

Be it remembered, That on this seventeenth day of January, in the year
of our Lord One Thousand eight hundred and twenty one, it is agreed
between Seth Hastings of Mendon, in the County of Worcester and Com-
=monwealth of Massachusetts, Esquire, and Ananias Gifford of Uxbridge,
in said County and Commonwealth, Yeoman, in manner and form fol-
=lowing, to wit, The said Ananias Gifford, for the consideration herein after
mentioned, doth, for himself, his heirs, executors and administrators, covenant and
agree with the said Seth Hastings, his executors, administrators and assigns,
that he the said Gifford shall and will within the space of Ten Months
next after the date hereof, in a good and workman like manner in Mendon afore-
=said, on the ground where the John Hill-House (so called) formerly stood, well and
substantially erect, build and finish one House, according to the draught or scheme
hereunto annexed, of the dimensions following, viz. The said House to be thirty eight
feet long and twenty five feet and four Inches wide, with the addition of an
Ell eighteen feet long and fourteen feet wide: said house to stand square with
the road which passes by said House: - All the walls of said house to be built of
good merchantable Bricks, suitable & proper for building a house: - The walls of said
house on the lower story to be one foot thick, and the upper story and Ell
to be eight Inches thick; said walls to be sixteen feet high for the house,
and eight feet high for the Ell; all said walls to be furd with Inch boards:
to be placed in said House and Ell, twenty five windows of twenty lights each,
one of twelve lights, four windows of eight lights each, and three cellar windows of
four lights each, also lights over the front door of said house, all said lights to be
seven by nine of Bristol Crown Glass: to be a cellar under the whole of the
upright part of said House seven feet deep, well stoned ^{with a drain from the cellar} and finished, and a convenient
out-side cellar door: - The front of said House to be underpinned with good
handsome hewn stones eighteen Inches wide and of a suitable & proper length, the
remaining part of the underpinning stones to be suitable & proper, and may be taken from
the old cellar wall if suitable, or dug or blown from said Hastings's land, both for said underpinning ^{last mentioned to the cellar}
walls, to be two handsome door stones at the front door, and one good door stone at
each of the other outside doors: - To be jets on said House nine Inches each
cased with a plane cornice, and a cornice under the eaves of the Ell without
any jet: - Said House to be shingled with good Merchantable ^{shingles}

All the wood-work of the out-side of said Building (except the roof) to be
well painted with three coats of white lead paint: - To be four outside doors
to the house and Ell: the inside of the House to be proportioned according to
the plan hereunto annexed: - All the floors to be laid double; the floor in the
lower part of the House to be laid with good clear Chestnut boards or
yellow pine boards, that shall be equally as good: The Chamber & Garret
floors may be laid with good white pine boards: - To be one Chimney in
the East-end of said house, with one fire place in the lower part and one
in the chamber over it; also one Chimney in the west-end with one fire
place and oven below and one fire place in the Chamber above: also
to be one fire place and oven in the Ell with the addition of setting a
large kettle in which to boil potatoes &c: - The window sashes to be made
of good clear eastern pine; all the windows to be cased with plain casings,
the inside doors to be panelled without mouldings: The outside doors to be
panelled with mouldings, and to be made of good pine plank: The front
rooms and the two small rooms joining the stairway, and the Ell, to be