

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: CON0184

Name, Location, Ownership

- 1. Historic name: Ephraim Potter Farm
- 2. District or area: Oak Hill Agricultural Neighborhood
- 3. Street and number: 283 Oak Hill Rd.
- 4. City or town: Concord
- 5. County: Merrimack
- 6. Current owner: Daniel Potter

Function or Use

- 7. Current use(s): residence
- 8. Historic use(s): farmstead

Architectural Information

- 9. Style/type: cape
- 10. Architect/builder: Unknown
- 11. Source: _____
- 12. Construction date: ca. 1925
- 13. Source: Potter family papers
- 14. Alterations, with dates: see attached
- 15. Moved? no yes date: _____

Exterior Features

- 16. Foundation: granite block & concrete
- 17. Cladding: clapboard
- 18. Roof material: asphalt shingles
- 19. Chimney material: brick
- 20. Type of roof: gable
- 21. Chimney location: E. ext. wall; ell ridge
- 22. Number of stories: 1½
- 23. Entry location: center
- 24. Windows: 2/2

Replacement? no yes date: _____

Site Features

- 25. Setting: rural
- 26. Outbuildings: barn, milking parlor, milk house, hen house
- 27. Landscape features: pasture, woods, cellar hole, stone walls
- 28. Acreage: 64.3 acres (on two parcels)
- 29. Tax map/parcel: 119-1-9 & 120-1-36



Description: View of farmhouse (right) & barn and milk house (left)

- 35. Photo #1
- 36. Date Fall 2008
- 37. Roll #5 Frame #5A Direction: W
- 38. Negative stored at: NHDHR

30 UTM reference: 19.297220 / 4793680

31. USGS quadrangle and scale: Loudon, 1:24000

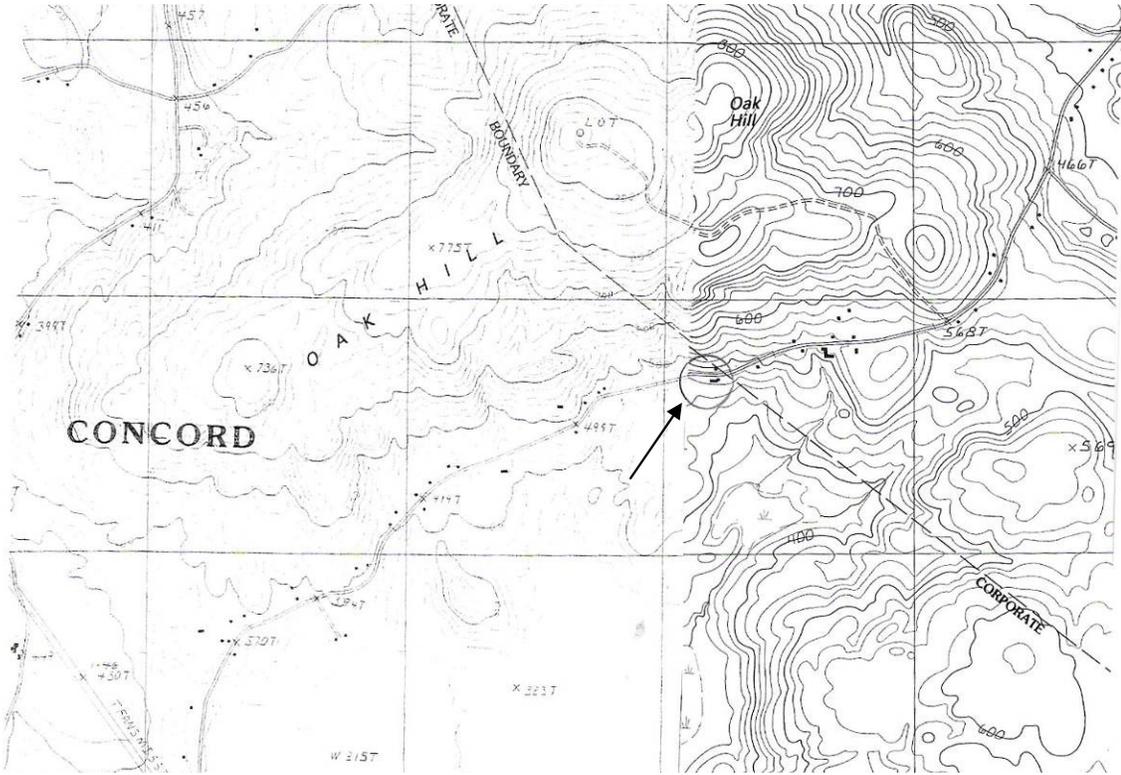
Form prepared by

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

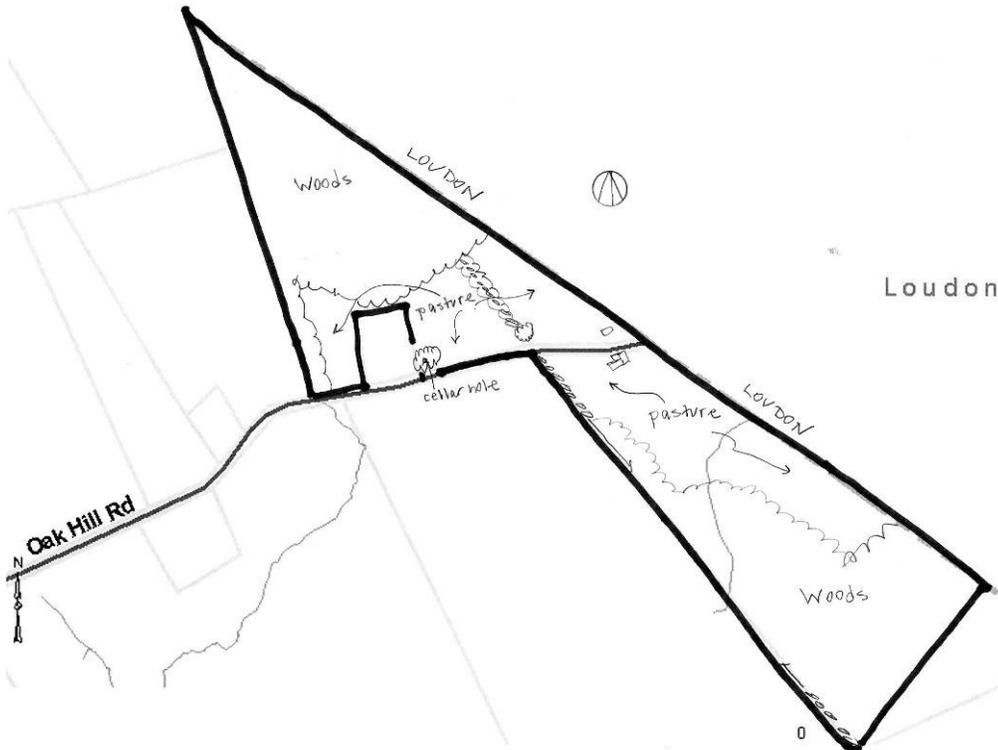
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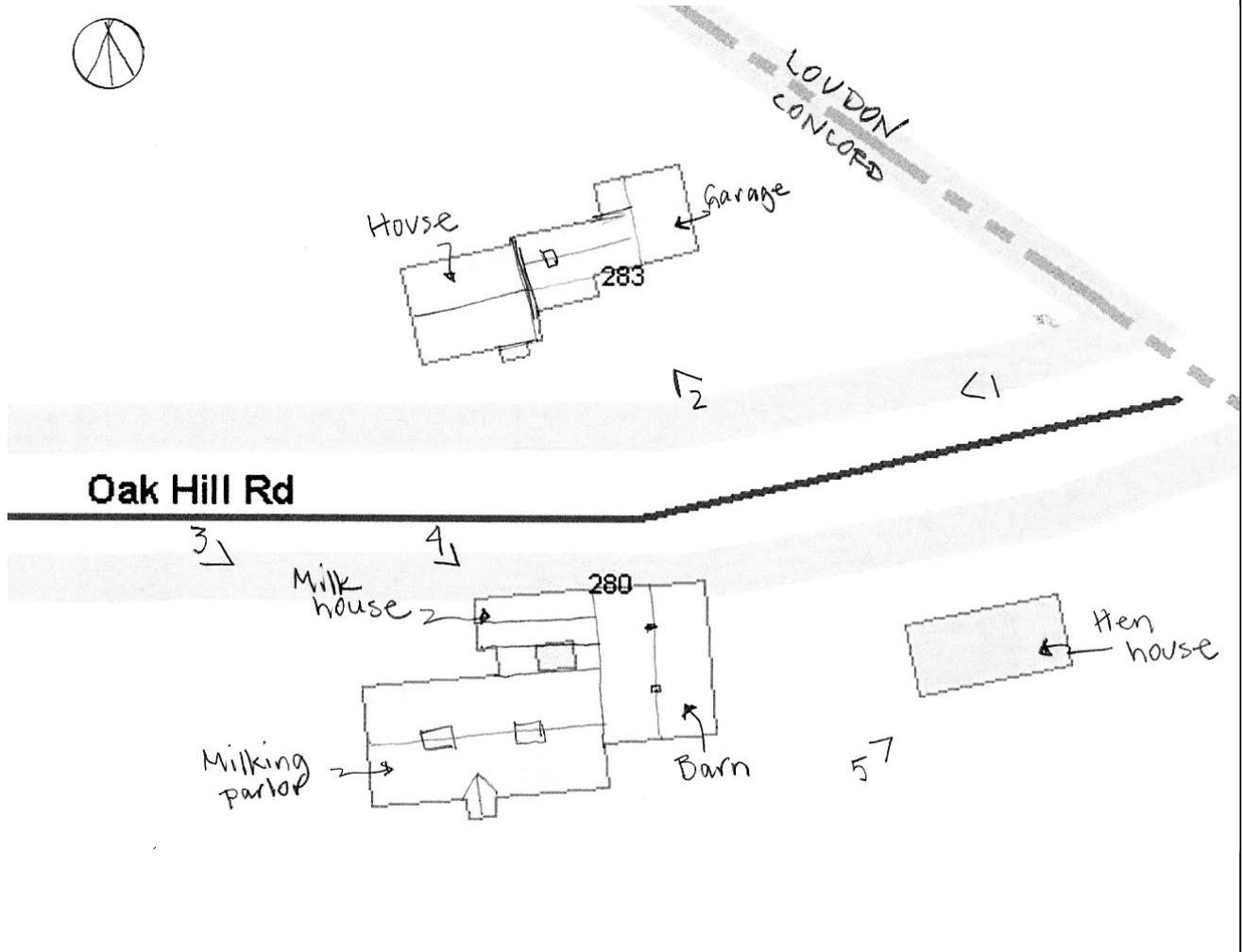
39. LOCATION MAP: USGS map, not to scale



40. PROPERTY MAP:



40. PROPERTY MAP & PHOTOGRAPH KEY:



INDIVIDUAL INVENTORY FORM**NHDHR INVENTORY NUMBER: CON0184****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:

This was one of the two original farms established by the Potter family in the late 18th c. In 1777, Ephraim Potter followed his brother, Richard, to Oak Hill Road, following their purchase of land from John Hoit in 1772. (See Oak Hill Agricultural Neighborhood form). Richard settled at 171 Oak Hill, while Ephraim took this northeasterly land. In addition to farming, Ephraim was one of Concord's first clockmakers and a maker of weathervanes, one of which graced the Town House. He was also prone to alcoholism and died in poverty. Richard repurchased the property, and it was eventually inherited by Jacob Potter, who was still living here in 1852.¹

The farm descended through subsequent members of the Potter family, including Charles Potter, Freeman Potter, Kenneth Potter (whose brother Shirley simultaneously lived at 171 Oak Hill) and current owner, Daniel.

During the latter part of the 19th century and into the 20th c., this was a dairy farm, which continued until ca. 1965. During Kenneth Potter's ownership, there were approximately thirty-six milking cows and another five calves on the property, as well as poultry.² In the 1920s and '30s, Freeman Potter also raised a substantial number of poultry.

In 1924, the 1770s farmhouse burned, and was replaced with the existing house, sited on the same footprint.³

¹ Amsden, Chap. 13, p. 14. Bouton: 684. Jacob is also shown as the owner of 197 Oak Hill Rd. in 1858.

² Daniel Potter, owner.

³ Colby & Stevenson: 33.

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: CON0184

42. Applicable NHDHR Historic Contexts:

51. Mixed agriculture and the family farm, 1630-present.

56. Local-scale dairy farming, 1800-present.

64. Poultry farming, 1870-present.

43. Architectural Description and Comparative Evaluation:

One of the most extensive farms in Concord, in terms of acreage, open space and surviving outbuildings, this farm spans both sides of Oak Hill Road and abuts the Loudon town line. On the north side stands the farmhouse, surrounded by open pasture to the north and along the road to the west, and woods further north. The outbuildings stand on the south side of the road, also surrounded by open pasture and, further south, woodland. Stone walls define property lines and delineate land use. Near the road and nearly directly across from the west lot line of the south parcel there is a cellar hole; according to the owner, it was that house that burned in 1920.

House (1925): The farmhouse is a 5x2-bay cape that sits on a granite foundation with plug drill marks, remnants of the original house on this site that burned in 1924. Dressed granite steps, also from the original house, lead to the front entrance. Walls are now clad with vinyl siding. Two gabled dormers puncture the front roof slope. Extending to the east is a lengthy wing, with a sunporch on the south (road). The wing is attached to a two-bay garage that appears to be a late 20th c. addition.

Barn (ca. 1840-70): *[NB: Without an interior inspection, it is not possible to date this barn more closely. Furthermore, the only visible exterior framing, the basement floor framing, was almost entirely replaced in 2005, although some log joists and floor boards with up and down saw marks are left.]* It is a gable-front bank barn that stands close by the road on a new poured concrete foundation. The roof has a projecting ridgepole in the front (north) gable end and a hay door beneath. Two metal vents rise from the ridge. Walls are clad with a mix of asphalt shingles and board and batten siding; the roof is covered with asphalt shingles. The main entrance has a rolling vertical-board door flanked by six-light-sash windows and 6/6 windows above.

Milk room (ca. 1930-40s): The milk room also stands close by the road, on a concrete block foundation. It has clapboard siding, a mix of 6/6 and 9-light sash windows (likely salvage), a 19th c. four-panel door on the road side, and a brick chimney on the west gable end. It connects to the milking parlor and, until the barn was jacked up, to it, as well.

Milking parlor (ca. 1930-40s): Made of concrete block, this 1 ½ story structure stands behind the milk room to which it is connected. The corrugated metal roof has two metal ventilators. Rolling doors are found on the west gable end and nine-light sash punctures the walls.

Hen house (1940s): The hen house is a two-story structure built into the hillside with a poured concrete wall on the lower level of the west side and clapboard elsewhere. It has a band of 6/6-sash windows on both levels along the south-facing side, in addition to openings enclosed with chicken wire. The interior is white-washed. The roof is covered with channeled metal.

46. Statement of Integrity:

The Ephraim Potter Farm, with its 1920s farmhouse, assemblage of 19th and early-mid 20th century outbuildings, and expansive agricultural landscape consisting of pasture, woodlands and stone walls,

INDIVIDUAL INVENTORY FORM

NHDHR INVENTORY NUMBER: CON0184

retains a high degree 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.

Colby, Virginia L. and Ruth Stevenson, *Concord Eastside. A History of East Concord, NH*. Privately printed, 1993.

City of Concord Directories, 1812 -1970.

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

Potter family papers. Private collection.

Interview

Daniel Potter, owner.

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.

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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Photo 2 description: View of ca. 1925 house
Roll: 5 Frame: 1A Direction: NW



Photo 3 description: View of primary outbuildings, from left: barn, milk house, milking parlor
Roll: 5 Frame: 2A Direction: SE

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Photo 4 description: Detail of milk house (left) and east end of milking parlor (right)
Roll: 5 Frame: 3A Direction: SE



Photo 5 description: Hen house
Roll: 5 Frame: 4A Direction: NE