

**INDIVIDUAL INVENTORY FORM**

**NHDHR INVENTORY NUMBER: CON0194**

**Name, Location, Ownership**

- 1. Historic name: Joseph Farnum-Hobbs Hill-Haller Farm
- 2. District or area: West Parish Rd. Agricultural Neighborhood
- 3. Street and number: 11 West Parish Rd.
- 4. City or town: Concord
- 5. County: Merrimack
- 6. Current owner: Eleanor Ferns Trust

**Function or Use**

- 7. Current use(s): residential
- 8. Historic use(s): residential/agricultural

**Architectural Information**

- 9. Style/type: Georgian
- 10. Architect/builder: Unknown
- 11. Source: \_\_\_\_\_
- 12. Construction date: 1760
- 13. Source: Research, ext. visual analysis
- 14. Alterations, with dates: see attached
- 15. Moved? no  yes  date: \_\_\_\_\_

**Exterior Features**

- 16. Foundation: granite block
- 17. Cladding: clapboard
- 18. Roof material: asphalt shingles
- 19. Chimney material: brick
- 20. Type of roof: side gable
- 21. Chimney location: center
- 22. Number of stories: 2½
- 23. Entry location: center
- 24. Windows: 6/6, 2/2 (attic)  
Replacement? no  yes  date: 6/6 (mid-20<sup>th</sup> c.), 2/2 (late 19<sup>th</sup> c.)

**Site Features**

- 25. Setting: rural
- 26. Outbuildings: see attached
- 27. Landscape features: cow path
- 28. Acreage: 1.19 acres



**Description** Overall view of farmstead

- 35. Photo #1
- 36. Date Fall 2008
- 37. Roll #7      Frame #12      Direction: W
- 38. Negative stored at: NHDHR

- 29. Tax map/parcel: 103-1-9
- 30. UTM reference: 19.289440 / 4790960
- 31. USGS quadrangle and scale: Concord, 1:24000

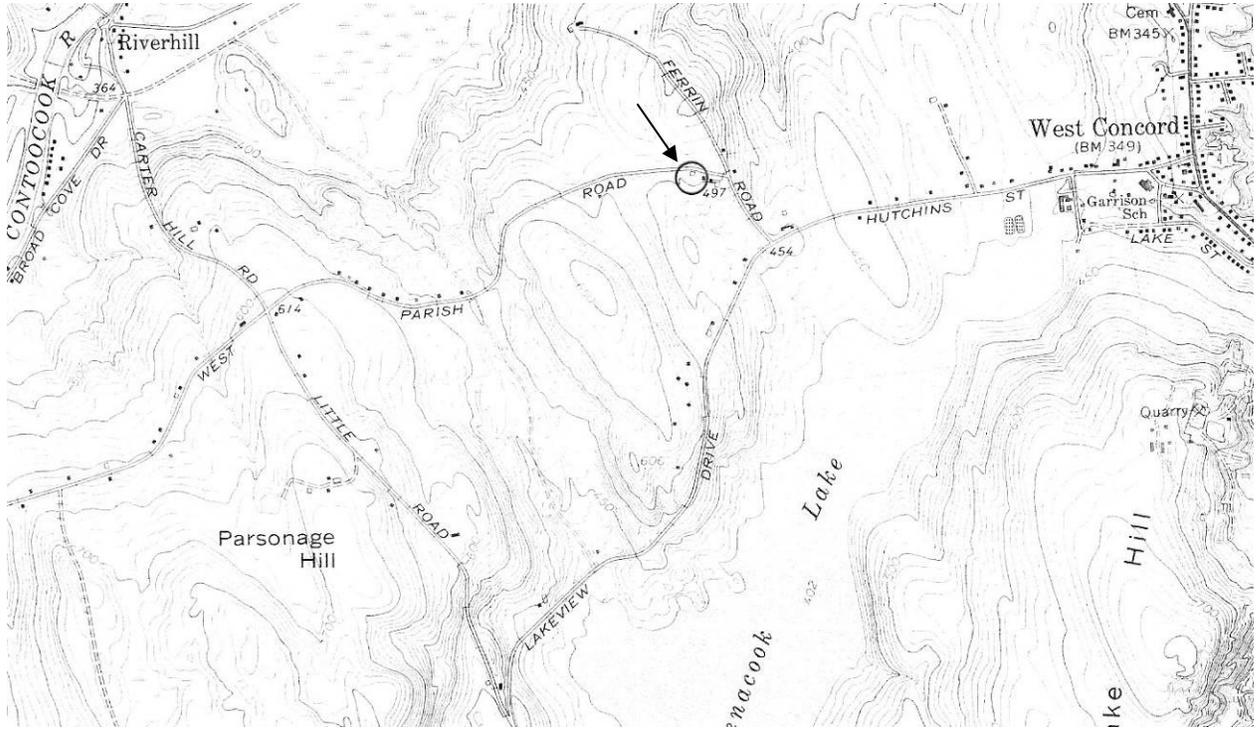
**Form prepared by**

- 32. Name: Elizabeth Durfee Hengen, Preservation Consultant
- 33. Organization: for Concord Heritage Commission
- 34. Date of survey: Fall 2008

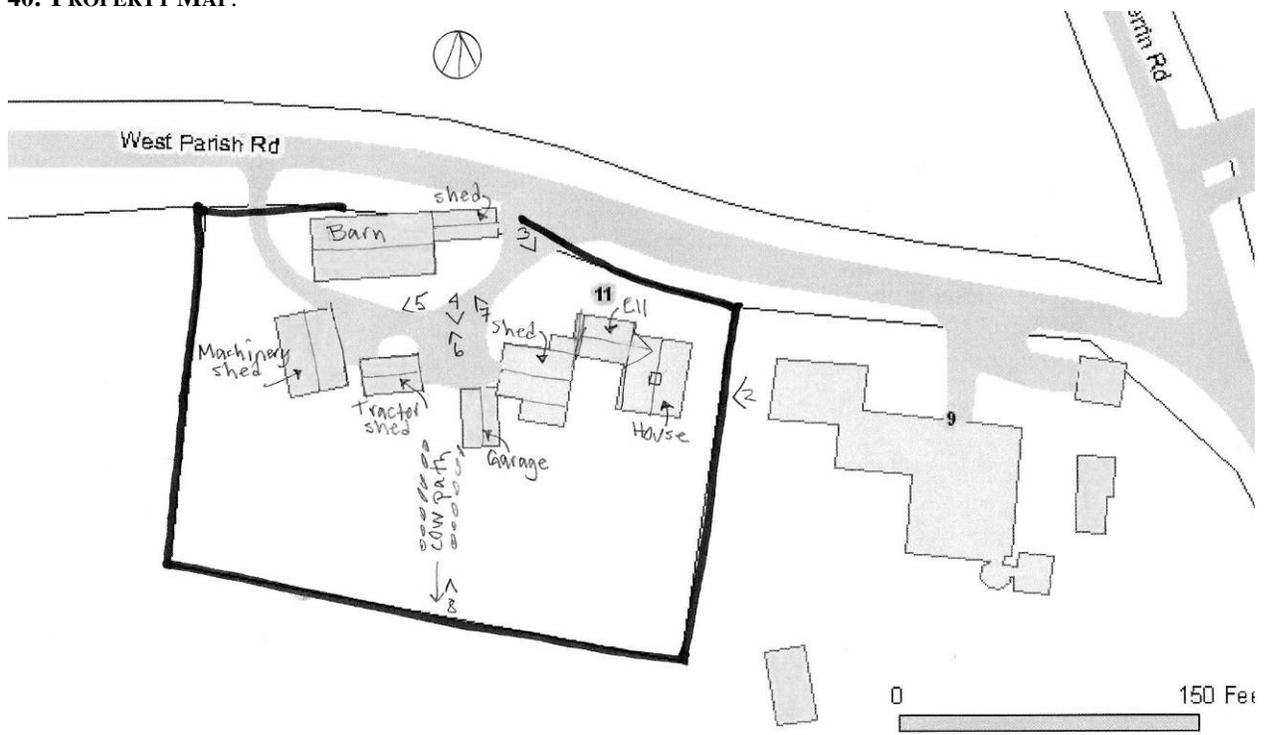
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39. LOCATION MAP: USGS map, not to scale



40. PROPERTY MAP:



**INDIVIDUAL INVENTORY FORM****NHDHR INVENTORY NUMBER: CON0194****Methods and Purpose**

This form was completed as part of a survey of rural agricultural properties within the City of Concord, a project sponsored by the Heritage Commission. The overall purpose of the project was to raise public awareness of the city's rich agricultural legacy through a combination of identification, education, public policy and preservation planning tools.

Due to limited resources, the survey focused on barns and outbuildings that met all of the following criteria: (1) were sited on at least 10 acres of land; (2) they were located in a fairly rural area and not within the city center or an outlying village; (3) the surrounding land retained historic landscape features, such as open fields, pasture, and stone walls; (4) the outbuildings retained a high level of integrity from their agricultural era. None of the barns on the St. Paul's School campus were included. In addition, a few landmark barns, even if on a small lot, were included. Approximately 45 properties were included in the survey. Whenever possible, an interior inspection of the buildings was undertaken.

The survey was conducted at the reconnaissance-level. Historic background information was acquired from questionnaires sent to each property owner, personal interviews, a review of historic maps, and limited research in local histories. Certainly, additional research data on farms is available from population and, in particular, agricultural census records, and owners are encouraged to pursue those to add to this data base.

When properties were part of a larger, agricultural district, the form locates them as such, and a separate form documenting that historic agricultural neighborhood was prepared.

**41. Historical Background and Role in the Town or City's Development:**

The history of 11 West Parish Road is integrally linked to that of 9 West Parish Road (see CON0193). Since the establishment of the farm in 1760, it has been owned by only two families; both of the houses continue to be in the same family ownership.

Joseph Farnum, one of the first settlers in this outlying area of West Concord, also known as Rattlesnake Plain, erected 11 West Parish in 1760. (At about the same time, his brother, Zebediah, erected a house nearby, on Hutchins Street, just east of #78 (see CON0172).<sup>1</sup> The surrounding farm, now largely part of this property, included 200 acres. Farnum was prominent in local affairs, holding numerous offices. He was elected a selectman at the first "League Meeting of the Free Holders and Inhabitants of Concord" in 1766 and appointed to a committee to lay out Main Street in 1785. He and his wife, Zerviah Hoit Farnum, had ten children. At his death in 1792, the farm passed to his son, Stephen and later to Stephen's son, Ensign Isaac Farnum, who earned his title in the War of 1812. Isaac was noted as a "successful farmer" by Bouton.<sup>2</sup> He lived here until his death at the age of ninety-six in 1877 or 1878. In 1847, Isaac's son, Captain Henry Farnum, erected the house at 9 West Parish Rd. (see CON0193).<sup>3</sup>

In 1878, David W. Hobbs acquired one half of the farm and the older house at 11 West Parish from Andrew Farnum, and lived there for a number of years. After his departure, it was essentially unoccupied for many years, but under the ownership of Lucy and Albert Hobbs. Their son, Henry

<sup>1</sup> Village of West Concord, 1976: 19.

<sup>2</sup> Bouton, 1856: 658.

<sup>3</sup> "Usaac [sic] Farnum Homestead at West Concord," n.d.

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Farnum Hobbs also resided here. At his death in 1951, the farm passed to Henry's sister-in-law, Doris Teulon.

In 1956, after nearly 200 years, both 9 and 11 West Parish Road left the Farnum-Hobbs family. The new owners, William D. and Anne Haller, acquired the entire farm, consisting of 285 acres, both houses, two barns and all of the existing outbuildings, farm equipment and a herd of Guernsey cows. A vice-president of United Life Insurance (forerunner of Chubb Insurance, now Lincoln Financial), Haller and his wife had no particular intention of buying a farm, let alone one of this scale; they were merely looking for a house in the country. The Hallers moved into the house at 9 West Parish Rd., and their sons, David and Jim, replaced the two temporary farmhands. However, the herdsman, Earl Buck, who lived at this house at 11 West Parish Rd. with his family, stayed on.

Earl Burk came to work with Henry Hobbs in 1947 and has been employed on the farm ever since. After serving in World War II and awaiting his discharge, Burk met Edna Richards in Washington, DC. Richards had grown up on the neighboring farm at 78 Hutchins Road (see CON0172). Her family alerted Burk of the opening at Hobbs Hill Farm. At that time, all plantings, cultivating, mowing, etc. was done by horse-drawn equipment. This lasted until shortly before Hobbs' death in 1951, when he purchased a tractor for the farm. In the early 1950s, the Teulons replaced it with an International Harvester Farmal, Super C, with power take-off. Burk converted much of the horse-drawn equipment to work with this tractor: for example the tractor pulled the hay wagon and the hay loader. Burk still uses this tractor in 2008 to mow the fields.<sup>4</sup>

David Haller remembers that in the early years, the Haller family used a hay baler and "would fill the older English style barn with hay bales. At the time there were about 30 milking cows; heifers and calves would bring the herd to around 40. Some fields were planted with corn and oats for silage which we would blow into the sole. Although the farm had more land in pasture and crop than it does now, we still cut hay on South St. in Concord at the Jordan Farm" at 102 Little Pond Rd. (see CON0159). "We used surge milking machines...[emptying] them into semi-covered buckets, which I would carry to the milk room and pour into a strainer funnel on either 10 gallon or 20 gallon milk cans. I would place the full cans into a cool water trough [still extant] with circulating water and the lids just resting on top. Once cooled, we'd put the lids on tight and move them to a walk-in cooler [still extant], off the milk-room." The cans were transported to "Red" Eastman's dairy on Spring St. The Hallers bottled and capped their own raw milk and stenciled "Hobbs Hill Farm" on the bottles. To transport the cans of milk, Earl Burk used the same pick-up truck he had used to deliver bottled milk to West Concord Village customers in the late 1940s and early 1950s. The square tins with crushed ice that accompanied the milk cans in the truck had also been used in the Hobbs' milk wagons.<sup>5</sup>

The Hallers sold the cows in 1961, after stricter regulations were enacted that would require a conversion to a stainless steel tank system. Burk, who moved from the property to a Ferrin Rd. in the early 1960s, went to work for Concord Dairy, but continued to hay the fields for the Hallers. He hays these fields still in 2008.

In 1965, this house, its outbuildings and one-acre were conveyed to the Hallers' daughter and husband, Eleanor and Robert Ferns. The house is currently occupied their daughter, Hattie. (See the form for 9

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<sup>4</sup> Haller, 2008.

<sup>5</sup> Ibid.

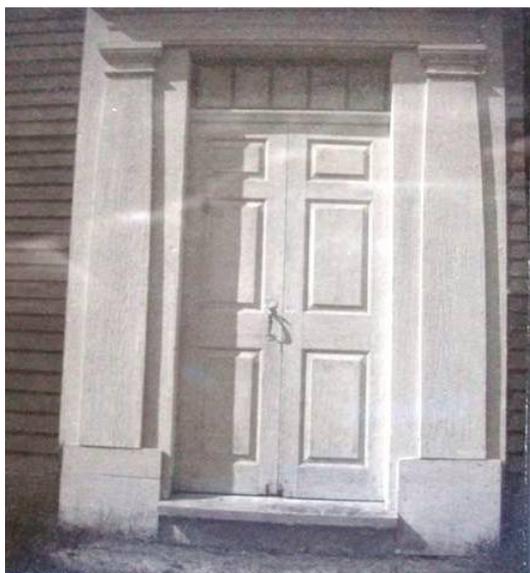
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West Parish: CON0193, for a discussion of how other parcels were split off, almost always for family members, between 1984 and 2003.)



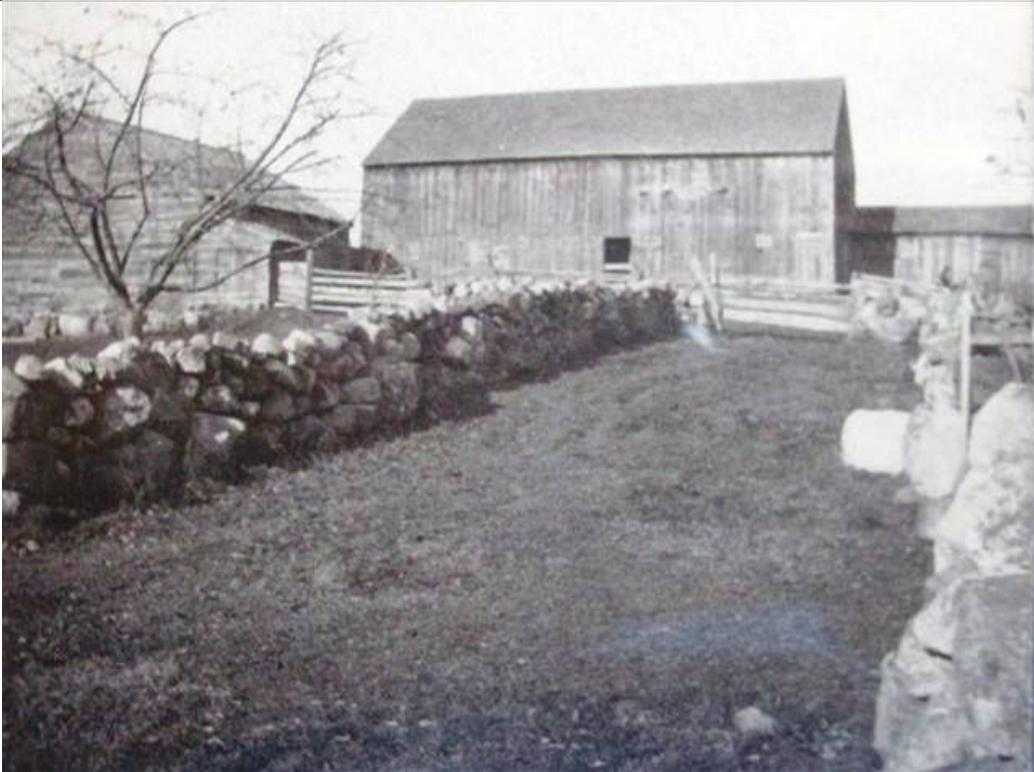
This photograph, taken prior to 1911, shows a Georgian entry surround, 2/2 window sash (probably installed in the late 19<sup>th</sup> century to replace either 9/6 or 6/9 sash) and a massive center chimney. Note also the small entry on the east face of the attached ell (removed in the late 20<sup>th</sup> c.). *Courtesy of Haller Family*



Detail of the front door prior to renovation. *Courtesy of Haller Family*

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The cow path at 11 West Parish Road, photographed ca. 1900. *Courtesy of Haller Family*



11 West Parish Road, photographed ca. 1955. *Courtesy of Haller Family*

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View looking east at 11 West Parish (foreground, showing barn at far right) and 9 West Parish in rear. Taken 1957. *Courtesy Haller Family.*



Aerial view taken in 1965 of 9 W. Parish (building complex at right), 11 W. Parish (building complex at left) and surrounding land use patterns. *Courtesy Haller Family.*

**INDIVIDUAL INVENTORY FORM****NHDHR INVENTORY NUMBER: CON0194****42. Applicable NHDHR Historic Contexts:**

51. Mixed agriculture and the family farm, 1630-present.  
56. Local-scale dairy farming, 1800-present.

**43. Architectural Description and Comparative Evaluation:**

This portion of Hobbs Hill Farm consists of the original farmhouse, several connected sheds, a garage, tractor shed, machinery shed and a ca. late 18<sup>th</sup> c. English barn. Landscape features include a carriage step and granite watering trough; though neither is on their original location, they are original to the property. There is also a cow path edged with stone walls that leads south behind the garage before turning west to head toward the pasture west of the buildings. Although only an acre now accompanies the buildings, all of which are on the south side of West Parish Road, the extensive surrounding open land on both sides of the road, coupled with the other historic farmstead erected by the same family who first settled here, creates an agricultural setting nearly unparalleled in Concord.

House (1760): The main house is a 2½ story, side-gabled, 3x2 bay building on a granite block foundation. The roof is covered with asphalt shingles; a brick chimney projects from the center of the ridge. Walls are sided with clapboards and trimmed with narrow, flat boards (all replacement materials). The front entrance, centered on the east eaves elevation at right angles to the road, has granite steps, and a mid-20<sup>th</sup> century door and surround. Sash is 20<sup>th</sup> century 6/6. According to the Haller family, there was a porch on the front in 1956.

An ell extends westerly from the house, offset to the north. It connects to a shed with an added shed-roof wood shed on the north side. From the north (roadside view), the ell and shed retain their historic appearance, but both have been extensively altered on the south elevations.

Garage (ca. 1920s): Connected to the southwest corner of the shed, the garage sits on a stone foundation, has clapboard-sided walls and a standing-seam metal roof. The single vehicular bay is located in the north gable end and has a rolling, tongue & groove door. A similar door is found on the west elevation. Windows with 2/2 sash puncture the side walls.

Tractor shed (ca. 1910): This shed stands west of the garage on a brick foundation. Walls are clad with clapboards and the roof with standing-seam metal. Rolling doors made of vertical boards are located on the east gable end and north eaves wall.

Machinery shed (ca. mid-19<sup>th</sup> c.): This is a three-bay, square-rule, timber-frame structure that appears to have been built or altered at different times. The roof frame consists of principal rafters, log purlins and vertical sheathing boards. The remainder of the frame combines hewn beams, braces with up-and-down saw marks, stud walls with circular-saw marks and log posts. The building rests on a stone foundation. Walls are sided with clapboards and the roof with asphalt shingles. The two overhead doors reflect its current use as a garage and for storage.

Barn (ca. late 18<sup>th</sup> c.): The barn is a highly significant, timber-frame English barn that is one of only a handful in the city. It is particularly distinctive in that it is a five-bay structure that was built in a single campaign. (The typical arrangement is three bays. Only the Rolfe Barn at 16 Penacook Street, with its seven bays, also exceeds three bays.) It has a scribe-rule frame, with Roman numerals marking each bent, starting from the east end. The roof framing is entirely original: principal rafters, four purlins and vertical sheathing boards. The remainder of the frame is also almost entirely original and includes gunstock posts and a spliced plate in the middle of the third bay.

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The second bay from the east is the main drive floor (further investigation might reveal whether the fourth bay also served as a drive floor). A scaffold suspends over the second and part of the third bays, and a hay loft is over the first bay. A portion of the third bay is also floored, beneath the scaffold and above a cow tie-up which retains its wood stanchions. (More recently—prior to 1956—the cow tie-up was on the east side.) The rest of the interior space is fully open.

The barn is sited parallel to, and close by, the road. Its foundation is stone, mixed with some granite block; on the north (road) side, it has poured concrete. Paired, vertical-board, hinged doors access the drive floor (those on the north elevation are recent replacements). A row of stall windows light the east gable end; an early, vertical-board on strap hinges is also on that wall. A lengthy shed extends to the east.

**46. Statement of Integrity:**

The Joseph Farnum-Hobbs Hill-Haller Farm, with its assemblage of 18<sup>th</sup>-early 20th century outbuildings, and in particular the English barn, retains an exceptionally high level of integrity of location, design, materials, setting, workmanship, feeling and association.

**48. Bibliography and/or References:**

Amsden, Grace P., *A Capital for New Hampshire*. Unpublished manuscript in 3 vols., written between 1930 and 1960.

Bouton, Nathaniel, *The History of Concord*. Concord: Benning W. Sanborn, 1856.

*City of Concord Directories*, 1812 -1970.

Haller, David. Letter to Elizabeth Hengen, September 4, 2008.

Lyford, James O., ed., *History of Concord, NH*. Concord: Rumford Press, 1903, 2 vols.

“Usaac [sic] Farnum Homestead at West Concord.” Undated manuscript (before 1951) in ownership of Haller family.

*The Village of West Concord, New Hampshire*. West Concord Villagers, 1976.

**Maps, Atlases, Plans and Views**

1858 *Map of Merrimack County*. Surveyed by H. E Walling, New York. Published by Smith and Peavey.

1892 *Town and County Atlas of the State of New Hampshire*. Compiled by D. H. Hurd and Co., Boston.

2006 *Aerial Maps*. City of Concord.

Photographs from the Haller Family Collection.

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**Surveyor's Evaluation**

NR listed: individual   
within district   
Integrity: yes   
no

NR eligible:   
individual   
within district   
not eligible   
more info needed

NR Criteria: A   
B   
C   
D   
E

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Address: 11 West Parish Road Date taken: Fall 2008 Negative stored at: NHDHR



Photo 2 description: House facade (east elevation)  
Roll: 5 Frame: 28A Direction: W



Photo 3 description: View showing house (north elevation) and connected sheds from road  
Roll: 5 Frame: 27A Direction: S

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Photo 4 description: Garage (left) and tractor shed (right)  
Roll: 5 Frame: 30A Direction: SW



Photo 5 description: Tractor shed (left) and machinery shed (right)  
Roll: 5 Frame: 31A Direction: SW

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Photo 6 description: English barn and attached shed (south elevations)  
Roll: 5 Frame: 33A Direction: N



Photo 7 description: English barn, north (roadside) elevation  
Roll: 5 Frame: 34A Direction: S

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Photo 7 description: Cow path behind garage  
Roll: 5 Frame: 29A Direction: N



Photo 8 description: Looking up road, showing English barn & attached shed at left and open fields at right  
Roll: 7 Frame: 16 Direction: W