Hopkinton Center. This district is overseen by the Hopkinton Historic District Commission, established at the same time as the district. This district protects approximately 25 institutional and residential buildings focused on the Hopkinton Common, less than a half-mile to the east of the proposed Aaron and Lucy Claflin House Historic District. A second local historic district was established at Woodville by Hopkinton Town Meeting in 2005. This district protects a cluster of primarily residential buildings in the village of Woodville, which was a small hub of industry in the late 19th century. The Woodville Historic District is under the purview of the Woodville Historic District Commission.

Local Historic Districts vs. National Register of Historic Places Districts and Designation

The Hopkinton Historic District Commission has chosen to pursue local historic district designation for the Aaron and Lucy Claflin House because it provides the highest level of protection for historic properties. The house is also potentially eligible for the National Register of Historic Places, either as an individual listing or as part of a larger Hopkinton Center district.

The National Register of Historic Places, established by the National Historic Preservation Act in 1966, provides for the designation of especially significant properties that have contributed to the nation's history. National Register listings are overseen by the Keeper of the Register, within the National Park

Service, US Department of the Interior. In Massachusetts, all National Register nominations are first reviewed by the Massachusetts Historical Commission.

While the National Register recognizes properties that have a high level of significance and historic integrity, it provides little direct protection for buildings from the day-to-day changes that a property owner may undertake. The National Register only provides for review and protection if work will be done to a property that involves Federal or State permits, licensing, or funding. As many projects – such as replacing windows, building an addition, or even demolition – do not require a high level of permitting or funding, they can be undertaken on a National Register-listed property with no review or protection.

In contrast, local historic districts established under Massachusetts General Laws Chapter 40C provide for an historic district commission to review all changes to the exterior of local historic district properties visible from a public way. Thus, alterations such as replacing windows, additions, and demolitions will be reviewed at the local level, by a group of residents with deep knowledge about the district. Chapter 40C requires that historic district commission members have certain areas of expertise, such as an architect, realtor, lawyer, and local historical society representative.

There are currently two National Register-listed properties in Hopkinton: the Cedar Swamp Archaeological District, and the Hopkinton Supply Company Building at 28 Main Street.¹ Historically, the Hopkinton Historical Commission has not pursued National Register listing for properties in Hopkinton because it can be a lengthy process that provides little direct protection for historic resources. Instead, Hopkinton has established local historic districts to protect its important resources. With the Clafin House, the Hopkinton Historic District Commission has chosen to follow this policy, especially in light of the plans to demolish the Clafin House.

Background to the Current Proposal

The property owner of the Aaron and Lucy Clafin House, Paul Mastroianni, submitted a demolition permit application to the Hopkinton Historical Commission on December 5, 2018. The Hopkinton Historical Commission, through their Chair as designee, declared the house historically and/or architecturally significant within the required 14-day period.² A public hearing was held on January 3, 2019, where the Hopkinton Historical Commission voted that the house should be preferentially preserved. This imposed a six-month demolition delay on the house, to expire July 4, 2019.

A Note on Early Buildings

It is very important to note that this research was completed without any interior investigation of the Clafin House. In the course of past documentation work, the house has been given a late 18th century date of construction. However its present exterior appearance dates it to the early 19th century. This is not to say that there is not an earlier portion of a building within the current house, or that an 18th

¹ The location of archaeological districts is not disclosed to the public.

² Note that this decision was only in relation to the Aaron and Lucy Clafin House; the building at the rear of the property, constructed in 1970, is not subject to Hopkinton's demolition delay bylaw, which has a trigger age of 75 years or older.

century house was updated so heavily in the early 19th century that all earlier periods of finish have been removed. With no access to the interior, though, it is difficult to provide a more precise date than the late 18th century or early 19th century.

This is a common issue with many buildings perceived to be early. They are difficult to date from the exterior, and often documentary sources are little help in providing a clear date. In addition, early buildings were often modified and expanded by later owners. Thus a room, or portion, of the current Claflin House could potentially date to the late 18th century; but this is not easily visible on the exterior of the building.

Methodology

The Hopkinton Historic District Commission met on February 28, 2019 and voted to designate themselves as the Local Historic District Study Committee. The consultant was contracted to prepare the Preliminary Study Report for the proposed district. Source material included historic maps of Hopkinton, deeds and plans recorded at the Middlesex County South Registry of Deeds, and secondary sources such as census and vital records.

Following the process outlined in Massachusetts General Laws Chapter 40C, this Preliminary Study Report will be submitted to the Massachusetts Historical Commission and the Hopkinton Planning Board. After the required 60-day waiting period following the submittal to the Massachusetts Historical Commission, the Hopkinton Historic District Commission will hold a noticed public hearing on the proposed local historic district. It is anticipated that this public hearing will be held on May 1, 2019. Incorporating comments from the Massachusetts Historical Commission, the Hopkinton Planning Board, and the public hearing, a Final Study Report will be submitted to Hopkinton Town Meeting, presently scheduled for May 6, 2019. The goal of the Hopkinton Historic District Commission is to establish the Aaron and Lucy Claflin House Historic District before the demolition delay expires on the Claflin House on July 4, 2019.

The new local historic district will be adopted under the Town of Hopkinton's existing Historic District bylaw, Town of Hopkinton General Bylaws Chapter 123, Historic District. The new local historic district will be under the jurisdiction of the existing Hopkinton Historic District Commission.

Significance Statement

Architectural Significance

The Aaron and Lucy Claflin House is a late 18th or early 19th century Federal style house that was updated later in the 19th century with Greek Revival and then Italianate details. The two-story, side-gable, single-pile house sits on a cut granite foundation, is covered in wood clapboards, and has an asphalt shingle roof. The house features a centered entry on the five-bay façade. The house historically had a rear-wall chimney plan, although today only the east brick chimney is visible on the north elevation.

A large two-story end gable ell extends from the rear of the house, sitting flush with the east elevation of the main body but set back from the west elevation. The front portion of the ell is narrower than the rear, which widens slightly. The front ell is visible on Sanborn insurance atlases from the late 19th century, while the rear portion of the ell is not shown on any historic maps; it is likely a late 20th century addition, as its windows also differ from the main body of the house and the front ell. An open wood deck is located on the second story of the west elevation of the front ell, reached by a set of wooden stairs. At least two secondary entrances are visible on the west elevation of the rear portion of the ell, one at the second story reached by the same wooden stairs.

Extending from the front pile of the east elevation of the ell is a one-story side-gable ell. Like the front portion of the primary ell, this is shown on Sanborn insurance atlases from the late 19th century. Today this ell features an entry door in the clipped southeast corner, and a large gabled wall dormer offset to the west on the façade roof slope. A single-story open porch fills the reentrant angle between this ell and the main body of the house, running along the east elevation of the house. The porch is supported by narrow, square posts with brackets at the top. It is shown on maps as early as 1888 and was likely a late 19th century addition to the building.

The Claflin House displays a mix of late 19th century styles, showing that it was updated regularly during the course of the century. The building's single-pile, rear wall chimney form is typical of the Federal style, as are the full cornice returns at the gable ends. The entry door surround, with side lights, flat pilasters, and a tall entablature featuring a very wide frieze, are typical of the Greek Revival style. The recessed center panel on the pilasters is repeated on the building's cornerboards, also a Greek Revival feature. From later in the 19th century, the house features Italianate details such as the paired brackets at the eaves and the two-over-two wood sash windows. The windows are framed by shutters on the main façade, and are protected by exterior storm windows.

Sited to the north of the Claflin House, on the same parcel, is a commercial building constructed in 1970. This building features a two-story garrison colonial form, with a side-gable roof and a slight overhang of the second story on the façade. A one-story, side gable ell extends from the west elevation. A pair of entry doors are centered on the building, reached by an open wood deck. The windows are one-over-one vinyl sash, framed by inoperable vinyl shutters. A large multipane window is sited to the east of the main entry, while the façade of the ell features a three-part picture window. An exterior wood staircase extends from the rear pile of the east elevation. The building sits on a poured concrete foundation, is covered in vinyl siding, and has an asphalt shingle roof.

The Clafin House is sited on the north side of Main Street at Hopkinton Center. The house has a notably large lot for the area, which extends north from the street. Several rough-cut granite fence posts mark the front property line, although they are missing a chain to connect them. Most of the lot is paved, with a driveway leading onto the parcel east of the Clafin House, passing between the house and the commercial building, and then leading to the west of the commercial building. All of this paved area is used for parking for the two buildings. There are presently multiple tenants in both buildings, and the lot features several freestanding signs advertising the businesses.

Historical Significance

The Aaron and Lucy Clafin House has historically been assigned a late 18th century date of construction. This is attributed to the 1794 map of Hopkinton, which marks “A. Clafin” to the west of the meetinghouse. However the scale and spacing of the map is difficult to match up with the modern landscape. In addition, the current exterior of the house presents as an early 19th century Federal style house that was updated with Greek Revival and later Italianate features. Interior investigation is needed in buildings of such an early date, as they have often been heavily modified on the exterior, obscuring their original appearance. Thus it is difficult to confirm the late 18th century construction date, but the house was likely standing by the early 19th century. It is possible that Aaron Clafin did build a house on this site, which was later incorporated into the current building; or, he may have constructed the current building, and it was updated by later generations of Clafins, obscuring its early styling.

Efforts to clarify the date of construction through deed research were hampered by the way Hopkinton’s 18th and early 19th century deeds were recorded. Hopkinton’s early deeds were recorded separate from the rest of Middlesex County, in a set of books known as the Hopkinton and Upton Land Records. While these are readily available at the Hopkinton Town Clerk’s office, they are not fully indexed. Presently the Town Clerk only has a grantor index available. This allows researchers to look up the grantor, or seller, of a property and find the grantee (who purchased the property) and the book and page number of the deed. Often the Registry of Deeds also has a grantee index, which provides the reverse information – one can look up who purchased property and find the name of the grantor (who sold the property) and the book and page number of the deed. A grantee index would be needed to determine when Aaron Clafin may have purchased property in Hopkinton, but as the Town Clerk does not have one for the Hopkinton and Upton Land Records, it cannot be done.

The Clafin Family

Aaron Clafin (1753-1806) was born in Hopkinton, and married Lucy Gibbs; a date of marriage was not located for the couple.³ They had two sons, Aaron Clafin, Jr. (1786-1795) and Winslow Clafin (1791-1815). Aaron Clafin was recorded in Hopkinton when the 1790 census was taken; his household included two men over the age of 16, one under the age of sixteen, and three women.⁴

Following his death in 1806, Aaron Clafin’s estate was probated. His will left his wife Lucy *Gibbs* Clafin the use of all his real and personal estate until their son Winslow Clafin reached the age of 21; after

³ Ancestry.com: Find-A-Grave; Massachusetts, Wills and Probate Records, 1635-1991; US Federal Census of Population for 1790.

⁴ Previous research indicated that the house was operated as an inn by Aaron Clafin, and that it was the headquarters of the Hopkinton militia for a time. No further information has been found on either of these claims.

that, they were to each have half of the estate until Lucy *Gibbs* Claflin's death, when Winslow Claflin would inherit the full estate. The inventory of Aaron Claflin's property included "the Homestead with the Buildings thereon" of 47 acres, valued at \$2,146, as well as several other parcels of land throughout Hopkinton. The description of the property, as a 47-acre homestead, corresponds with the description of the subject property several years later, in the inventory of Winslow Claflin. This suggests that it was the same parcel, and indicates that a house was standing on the site by 1806. Whether it was the subject house, another house that was incorporated into the current house, or a house that was later demolished and replaced by the current house, is difficult to determine without interior investigation or further documentary evidence.

Winslow Claflin married Mercy Farrar in 1812, and before his death three years later, the couple had one son, Aaron Winslow Claflin (1813-1868). A date of death was not located for Lucy *Gibbs* Claflin, so it is unclear if she shared the house with her son as he started his family. Winslow Claflin's estate was inventoried after his death, as he died intestate. His real estate holdings included a "Homestead" with buildings, containing 48.5 acres, similar to the description used in his father's inventory. The bounds of this property make reference to a "great road," making it likely it was the subject property. This homestead was valued at \$3,637.50. Mercy *Farrar* Claflin was set off her widow's thirds of her husband's estate. She received 16-plus acres of his homestead, as well as the west room chamber (second story room on the west side of the house) and access to the kitchen (likely in the ell at the rear of the building), cellar, and well. Mercy *Farrar* Claflin remarried a year after her husband's death, to John McFarland. The couple owned the house for some time, although it is unclear if they lived there or elsewhere in Hopkinton.⁵

In 1838, John and Mercy *Farrar Claflin* McFarland sold their interest in Winslow Claflin's property to Winslow and Mercy Claflin's son, Aaron W. Claflin.⁶ That same year, Aaron W. Claflin married the widow Louisa Barton (1804-1880). This marriage was likely a trigger for many of the Greek Revival updates to the house, such as the main entry surround and cornerboards. Aaron W. Claflin was recorded in the 1840 census near known neighbors of the Claflin House.⁷ His household included one adult male (himself) and two adult women, likely his wife and her daughter from a previous marriage, Caroline Barton (d. 1860). By 1850 Aaron and Louisa *Barton* Claflin had three of their own children: Winslow Weld Claflin (1840-1920), Charles Henry Claflin (1842-1842), and Lucy Louisa Claflin (1844-1909). Aaron W. Claflin was listed as a farmer in the census that year. The agricultural census listed his farm of 44 acres valued at \$3,000. He produced typical goods such as rye, corn, potatoes, butter, and cheese.

By 1860 both Caroline Barton and Charles H. Claflin had died, leaving a family of four at the Claflin House; Aaron W. Claflin was still listed as a farmer, but was not located in the agricultural census for that year. Following the death of Aaron W. Claflin in 1868, his widow Louisa *Barton* Claflin and his son Winslow W. Claflin were recorded at the house in 1870; like his father, Winslow W. Claflin was also a farmer. Winslow W. Claflin was recorded in the 1870 agricultural census with a farm of 77 acres valued at \$7,000. He had a few horses and cows, but notably the farm's only products were listed as milk and

⁵ The 1831 map of Hopkinton marks "A. McFarland" at the Claflin House. Previous documentation work identified this as Amasa McFarland (relationship to John McFarland unclear). While it is possible he was living in the building, "A. McFarland" could also be Mercy *Farrar Claflin* McFarland's son Aaron W. Claflin, whose father died young. He may have assumed the McFarland name at some point, and later returned to his father's name, Claflin.

⁶ MCSRD Book 386, Page 232, signed October 1, 1838, recorded September 16, 1839

⁷ Ancestry.com: Massachusetts [Hopkinton], Death Records, 1841-1915; US Federal Census of Agriculture for 1850, 1860, 1870; US Federal Census of Population for 1840, 1850, 1860, 1870.

hay. The amount of milk sold, 4,197 gallons, was among the higher amounts in Hopkinton, and indicates that Winslow W. Claflin's farm had a dairy focus.

In 1870, Winslow W. Claflin married Susan Belknap (1844-1893) in her hometown of Westborough.⁸ Again, the marriage was likely a trigger for the Italianate style updates to the building, such as the paired brackets at the eaves. In 1873, Louisa *Barton* Claflin and Lucy Louisa Claflin, now married to Charles H. Keach of Connecticut, sold their shares of the Claflin House and property to Winslow W. Claflin.⁹ Louisa *Barton* Claflin reserved to herself the use of the southeast chamber (second floor room) of the "Mansion House on the home farm of my late deceased husband Aaron W. Claflin."

The 1880 census was likely recorded after Louisa *Barton* Claflin's death, as she was not listed at the Claflin House with the rest of the family. That year Winslow W. and Susan Claflin lived at the house with two of their children, Fanny Claflin (1877-1892) and Frederick W. Claflin (1879-1960). The Claflin family was also living with servants John Woodworth (b. ca. 1858) and Jennie A. Rhind (b. ca. 1859), both natives of Nova Scotia. Winslow W. Claflin's occupation was given as farmer, and he was recorded in the agricultural census that year with a farm of 57 acres valued at \$8,000. The farm continued in its dairy focus, with 7,300 gallons of milk sold and limited other products produced, such as corn and apples. Winslow and Susan *Belknap* Claflin had a second daughter, Jennie Claflin (b. 1882) before Susan *Belknap* Claflin's death in 1893.

The 1900 census recorded Winslow W. Claflin and his daughter Jennie Claflin at the Claflin House with housekeeper Helen Buck (b. ca. 1867) and her young son Clarence (b. ca. 1907), both natives of Vermont. Winslow W. Claflin was listed as a farmer. In 1910, father and daughter were living with hired man George L. Loomis (b. ca. 1860), with Loomis and Winslow W. Claflin both listed as general farmers. In 1920, only Winslow W. Claflin and his daughter Jennie Claflin were left at the Claflin House. That year, while Winslow W. Claflin listed no occupation, likely given his advancing age, his daughter was listed as the general manager of their farm.

20th Century Owners

Winslow W. Claflin died in 1920, and in 1928, his daughter Jennie Claflin – by then married to Louis C. Blanchard and living in Sterling – and son Fred W. Claflin, married and living in Johnstown, Pennsylvania, conveyed their father's farm to William J. McCleery of Worcester.¹⁰ At the time, the farm was comprised of a large parcel of land that stretched north, all the way to land owned by the Archdiocese of Boston, what is now St. John's Cemetery (Mount Auburn Street, HPK.807).

No records of McCleery were found in Hopkinton; he was recorded in Worcester in the 1930 census, living with his wife and father-in-law on Piedmont Street.¹¹ The census recorded his occupation as a supervisor in the public school system. McCleery conveyed the Claflin House and farm to the Federal Farm Mortgage Corporation in 1935, likely to clear a mortgage he had taken out on the property.¹²

⁸ Ancestry.com: Massachusetts, Death Index, 1901-1980; Massachusetts [Westborough], Marriage Records, 1840-1915; Pennsylvania, Death Certificates, 1906-1966; US Federal Census of Agriculture for 1880; US Federal Census of Population for 1880.

⁹ MCSRD Book 1250, Page 449, signed December 13, 1872, recorded March 19, 1873; MCSRD Book 1250, Page 451, signed December 13, 1872, recorded March 19, 1873.

¹⁰ MCSRD Book 5197, Page 66, February 9, 1928

¹¹ Ancestry.com: US Federal Census of Population for 1930.

¹² MCSRD Book 5942, Page 470, July 11, 1935

The Federal Farm Mortgage Corporation owned the property until 1941, so it is not immediately clear who was living in the Claflin House in the late 1930s. However previous documentation work indicated that the Herosian family lived in the house. A Herosian family was recorded on Main Street when the 1940 census was taken; no street numbers were given, though, so it is difficult to say with certainty that they were living at the Claflin House.¹³ Arthur G. Herosian (b. ca. 1897) and his wife Agnes B. Herosian (b. ca. 1902) were both natives of Turkey.¹⁴ They were living with their three sons, Rochambeau A. Herosian (b. ca. 1920), George A. Herosian (b. ca. 1922), and Edward A. Herosian (b. ca. 1924). Rochambeau A. Herosian's place of birth was listed as "on board ship," suggesting the Herosians arrived in the United States in 1920. Both Arthur G. Herosian and Rochambeau A. Herosian were listed as laborers in the census. No other records of the Herosian family in Hopkinton were located. Previous documentation work stated that the Herosians constructed an ell on the Claflin House and operated a bottling business here, but no information was found to substantiate that. Both of the ells presently on the house are shown in Sanborn insurance atlases as early as the late 19th century.

In 1941, the Federal Farm Mortgage Corporation conveyed the large farm to Albert W. and Florence E. Davis of Newton.¹⁵ The couple were recorded in Newton when the 1940 census was taken.¹⁶ They were living with their three daughters and one son, all teenagers. Davis was listed as a welder who worked in shipyards and on railroads. Albert W. Davis was listed at the Claflin House in the 1960 Hopkinton street listing, indicating the family moved out from Newton to the property.

It was the Davises who subdivided the property and constructed the new commercial building north of the Claflin House. A plan recorded at the Middlesex County South Registry of Deeds in 1965 shows their large landholdings stretching north and west to Mayhew Street.¹⁷ The plan subdivided the property into three lots: Lot A, the subject parcel, at 1.814 acres; Lot B, immediately to the north and slightly over 10 acres; and Lot C, the furthest north and abutting the cemetery, with 11.85 acres. While the Claflin House is shown on the plan, the commercial building to the north is not; it was constructed five years later, in 1970, according to the Hopkinton assessor. Lots B and C were sold to the Town of Hopkinton in 1965, and today include the Hopkinton Senior Center and housing for the Hopkinton Housing Authority.¹⁸ The connection to the Davis family is memorialized in the naming of Davis Road, which extends Summer Street north through the Hopkinton Housing Authority parcel.

In 1978, Florence E. Davis and her son, James L. Davis, sold the subject property to Robert C. and Thelma A. Johnson of Ashland.¹⁹ The Johnsons owned the property until 1986, when they sold it to Claflin Commons Realty Partnership.²⁰ The group took a mortgage from the Johnsons for the property, and defaulted on it; the Johnsons took back the property in 1991.²¹ In 1994 the Johnsons sold the property to Apeal Realty Trust; the current owner acquired the property from Apeal in May of 2018.²²

¹³ Ancestry.com: US Federal Census of Population for 1940. "George A. Herosian," *Worcester Telegram & Gazette*, July 7, 1996.

¹⁴ Arthur and Agnes are Anglicized versions of the Herosian's names. Their son George A. Herosian's obituary lists his parents as Aznavour and Aghavni *DerSahagian* Herosian.

¹⁵ MCSRD Book 6518, Page 140, signed May 3, 1941, recorded July 18, 1931

¹⁶ Ancestry.com: US Federal Census of Population for 1940.

¹⁷ MCSRD Plan Book 1965, Plan 382, April 7, 1965

¹⁸ MCSRD Book 10835, Page 84, June 2, 1965

¹⁹ MCSRD Book 13518, Page 318, August 18, 1978

²⁰ MCSRD Book 17417, Page 102, September 22, 1986

²¹ MCSRD Book 21490, Page 261, October 24, 1991

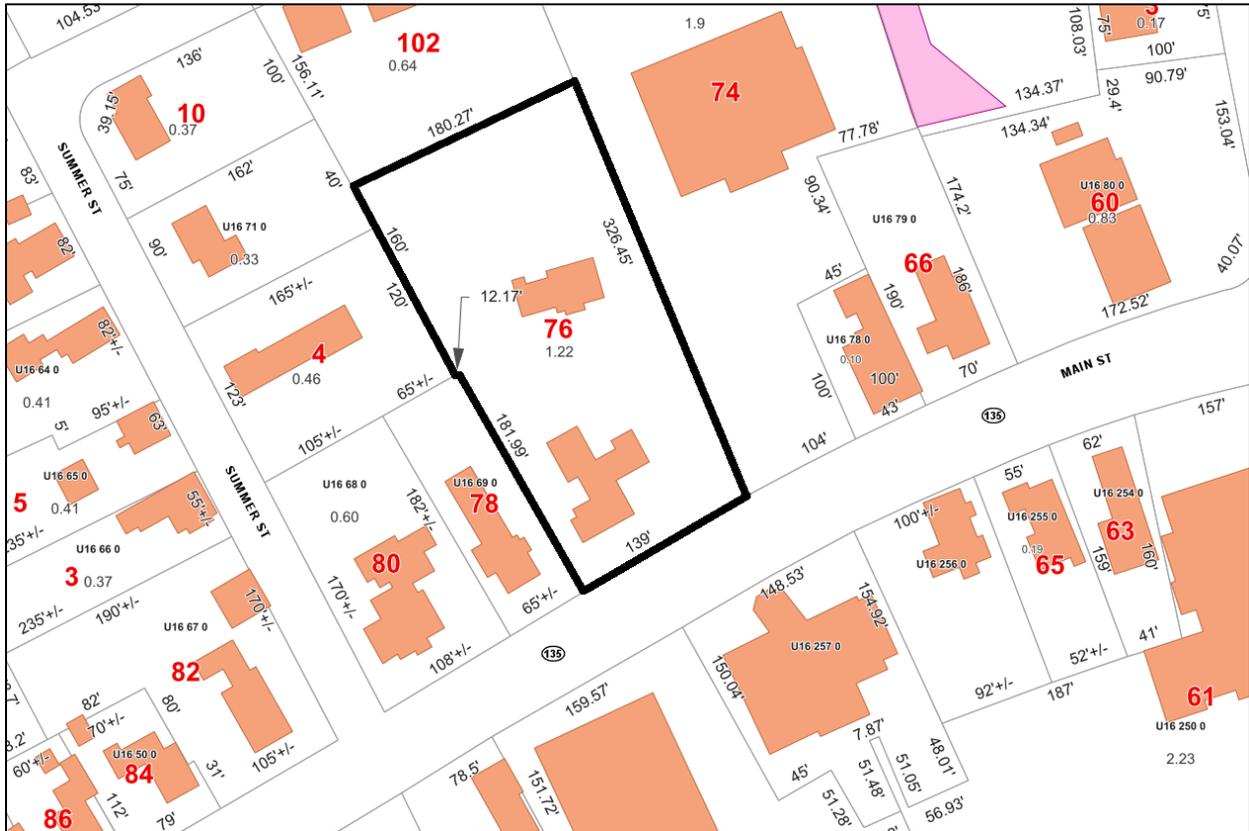
²² MCSRD Book 24425, Page 279, April 4, 1994; MCSRD Book 71081, Page 257, May 31, 2018

Justification of Boundaries

The proposed Aaron and Lucy Clafin House Historic District at 76 Main Street, Hopkinton, will be a single-property local historic district. The Clafin House sits at the core of Hopkinton Center, the commercial and institutional hub of the community. The area includes historic resources dating from the 18th century up to the present day. While previous planning work has recommended local historic district designation for nearby properties, because of the immediate threat to the Clafin House the Hopkinton Historic District Commission is only pursuing a single-property local historic district at this time. Due to its distance from the Hopkinton Center Historic District, the Clafin House is not being added to that district, but is instead being established as a single-property local historic district.

The boundaries of the Aaron and Lucy Clafin House Historic District correspond to the present parcel for the house, identified as Town of Hopkinton assessor's parcel U16 75 0, addressed 76 Main Street. The boundaries also correspond to the most recent deed for the property recorded at the Middlesex South Registry of Deeds Book 71081, Page 257. The local historic district designation will include both the Clafin House as well as the late 20th century commercial building at the rear of the lot.

Map of Proposed District



North is up.

The Aaron and Lucy Clafin House Historic District will be a single-property local historic district at 76 Main Street, assessor's parcel ID U16 75 0.

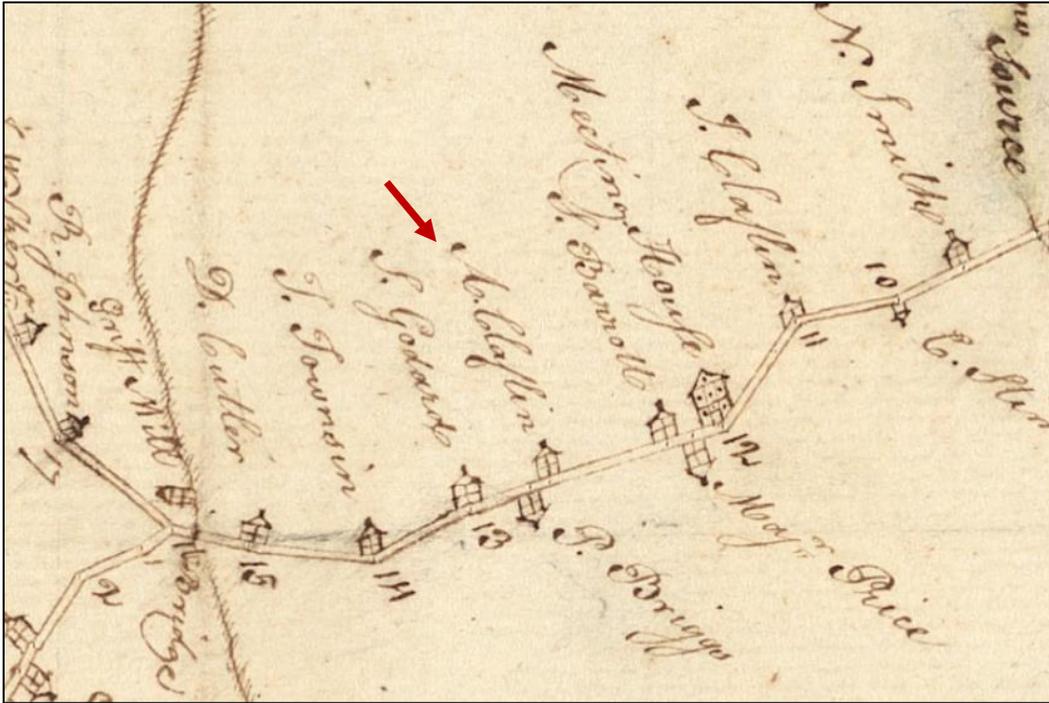
Property Index

Parcel Number	Street Address	Inventory Form	Construction Date	Historic Name	Architectural Style
U16 75 0	76 Main Street	HPK.382	Ca. 1812	Aaron and Lucy Claflin House	Federal / Greek Revival / Italianate
U16 75 0	76 Main Street		1970		Postwar Traditional

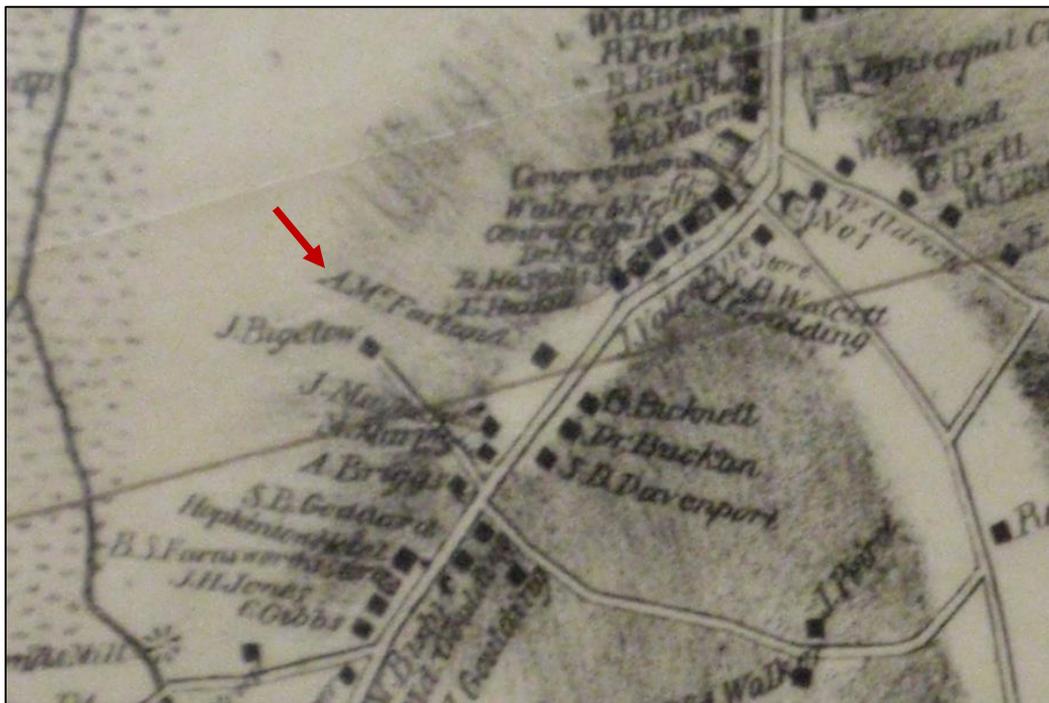
Total Properties to Include: 1

Total Buildings to Include: 2

Historic Maps



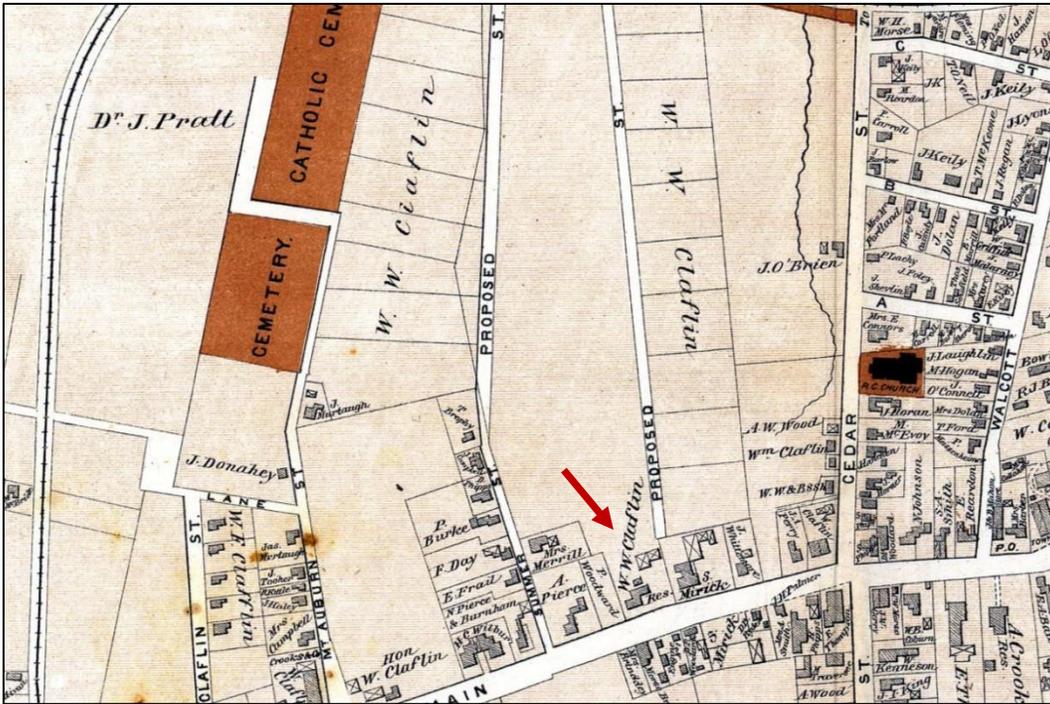
This detail of the 1794 map of Hopkinton marks “A. Claflin” to the west of the meetinghouse, although the scale of the map makes it difficult to say for certain that it was the Aaron and Lucy Claflin House.



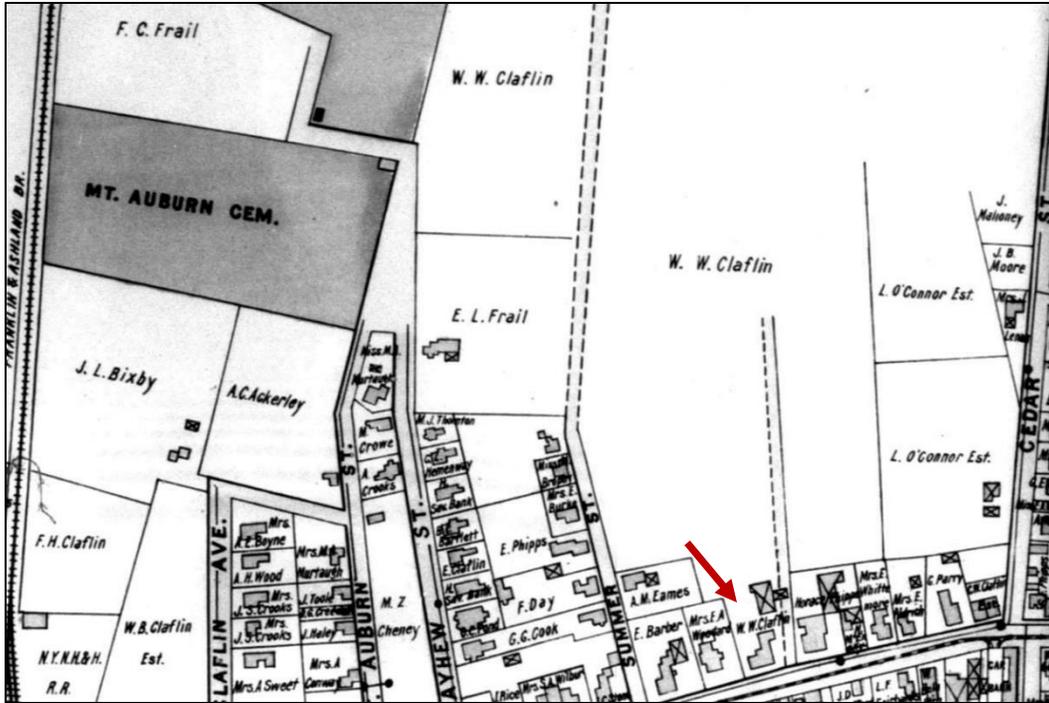
This 1831 map marks “A. McFarland” in the area of the Aaron and Lucy Claflin House. While the McFarlands owned the property at the time, the identity of “A. McFarland” is unknown.



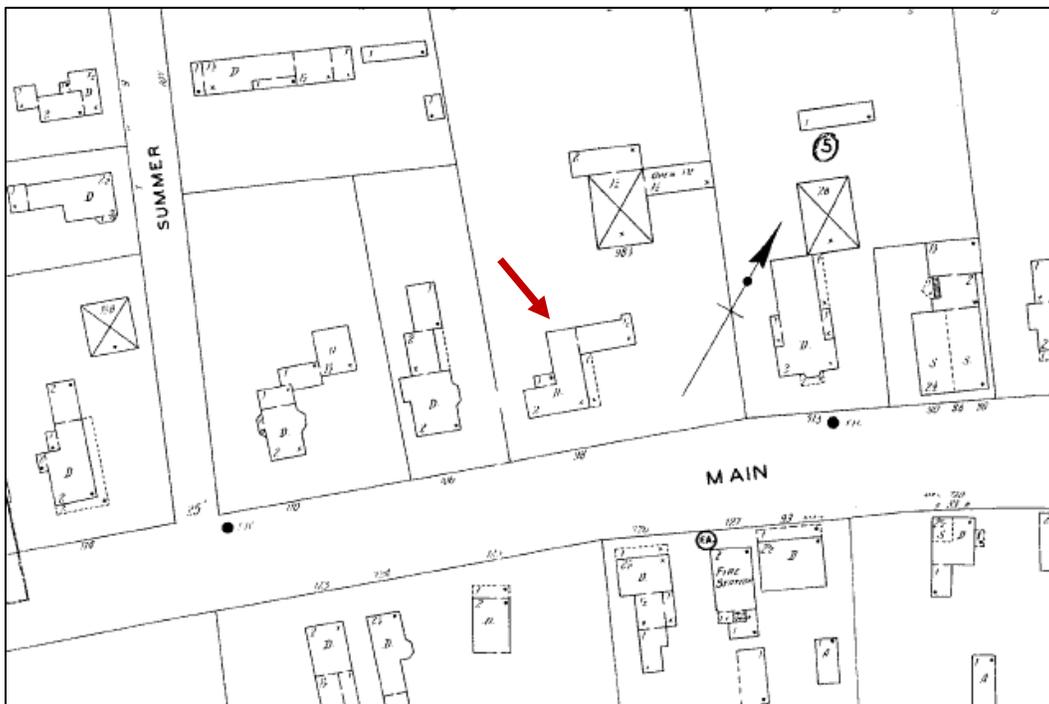
This detail of the 1856 Middlesex County map marks “A. Claflin” at the Aaron and Lucy Claflin House. This was Aaron W. Claflin, grandson of Aaron and Lucy Claflin.



“W. W. Claflin” is marked at the house on the 1875 map. This map is notable because it shows the extent of Winslow W. Claflin’s landholdings, as well as what may have been an attempt to subdivide and develop the farm.



“W. W. Clafin” was again marked at the house in 1908, along with the significant acreage of farmland that stretched north of the house.



This Sanborn Insurance atlas from 1939 shows the Aaron and Lucy Claflin House, as well as a barn that had historically stood on the site of the present 1970 commercial building. Also note that the house was addressed 98 Main Street at the time.

Current Photographs

All photographs taken February 21, 2019 by Jennifer B. Doherty



The Aaron and Lucy Clafin House and the late 20th century commercial building constructed on the same lot, to the north.



The façade and east elevation of the Aaron and Lucy Clafin House.



The façade and west elevation of the Aaron and Lucy Claflin House.



The 1970 commercial building constructed to the north of the Aaron and Lucy Claflin House, on the same parcel.



A detail of the main entry door on the Aaron and Lucy Claflin House.

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