

Squantum, Massachusetts
The Inhabitants of the Land
1602 to 1908

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INTRODUCTION

Squantum is a peninsular, seaside community located on the extreme northern end of the city of Quincy, Massachusetts, and approached by a causeway from the mainland. Presently, it consists of two peninsulas, Squantum proper, an upland area containing principally single homes, and another, called New Squantum or Marina Bay, consisting of largely multi-story residential and condominium buildings, Squantum Point State Park and a seaside marina (See Map A). The New Squantum area is mostly flat land and marsh. At one time it was the site of the Squantum Naval Air Station, the nation's first naval reserve aviation base. Earlier, a portion of the base was the site of the Harvard Airfield and later the location of the Dennison Airfield where early aviators Amelia Earhart and Harriet Quimby would fly. On the causeway opposite the former site of Dennison Airfield, now the site of the Kennedy Senior Center, is Moswetuset Hummock, one of the summer seats of the Chief of the Neponset branch of the Massachusetts tribe. The peninsulas are bounded on the south by Quincy Bay and on the north by Dorchester Bay and the mouth of the Neponset River.

Squantum is part of the Boston Basin. This basin was, about 400-500 million years ago, a volcanic part of the northern section of the ancient continent of Gondwanaland. That part of Gondwanaland contained what is now the continent of Africa. A portion of Gondwanaland, now called Avalonia, broke off and eventually attached to portion of the east coast of the ancient continent of Laurentia. Laurentia contained most of what is now North America. Remnants of Avalonia now make up the Boston Basin, parts of Rhode Island and Eastern Connecticut, the Avalon Peninsula of Newfoundland, and some other east coast areas of North America. The Boston Basin contains a unique bedrock geological formation called Roxbury Conglomerate, or Roxbury Puddingstone. As to the Squantum portion of this formation, the bedrock consists of compressed sedimentary layers of large

boulders, pebbles, slate and sand in clay. This type of rock is called "Tillite". See the discussion about this geological formation in Wikipedia.

Squantum was in colonial times a part of the town of Dorchester, which was founded in 1630 (See Map B). However, the peninsula, and the adjacent mainland areas of land lie on the south side of the Neponset River separate from the main part of Dorchester on the north side of that river. Pursuant to various legislative acts between 1792 and 1855, Squantum was separated from Dorchester and annexed to Quincy. Up until 1852, the peninsula was occupied principally by farms, although, starting in the 1800's, the area also became a recreational area for city residents for picnicking, camping and vacationing. Some homes and hotels were built, and a trolley line was constructed.

Many historical accounts of Squantum insist that the name derives from the Native American interpreter and scout Squanto, also called Tisquantum, who visited the peninsula in 1621 with Myles Standish and who met here with the Massachusetts tribe Chief Chickatawbut. An article in the Quincy Historical Society in Fall 1989, suggests a different origin. Here is a quote from the article by Dr. George R. Horner, former archeologist for the Society and an expert on Native Americans of the South Shore and their languages. "In 1632, Roger Ludlow, former Deputy-Governor of the Bay Colony was granted one hundred acres of land betwixt Musquantum Chapel and the mouth of the Neponset River." The land granted is the area formerly called Ludlow's Neck, later called New Squantum, and now called Marina Bay. Musquantum Chappell is the area of rocks and cliffs at the end of Squantum. According to Dr. Horner, a very early Algonquian-speaking Native American people who lived on Squantum, told stories of a most awesome and powerful male/female spirit named Musquantum. It was said that the male named Musquot ("powerful and awesome") dropped the rocks that formed the dwelling place (the chapel) for his wife Squanit, as well as one rock which is said to be in her likeness. Tales of these two scary personages continue to be told to Indian children living in Southern New England."

Consistent therewith, Dr. Horner asserts that: "Squantum is derived from Musquantum, a place of awesome significance now known as Squantum Head and Chapel Rocks. He states that in 1635 the prefix "Mu" was dropped, at least from the land deeds and, with few exceptions, "Squantum" became the generally accepted term for the entire peninsula. Some people insist, however, that the name Squantum comes from the name of the Indian guide Squanto who came with the Pilgrims to visit the area in 1631. There are some additional theories as to the origin of the name.

The Native American people Dr. Horner refers to are the Neponset Branch of the Massachusetts Confederacy, "the people of the great hills", whose winter seat was at and around the Blue Hills and whose summer seats were on the Quincy coast at Passanagesset and Moswetuset Hummocks and what he has described as the so-called "Mattachusetts Fields" planting areas in between. These fields have in traditional histories been called the "Massachusetts Fields", because of their association with the tribe. There have been many attempts to interpret the native language names. Though seeming to be similar words for

the same thing, Dr. Horner has a different linguistic interpretation of the native language. He states that Massachusetts (the name of the tribe) means “place at or near the great hills”, based on the traditional Algonquin language words “mass” – great “adchu” – hill and “(s)et” – place. By contrast, he says Mattachusetts means “place where there are few or no rocks or stones”, i.e., place suitable for planting. Dr. Horner also has a different interpretation of the meaning of Moswetuset Hummock. Historian Daniel Neal in the 1747 *The History of New England* states that it means “arrow-head shaped hill”, from the native words “mos” –arrow-head and “(w)adchu”- hill. By analogy with the two names discussed above, if the true meaning is “arrow-head hill” we might more logically expect the name Moswetuset to be instead “Mos(w)achuset”. Dr. Lorner feels that Muswetuset is the correct spelling and means “place of the wigwam of the awesome and powerful one”. This alternative translation is based on the underlying meaning of “mus”- powerful and “wetu”. The “wetu” is a form of domed lodging used for shelter by northeastern native tribes. The word “wetu” and the place word “(s)et” may well imply the meaning he assigns.

The tribe itself uses the name Massachusett without the “s”. According to the website of the Massachusett Tribe at Ponkapoag (massachusetttribe.org/Chickataubut), at the time of the settlement of Dorchester, the land of Dorchester was in the undisputed possession of this Massachusett tribe. The legal title of the English settlers to these tribal lands within Dorchester is said to be based on a deed given in 1630 by Chief Chickataubut (also written Chickatawbut). However, according to the tribal website, Chief Chickataubut did not give such a deed, but merely gave consent to the settlers of Dorchester to their occupancy of the territory. Some sources say that the only 1630 deed was one running to the settlers of Boston for that territory. All of this is supported by an article in 2006 by Carrie Supple, Assistant Reference Librarian for the Massachusetts Historical Society, which states that there is no record of the 1630 deed to Dorchester in the records of the Massachusetts Bay Colony or in the writings of John Winthrop. (See the article in <https://www.masshist.org/object-of-the-month/objects/indian-deed-for-boston-2006-09-01>).

The issue is further explored by Daniel T.V. Huntoon, *History of The Town of Canton, Massachusetts* (1893), Chapter 1 in www.StoughtonHistory.com/huntoon1.htm. According to this article, on October 8, 1666, the colonists were purportedly given a deed from Kitchamakin, the regent of Chickataubut’s son Josias Wompatuck, that conveyed all the land “beyond Neponsit Mill, unto the utmost extent”, but apparently this deed was also never received. In return for this purported deed the Massachusett people were said to have been given the Ponkapoag area. At that time Dorchester extended only to Great Blue Hill. However, an order of the General Court dated November 20, 1637, confirmed this alleged deed from the Indians and extended its boundaries south to the Old Plymouth Colony line. By a further order of the General Court in 1720, by what was called “The New Grant”, the land of Dorchester was extended “beyond the Blue Hills” and south to the Old Colony Line.

In 1685, the colonists of Boston sought and obtained what is said to be a confirmatory deed from Chief Charles Josias Wompatuck, the grandson of Chickataubut, which ran from him to the “English Planters and Settlers and their Severall and respective heires and Assignes forever”. It was stated that this deed was intended to confirm the purported 1630 previous deed, but the contents of the deed specifically refer only to the colonial peninsula of Boston and to Deer Island and the other harbor islands. Dorchester had not yet become a part of Boston . (see the article in <https://www.masshist.org/object-of-the-month/objects/indian-deed-for-boston-2006-09-01>).

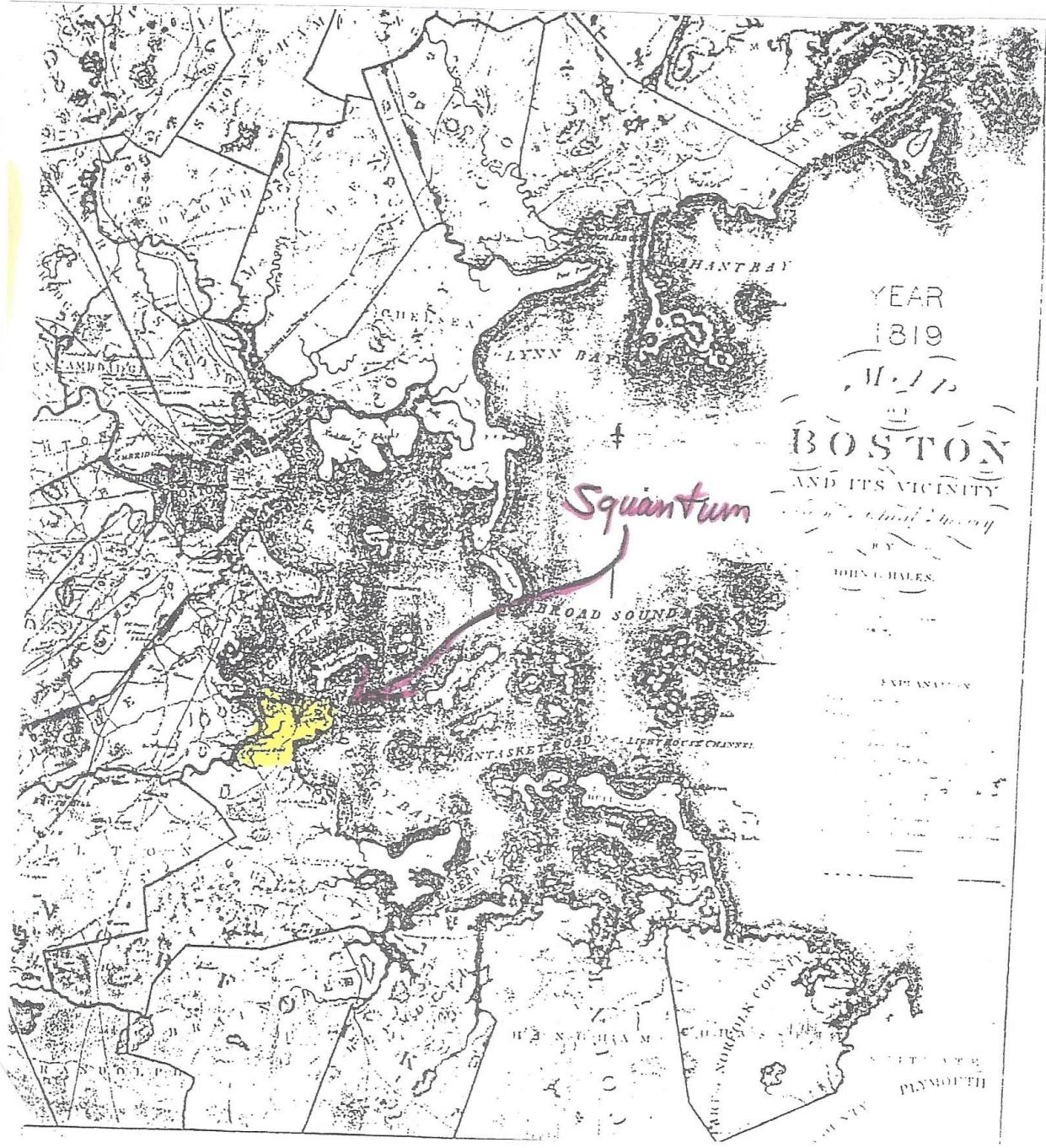
It is unclear whether this 1685 deed can be construed to include Dorchester and Squantum. The deed does, however, refer to “with all “the rivers, Harbours, Bayes, Creekes, Coves, Flatts and appurtenances whatsoever thereunto belonging” and also contains the words “Which said Neck & Lands have since been Distributed and granted out among themselves into particular Alotments and other conveniences, and given, alienated, and Transferred, to and from one another, Haveing been peaceably & quietly, possessed, used occupied and Enjoyed for the Space of about Fifty & Five yeares last past by the said First Grantees their heires Successors & assigns And now stand quietly and peaceably possessed thereof at this day. “As Carrie Supple states, “Wompatuck (who was also known as Charles Josias or Josias Wompatuck) was simply renewing a similar agreement that his grandfather, the Sachem Chicatabut (sic), made with the English when they first settled in Boston in 1630”. So it can be construed that this deed was intended as a deed of confirmation to the deed purportedly given to the English in 1630 and was intended to convey all that land that Chickataubut had to conveyed and which, by the very act of settlement over the last 55 years, was now in the de facto and possibly adverse possession of the English settlers.

Proceeding from the purported legal effect of the consents of Chickataubut and Kitchamakin, the confirmatory orders of the General Court, as well as from the deed from Charles Josias Wompatuck and his recognition of the de facto 55 years of English settlement, this study will attempt to describe the deeded beginnings of the legal process of land allocation in Squantum by the Dorchester settlers. For this study, I have examined the early records in the Registry of Deeds and Registry of Probate in Suffolk County (Norfolk County was not formed and separated from Suffolk County until 1793) and various histories of early Dorchester, Braintree and Quincy. Unfortunately, many of the early deed descriptions are very vague or make reference to physical monuments that are no longer extant, however, through a kind of process akin to doing a jigsaw puzzle I have endeavored to locate many of the land parcels. My research for this study ends in approximately 1854, when the process of dividing the land up into smaller farms and parcels began. A further difficulty was presented by the fact that after the discovery of the rich lands of the Connecticut Valley by John Oldham and the colonizing efforts of William Pynchon and his founding of Springfield, a very large number of the preeminent citizens and landowners of Dorchester up and moved to that area, leaving a large gap in the deeds and other records between 1636 and 1660.

During the period beginning with the settlement of Dorchester in 1630 and ending with state legislative acts between 1792 and 1855, when the Squantum and No. Quincy parts of that town were annexed to Quincy, Squantum remained spatially a distinctive region of Dorchester. It was everywhere separated from the main part of the town by the Neponset River and was physically an extension of the abutting town of Braintree (later Quincy) on which it directly abutted. It had been a part of Dorchester principally because it was the opposite bank of the river that was so important to the settlers of that town, but it was not the center and main area of settlement and of the town. Thus, it might be expected that the nature of the land use in Squantum would differ from the main part of the town (1).

MAP I

The maps in this paper are overlays and photocopies of maps listed in the Map Bibliography at the end of the paper.



The Legal Background at the Moment of Plantation

Although the original act by which any group establishes its ownership over land consists of a physical appropriation of the land by way of discovery, occupation and dominion, all such groups also require that this original act have some symbolic sanctioning that gives it legal effect. When the first of the historically recorded seventeenth century explorers came to the shores of Massachusetts Bay (Bartholomew Gosnold in 1602, Samuel de Champlain in 1604 and John Smith in 1614) , the land was in the occupation of the Native Americans. Because of the sparseness of their numbers, the scattered and almost impermanent character of their settlements and the transient quality of their hunter—gatherer economic activity, the colonists did not acknowledge that the occupation of the land by these people constituted dominion or ownership in the English sense. They therefore attributed no legal status to the tribal occupation of the land, save perhaps to acknowledge that they had some equitable right and easement to provision themselves. It was felt that the removal of the Native Americans from one site to another was valid so long as there was some ability of the replacement land to adequately feed and provision them. The fact of the discovery and plantation of English settlement of New England under charter from the King was seen to constitute the only true act dominion of sufficient sanction to constitute ownership. It was a view "universally adopted, acted upon and sanctioned by a long course of judicial decisions of the highest authority ... that the Indians found upon this continent had no legal title to the soil, as that term was understood at the common law and among civilized nations, no fee in the land, but only a temporary right of occupancy, for which it was perhaps equitable to make some allowance"(2).

"At the time of the settlement of Massachusetts and the other English colonies in America, the only source of title to the vacant and unsettled lands of this portion of the continent, claimed by the crown of England by right of discovery, was a grant from the King. It was not merely the only source of legal title to the soil, but the only source of authority for exercising limited powers of government, in and over the lands thus granted."(3). It was established early on that whatever might transpire in the process of settlement of this new world, its organizational system of land tenure must flow only from royal charter and royal grant.

The system of relevant royal grants giving legal sanction to the initiation of settlement and property rights incident thereto began with the charter from King James I in 1606 to the group of men who had formed the London & Plymouth Companies. The charter had been obtained due to the influence of Sir Fernando Gorges and included the right to settle the area between the thirty eighth and forty fifth degrees of latitude. This area included what would later be Virginia and New England and the lands between. The administration of this charter was assigned to a committee of thirteen men, to be appointed by the King and who were to live and administer the charter from England. It was to be called the Council of Virginia (4). Naturally, as the "Council" members were to remain in England, any settlements initiated by them had to be led by agents for them, with deputed powers.

From an English standpoint, all actions by the settlers and their leaders had at first not only a status legally subject and subordinate to the sovereign, but an agency status as well. No true "allodial title could yet arise.

Under the authority of this patent, the two companies proceeded to initiate settlement. The London Company planted the settlement of Jamestown in 1607, while the Plymouth Company, under the leadership of Sir Fernando Gorges sent out the Popham (Maine) colony. The Jamestown colony took hold, but the Popham colony ran up against the harsh Maine winter and did not survive the first year. That experience put a damper on enthusiasm for settlement of the northerly portions of the charter land for several years, although exploration continued (5). John Smith's voyage in 1614 had shown the area of Massachusetts Bay to be pleasant enough in summer (6), and the area was used frequently as a way station for English fishermen and traders cruising the coast. The French and other Europeans apparently used it as well (7).

In 1609 the London Company, having planted Jamestown, was given a separate charter, making it independent of the Plymouth Company. The name was also changed from the London Company to the Virginia Company (8). Thereafter, in 1620, King James gave to the governing council of the Plymouth Company (still without a permanent settlement after the failure of the Popham Colony) a new patent for the "planting, ruling, ordering and governing of New England in America"(9.) This realigned their jurisdiction to between forty degrees and forty eight degrees north in recognition of the settlement of Virginia and the Virginia Company's preemption of that part of the original patent ([See Map III](#)).

Pursuant to that charter, the Pilgrim settlement at Plymouth was effectuated and several additional attempts were made to establish economic bases in the New England area. One such attempt was the vote to authorize a grant from the council, now called The Council of New England, in 1622 to David Thompson of what is now called Thompson's Island (off the coast of Squantum) (10). This island had been identified in 1621 by the expedition led by Myles Standish and William Trevore to explore Boston Harbor. Apparently, Thompson's Island was from the beginning seen as significant due to its location at the mouth of the Neponset Rive near to, but protected from, the settlements and planting fields of the Native Americans along that river's mouth. The island was first called the Island of Trevore (11). Some other land grants were issued, such as the one in 1623 to Robert Gorges, by which many of the persons, apparently originally Gorges' agents, who were known, with David Thompson, as the Old Planters, to set up the other isolated trading posts which the Puritans found in operation at their arrival (12). After initially settling at Piscataqua (Portsmouth) in New Hampshire, David Thompson in 1626 settled on Thompson's Island built a house and trading post and began an extensive trade based on the Neponset River. He was really the first settler within what was to be Dorchester.

Another mysterious settler, who appears to have arrived one month prior to the Dorchester Puritans was a John Gardiner who apparently bore some relationship to The Council for New England and lived for a while at the part of Squantum later called Ludlow's Neck (See

Map IV) (13.) He was suspected of being a Papist as well as bigamist and was the subject of a scandal which led to his arrest and trial after the investigation by Governor John Winthrop.

The next, but seminal stage in the development occurred in 1627 and 1628 when charters further subdividing the North American spaces were issued by the Council for New England. These charters were based on the geographic territory being "all that part of New England in America lying between the lines drawn three miles north of every part of the Merrimack River to three miles south of every part of the Charles River, together with all rights previously received by the Council from King James (14). These charters set up the legal and territorial authority for the Massachusetts Bay company and for the Massachusetts Bay Colony. It was also the starting point for the plantation that would create Dorchester, Boston, and the other Puritan settlements.

Although the patent was intended to create a kind of joint stock company with joint proprietorship and with such rights of ownership and administration as had been customarily given in previous charters, the patentees considered it as in effect a constitution. By moving the actual governing council of this charter, now styled the Governor and Company of Massachusetts Bay in New England with them to the new world instead of leaving it in England, they also in effect eliminated the agency relationship and constituted themselves and their administration into an enterprise that was also a territorial state (subject of course to the ultimate sovereignty of the crown).

"This charter was not merely a grant of property within the realm of New England, but it contained provisions for the establishment of a separate dependent government under the allegiance of the King. The government thereby constituted was invested with all the requisite civil and political powers to enable it to establish and govern the colony, and to make laws for that purpose, not repugnant to the laws of England" — This is how the Massachusetts Supreme Judicial Court put it ex post facto in the case of [Commonwealth vs Knowlton](#), 2 Mass. 529, at 534 (1806) .

In effect, this act constituted the Massachusetts Bay Company as a kind of Parliament in New England, whose General Court, as its corporate body came to be called, brought with it not only the government of the colony but the common law of England as it existed at that date. Except for "such parts as were judged inapplicable to their new state and condition" — [Commonwealth vs. Knowlton](#), 2 Mass. 529 at 534 (1806). A legal revolution had occurred transferring the title to property from ownership of the company under the king, to ownership in jointure by the body politic as thereby governed by its committee, the General Court.

The settlements planted in Massachusetts by these charters had basically three prongs. The first was the party led by John Endicott which landed in Salem in 1628, the second was the Dorchester settlement in 1630 and the third the coming of the main and most important group of Puritans led by John Winthrop later in 1630, landing first in Salem, then settling in Charlestown and lastly founding and settling Boston.

The Dorchester group, in a sense the founding fathers of our area of study Squantum, was organized starting in 1628 by Reverend John White, the rector of Saint Peter's Church in Dorchester, England. It consisted of about one hundred and forty families (15). Reverend White himself was a puritan who stayed within the Church of England, but he was sympathetic to the plight of more dissident Puritans. He felt that emigration would solve many problems, not only by providing an island of insulation from the pressures to conform in England, but by providing a civilized port of call in the New World for the many Dorsetshire traders and fishermen who plied the Massachusetts coast. Needing financial resources and with the aid of Lord Dorchester, he combined with the Massachusetts Bay Company (16).

As the Dorchester group was prepared for emigration, Reverend White intended to and did remain in England (where he later died and is buried). In his stead, as leaders, he placed John Maverick and John Warham as ministers to take care of the spiritual side of things and Edward Rossiter and Roger Ludlow as assistants or directors (17). Roger Ludlow was the brother-in-law of John Endicott (18).

The first group of settlers boarded the ship Mary and John on March 20, 1630. They reached Hull some seventy days later, from whence they proceeded to explore the shore, first going on to the Charles River near Watertown then, based on reports that a place called Mattapanock was more suitable for grazing of cows and for maritime activities, they moved on to and finally settled at that place at the mouth of the Neponset River.. They landed at what is now Glover's Landing. By the time the party of John Winthrop arrived in Salem, they had already begun to build houses (19).

In selecting the persons chosen to make the plantation in the New World, great pains were taken to select elements necessary for a strong community and enterprise (20). Edward Rossiter and Roger Ludlow, picked as assistants, were men of great education and of very strong, albeit in Ludlow's case an irascible and ambitious, character (21). The same could be said of the ministers John Maverick and John Warham. Younger members of the company, such as Nathaniel Duncan and Richard Collicot were of an active nature appropriate to being called on for the defense and physical development of the colony. In such a situation the enterprise was organized for the maximum combination of moral and business energy and character. This was the state of the legal situation at the moment of their landing on the shore of the New World.

Thus, subject to the vague and far-off jurisdiction of the Crown, the ultimate source of all property rights would be by grant and delegation from the company and its governing body. As that had evolved by 1634, that body was the General Court, which "consisting of the governor, deputy governor, and the assistants, and all the freemen of the company . . . declared that none but the general court had power to....dispose of lands, viz.to give and confirm properties" (22).

The composition of the General Court, as above quoted, indicates that the colony was not a community of absolute equality, but was organized around a relative scale of hierarchy. This was reinforced first by the organic connection that existed at this time between church and government, but also by the nature of the Puritan "covenant of deeds and works", whereby man's worth and value were proven by his material accomplishments. The most successful, most accomplished and most powerful were naturally ordained leaders and, as the enterprise was both moral and material, the prosperity of the colony was organically dependent on the leadership and example of the most successful.

Given such a structure, the land grants should be expected to be graduated in size and importance according to the perceived status of the grantee and therefore unequal in size and distribution. They might also be circumscribed by various regulations and strictures. Aside from certain basic tracts of land necessary to the survival of all community members and the "common rights" due to all members of the community, it might be expected that the more important persons would have either larger grants of land, more pieces of land or be given land on more favorable terms. The largest grants were of course the shareholders in the holders in the Dorchester Company.

Geographical Background

When the settlers of Dorchester sailed out of the Charles River estuary and headed south across what is now Dorchester Bay to their projected new homes at Mattapanock (so-called by the Native Americans), the major geographical and topographic feature that greeted them was the mouth of the Neponset River.

To the right, after they passed the Great Neck (now South Boston) and then the Little Neck (later called the Calf Pasture and now the site of the Kennedy Library, the Commonwealth Museum/ Archives and the University of Massachusetts/ Boston), they saw the great outcropping of Roxbury pudding stone which they called 'The Rock' (now Savin Hill). To the left was the island on which stood the house and trading post of David Thompson (now Thompson's Island) and the promontory, with its great cedars and junipers (23) and adjacent marshlands, of Squantum Neck, called by the Indians Musquantum.

They had chosen Mattapanock and the Neponset River for their settlement because of the potential for abundant grazing and pasturage of the largely treeless Great and Little Necks (24) and for the benefits of anchorage for trade, fishing, and penetration to the interior offered by the Neponset River.

Again, on the right, just beyond the Rock, was a deep cove running into the mainland almost directly at the river's mouth and opposite one of the necks of Squantum which formed the other bank of the river (see [Maps IV & Map VI](#)) (25). Landing at the head of the cove at the place that would later be called Glover's Landing and then Glover's Corner, they penetrated less than one half mile inland and planted their settlement at the place called Allen's Plain, claiming as their township the fertile lands of both sides of the Neponset estuary and the Great and Little Necks they had passed (See [Map VI](#)) (26).

The estuary of the Neponset was, with that of the Mystic to the north, one of the two major geographical cores of Indian Massachusetts. The estuaries of these rivers provided fish, shellfish, and transport for the hunter-gatherer economies of the natives. The marsh meadows along their shores provided planting for the native corn (27). As a matter of fact, the Squantum marsh meadows (called the Squantum Fields), and those to the south along Quincy Bay (called the Massachusetts Fields), were the principal planting grounds for the Massachusett tribe, then under the leadership of the Sachem Chickataubot (28). Squantum was also the location of the Moswetuset (or Massachusetts) Hummock, the seat of the Sachem during the summer when the members of the tribe would be gathered in the area. In the winter they would disperse to more protected quarters in the woods around Great Blue Hill and the Blue Hill River inland to the west (29).

Chickataubot had made a treaty with the Pilgrims, who had explored this area under Myles Standish in 1621, and he assented to the settlement of the Puritans at Dorchester (30). Chickataubot died in 1633 and was succeeded by his brother Kitchamakin until his son Joseph Chickataubot should come of age (31.)

The Puritans ultimately persuaded the Indians to become Christians, to give up Squantum and to settle beyond the Blue Hills at a place called Punkapoag Plantations (now Canton and Stoughton) (32).

The settlement of Dorchester was at first focused on the meeting house built at Allen's Plain (near the present intersection of Pleasant and Cottage Streets) and was connected to the landing and cove nearby (33). The houses were originally clustered around the meetinghouse as, for whatever reason, a rule was promulgated requiring all such dwellings to be within one half mile of the meetinghouse. Those in the settlement engaged in and interested in trade immediately built houses and a rude fort at the Rock to protect the cove and the approaches to the river, while the others, particularly the agriculturalists, built in the town center. Homestead lots of four to six acres were laid out in the area around the village, but north of what is now Meetinghouse Hill. To the south, the Great Lots, of considerably larger, area was laid out stretching toward the south and along the west side of the Neponset River. Gradually the town and houses spread south into this area from the original area of

settlement (34). As that shift took place the center of the town shifted as well, the Meetinghouse moving to the present Meetinghouse Hill in 1676 – 1679 (35).

The portion of Dorchester east and south of the Neponset and called Squantum and the Farms is really three sections: Squantum Proper, the main hill and promontory having an elevation from sea—level to about ninety nine feet; New Squantum, the section of flat hillocks and marshland immediately adjacent to the river and its main tributaries Billings and Chapman's creek; and Atlantic, the marshlands to the south of Billings Creek and Squantum Hill and running up to the North Quincy and Wollaston upland area (see Map V). The marsh areas were largely treeless, while the hillocks and hummocks were covered with oak, pine, maple, and birch. The main hill of Squantum, what is called today Squantum proper, must have been at least partly forested, but to what extent we do not know except for the reference earlier remarked as to the cedars and junipers at the promontory (36).

The two islands immediately off its shores, Moon Island and Thompson's Island, point straight out into the center of Boston Harbor. In fact, it was probably because of its central location and proximity to the Indians and the Neponset system that island was chosen for the location of David Thompson's trading post (37). Boston Harbor was also about midway between the trade markets of Plymouth and Piscataqua (Portsmouth).

There are no written records of the grants of land made in the period 1630 to 1631 when the town center, The Rock and the satellite farmsteads nearby were being settled (38). The first written records date from 1632 in the form of grants from the town or General Court as copied in the [Fourth Report of the Records Commissioners: Vol. 4, Dorchester Records](#) (39).

These are largely the grants contained in the old Volume One of the Dorchester Town Records. After 1639 there are as well the Suffolk County Deeds and Probate Records. Examination of these materials indicates that after the initial period of grants from the Town or General Court from 1632 to 1648 there is a gap until 1660 when there is a virtual blank page with no deeds and no grants. The only record during that stage is regulations promulgated relative to common rights and their usage, fencing, extraction of lumber and stone, and other matters relevant to administration of what was still largely a modified open field agriculture (40).

In reconstructing the original land ownership in Squantum it is necessary, therefore, to organize the inquiry along period lines, seeing what was the situation at the end of the grant period in 1648 and then trying to fill in and bridge the gap for the period 1648 to 1660 by extrapolating backwards from later deeds and forward from the grants, It will also be necessary to use general histories and genealogies to help piece this together.

It will be useful also to keep in mind that many of the largest land grants represented in effect dividends to those having stock in the Massachusetts Bay Company. Apparently, each stockholder was entitled to an immediate dividend of two hundred acres, a home lot, and fifty additional acres for each family member (41).

1630 – 1648

The early period of land grants appears to have set up basically five categories of parcels: The four to six acre homestead lots and adjacent open field areas (these were largely in the area around the town center); the so-called "Great Lots" for general or subsidiary economic and farming purposes (these were in the area south of present Meetinghouse Hill and stretching toward the south to and along the upland of the west side of the Neponset); pasturage rights in the meadows at Great Neck, Little Neck and the Neponset marshes; other commonage rights to take timber, stone or hay, and certain special purpose grants, such as for mill rights, wharves, etc. (42). The records of the allocation of lands in the Squantum portion of Dorchester is contained in the volume called Fourth Report of the Record Commissioners, Vol. 4, Dorchester Records.

The first grant of interest relative to Squantum is that dated January 1632 granting portions in the common 'meddows beyond the Neponsett" and how they were to be allotted (43). These marsh allotments were to be granted in proportion to their quantity of the owners' home lots. A map, copied from page thirty one of the Dorchester Town Records, shows these allocations (44) ([See Map VII](#)). These meadow rights were quite numerous, but the map is useful for the way in which it allows us to reconstruct the more important upland ownerships, which represented the germ for a more allodial and less common type of tenure ([See Map VIIa](#)). It may be noted that the meadow shares are numbered, but that the map contains certain unnumbered references. These latter are the monuments about which the shares were located. These monuments enable us to establish the "house of Mr. Newberry", the lands of Mr. Rossiter and of Mr. Duncan, and the "Massachusetts Rock" (or Hummock) former seat of Chickataubot. While the map is difficult to lay out on the ground, the entry "Squantoms" appears to be the cove between what is now New Squantum and Squantum proper. This means that the shares run south and west along the river from that cove back at least to the present Sagamore Creek and a little beyond, then back around the creek and out again toward Massachusetts Rock and beyond 'Popes Creek and to the outside of Squantum proper. This would appear to place "Mr. Newberry's house" on the upland of the mainland near when it meets Squantum Neck. Mr. Duncan's ownership would appear to be near the entrance to Squantum proper near the cove. The map does not itself indicate the location of Mr. Rossiter's ownership, but that may be reconstructed from certain other pieces of information. This reconstruction suggests that his land was mainly on the outside, or Quincy Bay side of Squantum proper (46).

There is no record grant for the Rossiter land. There are grants relative to the Newberry land and two additional grants relative to land on the south side of the Neponset which further help us reconstruct the situation. Among the first of the record grants available to us is the November 1632 grant (47) from the General Court of one hundred acres between the marsh of the Neponset and "Musquantum Chappel at Squantum Head to Roger Ludlow. In addition to being one of the assistants and a director of the Massachusetts Bay Company, he was a part owner of the ship Mary and Jane and later served as Deputy Governor. We are able to place this grant in the area running from Billings and Chapman's Creeks at the south bank of the Neponset mouth to Squantum proper using later deed descriptions and historical references referring to New Squantum as "Ludlow's Neck" ([see Map VIII](#)) (48).

The second grant helping us to establish the pattern of initial ownership is that in 1633 (49) to Israel Stoughton, the famous Deputy Governor, of a large tract of land at Milton Hill and at the head of navigation at the falls of the Neponset (now Milton and Dorchester Lower Mills) with the right to build a mill there. This grant in effect established the southwesterly limit of "the meddowes" beyond the Neponset upon which the map can realistically operate.

The Newberry house appears to have been built by one William Pyncheon, who then sold it to Mr. Newberry (50). Thomas Newberry's possession was confirmed by grants from the town in 1634 and

1635, which give him ownership from what is now Billings Creek southwest (with the exception of Massachusetts Rock) to "Mr. Wilson's farme" (Vol. 4 of Report of the Record Commissioners, p. 7 and 15). Wilson's farm was a tract (ultimately three hundred and forty five acres) granted to John Wilson, first minister at Braintree, by the town of Boston (51) pursuant to the 1634 order of the General Court, that "Boston shall have convenient enlargement at Mount Wollaston (52). It was located against the line between Mount Wollaston (later Braintree, and now Quincy) and Dorchester and has been reconstructed by maps in the Sargent collection at Quincy Historical Society (53) along with the Newberry Farm (see Map IX) (54). These matters define and locate the Newberry Farm relative to Squantum.

At this point, aside from the interests in the meadows, which are not here discussed, New Squantum is basically the land of Roger Ludlow, the mainland sections (now called Atlantic) and the beginning of the Squantum Neck and Causeway (as far as Billings Creek) and the lands of Duncan) are the Newberry Farm lands, and the ownership of Squantum proper is suspected to be in Mr. Rossiter ([See Map X](#)). Mr. Rossiter is apparently the Edward Rossiter, who with Ludlow, was one of the directors and assistants of the Massachusetts Bay Company. The fact of his having land beyond the Neponset is memorialized by the record of the 1634 to 1635 boundary dispute between Dorchester and Boston (now beginning its "enlargement" by acquisition of the territory of Mount Wollaston). Boston claimed that the boundary was the Neponset River, while Dorchester claimed the land to the south and west, "Squantum and the Farms.

The General Court set up a committee to study the matter and it decided in favor of Dorchester because Roger Ludlow, Mr. Newberry and Mr. Rossiter had previously "taken up" farms south of the river (55). Although the finding does not specifically locate Mr. Rossiter's farm, the boundary line was adjudicated by the committee as running "the bounds of Dorchester is to run from the outside of Mr. Rossiter's ffarme, next to the sea, to the foote of ye greate hill, from a marked tree to a second marked tree, in a straight line to the top of the Blue Hills, next to Neponsett, southe west and by west half a pointe westerly, all the marshe ground from the south east syde of Mr. Newberry's house, alonge Neponsett Ryver to Mr. Stoughton's my11, to lye to Dorchester, and all the rest of the upland and marshe from Mr. Rossiter's ffarme to the sea, and soe to the mouth of the ryver beyond Minotiquod, running into country southward to the west, to lye to Boston only excepting such land as they have a right to be grant of the Court formerly." Plotting of this boundary results in the [map X](#) and confirms that the Rossiter farm was at least the outer northeast part of Squantum proper if not the whole part of that neck. This would indicate that the ownerships of the three largest initial proprietors each coincided with one of the three physical areas of Squantum previously described.

The principal initial large landowners of Squantum were thus Roger Ludlow, Edward Rossiter and Thomas Newberry with Duncan's land in between the three. Each of the three sections of Squantum and the land south of the river appears to have been of approximately equal size, so presumably each, whatever the actual acreage of his entitlement, was expected to be the dominant force in the Squantum area, subject to the marsh meadow rights and other common rights, although, as the Atlantic section was almost four hundred acres, Mr. Newberry's land was the largest. Edward Rossiter unfortunately passed away in 1635 and we have evidence by way of specific grants, of several additional parties gaining ownership of smaller parcels of seven to twelve acres of upland at Squantum and at Little Neck ([see Map XI](#)) several of which appear to have come out of the land originally assigned to Rossiter.

In 1635 a grant of nine acres in "Little Neck, Squantum" was made to William Hill (56) and he is later granted 7 more acres (Vol. 4, Records Commissioners, p. 15). Grants were also made of ten acres "Squantum Neck" to John Moore and Elias Parkman, eight acres each to Edmund Munnings, Joseph Flood, Thomas Jones and John Hall, as well as twelve acres to John Tilly, John Holland, John Richards and John Whitcomb and Thomas Marshfield (twelve acres Planting Ground) (57). There were additional

grants somewhere at Squantum to Thomas Ford, to John Phillips and an additional twelve acres to Mr. Hill (58). Mr. Hill deeded the 7 acres to William Clarke and in 1638 deeded the remainder of his land to Edward Breck, a Selectman of the Town (Vol.4 Records Commission, p. 34 and 43 and footnote 60). The earlier map of meadows beyond Neponset indicated as well a four acre piece belonging to Nathaniel Duncan. John Richards married Ann Winthrop. The land allotted at Squantum was to be used for farming and haying only (Quincy Hist. Soc. File 84:17:22 "Colonial Squantum", 1600' and 1700's). It appears that many of these parties either did not take up their grants, or transferred them off the record, so that it is impossible to completely follow their devolution. Later deeds suggest that the interests of several of these parties retained active ownership interest in Squantum. These were the interests of William Hill, Nathaniel Duncan, Mr. Richards, Edmund Munnings and John Holland. [See Map XI.](#)

At this point it is also necessary to discuss the ownerships in the islands adjacent to Squantum and to review the geographical features of Squantum and our study area. For this purpose see [Map XII and XIII.](#)

In 1621, Thompson's Island was visited by Myles Standish and the Native Squanto. Accompanying them was William Trevoor (Trevore), a sailor on the Mayflower, who claimed the island for David Thompson. The island was originally ordered to be granted in 1622 by the Council for New England to David Thompson along with a parcel of land on the north side of Squantum. A grant followed in 1625 and in 1626. Thompson set up a trading post to trade with the Native Americans and set the basis for possible future colonization ([See Quincy Hist. Soc. File 84:17:220](#)).

In 1626 David Thompson set up a trading post here. The Trading Post carried on trade with the Native Americans until Thompson died in 1628 (See Suffolk Probate 441, Vol 5, page 42). Thompson's journey to the area was sponsored by a group of merchants and an indenture was signed whereby after five years the island was to be granted outright three quarters to Thompson and one quarter to the merchants. A similar division was to be made of the profits. It appears this indenture was never carried out. Soon after Thompson's death, his wife and son John Thompson left the island and went to live in Winnisimmet, leaving the island deserted. It was claimed by the Massachusetts Bay Colony in 1631 and was granted by the Colony to the Town of Dorchester in 1634 on condition of payment of 12 pence a year to the Colony Treasurer.

In 1641, it was ordered that a tax be set for the island to benefit a school to be built. In 1646 John Thompson filed a petition to the General Court seeking return of the island and in 1648 the General Court agreed he should have it back. John owned the island only four years after which it was seized for nonpayment of a debt, he owed to some Bristol merchants for 163 pounds 6 shillings. John Thompson eventually moved to Mendon, Massachusetts, where he died in 1685. See [The Four Thompsons of Boston Harbor, 1621-1965 by Raymond W. Stanley, Boston MA, private printing, 1966.](#)

After the seizure by the merchants the island came into the ownership of John and Sarah Parker, who mortgaged it to Simon Lynde, who foreclosed on the mortgage in 1666. Thereafter, the island was owned by the Lynde family (p. 156 of Edward Rowe Snow), who owned it for about 160 years until it wound up in the hands of Samuel Pope, who by deed dated December 16, 1828 conveyed it to Catherine Baxter, who in turn assigned it to George W. Beale by a deed in Norfolk Deeds Book 87, Page 77. Beale in turned sold it in 1834 to the Boston Farm School. The Lyndes used the Island for farming.

In 1635 the island of "Munnings Moon" (now Moon Island) was granted with approximately thirty acres opposite it in Squantum proper to Edmund Munnings (59). The island later passed to John Holland along with 12 acres of land in the north part of Squantum. These 12 acres appear to be the land in the north part of Squantum once owned by David Thompson. This location would reinforce the conclusion that the Rossiter grant principally on the Quincy Bay side of Squantum proper. In 1638

William Hill sold his interest (at least the part with which we are concerned) to Edward Brecke (60), Later deeds indicate also that Edward Breck then claimed the land formerly "Duncan's Lot. As William Hill's nine acres was in Little Neck at Squantum and the original meadows map shows Nathaniel Duncan at the point opposite the "squantom's" cove about where Little Neck now is (the area of Heath, Deerfield and Lansdowne Streets), it may be presumed that this is where the Breck interest lay. The Leeds interest appears to have passed to Breck as well. This is also the general area where the Richards interest lies.

Duncan, Newberry and Ludlow, as well as Holland, Stoughton and Rossiter were among the first "freemen" of Dorchester, that is they were among the only ones allowed to vote and participate in the distribution of land (61). Newberry, Duncan and Stoughton were also among the first selectmen of the town (62). Roger Ludlow, in addition to what has been said about him earlier, was a member of the artillery company (he was in 1634 put in charge of the building of the fort at the present Castle Island (63) and he was ship builder and navigator(64). His principal residence was on The Rock adjacent to those of the other prominent merchant and commercial families. He did not live on his lands at Squantum. John Holland was a navigator and was engaged in trade. He lived at Commercial Point around 1634 (65). John Richards (son of Thomas Richards) was a prominent merchant, being in 1669, at least, the American agent for Sir Thomas Temple. (66) Edward Rossiter has been described earlier. Thomas Newberry lived on The Rock (67), and is believed to have been, with Ludlow, a substantial shareholder in the Massachusetts Bay Company. In 1635, the General Court ordered John Holland to establish a ferry across the Neponset between Captain's Point (now Commercial Point and Mr. Newberry's Creek (now Billings Creek. The ferry turned out to be unprofitable and was discontinued. In 1638 the General Court ordered one Bray Wilkins to again open a ferry. According to Pattee (pgs.68-69), this ferry was later discontinued as well. A third attempt to open a ferry was made in 1648 by John Glover ([see Map XII and XIV](#)).

Not much is known about Edmund Munnings, but we know that later a Mahaliel Munnings was a substantial merchant in Boston, and died with a considerable inventory of property (68). He was either the son or nephew of Edmund Nathaniel. Duncan was engaged with one Richard Leeds in a business of fishing for export (69). He lived initially on The Rock, although in 1645, seeing the better advantages for trade of Boston, he removed thereto (70).

Edward Breck, in 1642, built the first cider mill in Dorchester (cider was a major local use and export item, there being many orchards in Dorchester) and lived on what is now Adams Street in Dorchester near the Neponset. His mill was located on Tenean Creek, just south of Captain's Point , now called Commercial Point (71) ([See Map XIV](#)).

It appears then that the most prominent of the first proprietors were among the principal leaders and directors of the settling group. The second level of owners were from the group most concerned with and engaged in commerce and financial matters. It is interesting to note that all of them also owned land on the opposite shore of the Neponset at either The Rock, the point now known as Commercial Point, which was the main 'port' or wharfing area at the mouth of the Neponset, or at what is now Port Norfolk (another point of land further up from the mouth of the Neponset) . It would be quite natural for them to own on both banks of the river, not only to support expansion of facilities for their commercial and trade activities, but for ensuring control strategically and functionally of the mouth of the river that was the foundation of their economic activity.

In 1633 Captain John Oldham, one of the original Planters of Boston Harbor (72), travelled with a party of men into the wilderness. He came to the Connecticut River and returned with lavish praise of the fertility of that area (73). Later, William Pyncheon purchased land from the Native Americans in the

area of Springfield and opened the area for colonization. The rocky nature of the Dorchester terrain, a certain lack of harmony among the settlers, a hunger for better land and the arrival in 1635 of an additional large group of immigrants under Reverend Richard Mather combined to convince the General Court to allow the removal of about one hundred persons (about fifty percent of the town of Dorchester) to settle the Connecticut River lands at what is now Windsor, Connecticut (74). Their places were taken by the Mather group. Edward Breck, Thomas Hawkins and Edmund Munnings had come with this second wave of immigrants.

Among those leaving for Windsor were Thomas Newberry and Roger Ludlow. Ludlow had been ambitious to greater leadership in the Massachusetts Bay Colony, but, being of a somewhat irascible and impatient nature; he had alienated certain of the colonists and was defeated in election for leadership. He departed for Connecticut where he ultimately became prominent and got the leadership position he wanted (75). As we have seen, Edward Rossiter had died in 1635 and disappeared from the records, there being no further entries for him in the deed or probate indices for Suffolk County. We have some evidence that his son Bray Rossiter was among those removing to Windsor(76). Among the major original landowners, all three leave Dorchester and, of the five other owners, one, Munnings, does too. What happened to Edmund Munnings is unclear and not of record. We do not find the land in the inventory of the estate of Mahaliel Munnings.

Only Holland, Duncan, Breck and Richards remain, and Duncan sells out to Breck when he in turn goes to Boston in 1645. Leeds was a business partner of Duncan and also sells to Breck, apparently, however, with a reservation of his rights in the common marsh meadows. Who takes their places? It is at this point that the consequences of the removal to Windsor run up against in records the gap between 1648 and 1660.

1648-1660

Although there is no record source reflecting this sale, all histories of Dorchester agree that upon Roger Ludlow's 1636 departure for Windsor, Connecticut, he sold his property to the Thomas Hawkins who had come with the Mather group in 1635(77). Hawkins was a mariner and ship's Captain (78) and from various deeds it appears he was a shipwright as well (79). He first settled on The Rock and had extensive holdings on Commercial Point. In fact, the point at that time was known as "Captain's Neck" after him. Though he moved to Boston sometime before 1643, he continued to conduct his business activities until 1648 when he sold most of the commercial business to John Gurnell (80). He retained his real estate holdings at Squantum until his death in 1657, when his inventory showed "The Farme at Dorchester over ye water with a barne and dwelling house and one hundred and eighty acres of land, valued at two hundred fifty seven pounds" (81).

Except for the fact that the acreage had increased to one hundred and eighty acres, this description and the coincident one in later deeds confirms that Hawkins was the successor to Ludlow's one-hundred-acre grant. He was a leading actor in the town, being a freeman as well as serving as a selectman in 1639 (82) and as a member of the artillery company. (84) His daughter Elizabeth married Adam Winthrop and then later married John Richards, whom we have earlier seen. His daughter Sarah married Robert Breck (1653), son of Edward Breck, while his other daughter Hannah, married Elisha Hutchinson grandfather to the later Governor Hutchinson (84) and his fourth daughter, Abigail, married John Foster, Esquire (85). Edward Breck in 1638 bought the interests of Nathaniel Duncan, William Hill and Thomas Marshfield for a total of about 48 acres.

Thomas Newberry's land also passed into new ownership. In 1635 Newberry made out his will (86) leaving all his holding to his children. An inventory made thereafter shows property in Connecticut, but also shows "fifteen coves and fifteen heffers and calves, three steers and the farme all valued at £693,00,00", The inventory was signed by Israel Stoughton. sometime later, by an instrument in Suffolk Deeds. Book 3/525, the heirs of Newberry (this is after the removal to Windsor) bring notice of an action for detainer against Israel Stoughton for the Newberry Farm, now in the hands of one Billings, formerly of Glover. It thus appears that one John Glover came into possession of the Newberry land in 1635 by purchase from Israel Stoughton. It appears this was by purchase from Stoughton after the "escheat" of the Newberry grants to the Town after Newberry's departure. The action for detainer suggests that whatever may have been the case, the Newberry heirs felt deprived of their property. The historian of Dorchester, William Orcutt states that one John Glover's name first appears in the town records in 1636, and that he appears to have been the purchaser of a large portion of the lands of those who removed to Windsor, Connecticut. (87).

John Glover was one of the first to set up a tanning business in Massachusetts and was apparently a close business associate of Israel Stoughton (88). He died in 1654 leaving four

sons (89). It is unclear what was his relationship to Roger Glover, one of the original 1630 settlers, although it appears Ralph Glover, like Newberry, was a substantial shareholder in the company on a par with Ludlow and Rossiter (90). At page twenty one and twenty two of the Fourth Report is a 1636 deed to "Mr. Glover" of thirty acres of upland beyond the Neponset and Mr. Holland "shall have all the rest of ground, marsh enclosed or upland.. "on Mr. Ludlow's Neck". This further supports that John Glover succeeded to the Newberry land.

Examination of subsequent deeds after 1660 suggests, after Edward Rossiter's death in 1635, his land escheated to the Town of Dorchester to the Church in the Town (both then really being almost one and the same). The Fourth Report of Dorchester lands indicates a deed from the Town in 1636 of upland beyond the Neponset to John Holland. It appears that this is part, probably the largest part of the Rossiter land. It would appear that this deed also included the land formerly of Edmund Munnings., which land does turn up, however, in the inventory of the estate of John Holland in 1652 when Munnings Moon and adjacent land are valued at twenty eight pounds. John Holland's entire estate inventory had a value of three thousand and twenty five pounds as against debts of one thousand pounds (91), indicating he was a wealthy man. His will (92) indicated that it was made in anticipation of a trading voyage to Virginia and the will mentions Munnings Moon and leaves it to John Holland, Jr. This suggests that he got all of Edmund Munnings land. Since John Holland at that time also owned the NW part of Squantum and Squaw Rock, there is further basis for concluding that he was a successor to Rossiter's land. John Holland was also designated by the town to set up and run the first ferry across the Neponset running from "Captains' Point" to Mr. Newberry's Creek (now Billings Creek (92). This ferry turned out to be not very profitable and was shut down after two years.

We now see that the Ludlow interests have passed to Thomas Hawkins, the Newberry interests to John Glover, the Munnings interests to John Holland and the Rossiter interests to John Holland. The Breck and Richards interests remained as before. These are the parties from whom the record will proceed in a more traceable fashion.

At this point, there is no hard evidence as to who were the first permanent residents of Squantum and the farms. Thomas Newberry bought a completed house from William Pyncheon, but himself lived on the Rock, as did most of the first landowners. We may suggest that the farm and the farmhouse were leased by him to tenant farmers. This was presumably true of the Ludlow/ Hawkins lands as well, although Hawkins as a mariner may have used it for maritime purposes.

Whatever may have been the case, Squantum was clearly an active area economically. We know that in 1657 the Town felt strongly enough about the area to order the widening of the road into Squantum Neck, the layout to be two rods (thirty three feet) wide from Mr. Glover's up to the road into Mr. Hawkins' farm and three rods wide (forty nine and a half feet) from there into Squantum proper (94). In 1665 there was additional activity to make the road safe and convenient (95). In 1652, the Selectmen appointed one of their number,

William Sumner, to see to the prohibiting of cutting of wood at Squantum by anyone other than those having common rights (96). At the same time, the Town prohibited the cutting or taking of stone from Squantum Neck without a license from the Town (97). We know from maps in the Sargent Collection that there were slate diggings on the Wilson Farm very close to its boundary with the Glover farm and Edward Rowe Snow reports that Hangman's Island in Quincy Bay was often used as a source for this material (98). A Squantum resident by the name of William Green was reportedly a stone splitter called upon in the late seventeenth century to aid in the cutting of Hangman's slate (99). There is a slate quarry at Squantum Head as well. A map entitled "The English Pilot, Part Four, chart of the Boston Harbor dated 1707, shows a house at Squantum facing Moon Island at about where the junction of Brunswick and Orchard streets would now be (100). We also know that hay was grown and cut at Squantum for farm purposes as there was a regulation that "whosoever doth not mowe his own lott shall not sell it to any for above two pence an acre (101).

The removal of the Windsor group, and the subsequent removal to Boston of such persons as Nathaniel Duncan, Thomas Hawkins, Edmund Munnings and others was accompanied by a decline overall in the Dorchester population. Three lists of freemen participating in various divisions of the town property and liabilities show ninety four names on the 1637 list, but only seventy one on the 1641 list. By 1662 the numbers are back up to one hundred and two (102.) It appears that after the removals, the town was virtually repopulated, or at least reconstituted, and did not recover fully from these matters until 1660, precisely the period when again regular traceable land records began.

The most telling element of this reconstitution by 1660 or so is the fact that in 1663 Israel Stoughton, clearly one of Dorchester's most important colonial residents, along with his son William, began attempting to buy up any residual interests in the Squantum lands for redistribution (103). Stoughton had been granted a large tract of land in the East Milton portion of Milton in 1633 where he built a mill. He was the Lieutenant Governor of the Colony (103a).

1660-1694

Near the end of our last period we found the area south of the Neponset in John Glover, Thomas Hawkins, John Holland, Edward Breck and John Richards. John Holland died in 1652. John Glover died in 1653 and Thomas Hawkins died shortly thereafter in 1657 (104). John Richards died in 1689. The stage was set for a transfer into a new group of people. It was around this time as well that the Dorchester records reflect actions by the Selectmen directed at improving access to Squantum by laying out and improving the cartway leading into Squantum to make the way "convenient and safe for passage.

At John Glover's death, his property was divided between four of his sons, Nathaniel, John, Jr., Habakuk and Pelatiah (105). Pelatiah sold his interest to William Rawson and Nathaniel Glover. Nathaniel died in 1657 and his interest went to William Rawson, who had married his daughter Anne. Nathaniel's son also John deeded to William Rawson. The interest of John, Jr. was conveyed in 1680 to Ebenezer Billings. The interest of Habakuk went in 1681 to Ebenezer Billings (106), as it appears that his niece (another of Nathaniel's daughters) had married said Ebenezer.

The Billings clan, like the Glovers, seems to have bought much real estate either from the estates of the "removers" or of the deceased founding fathers. For instance Roger Billings bought (with his partner and brother—in—law John Gill) one hundred acres at the top of Milton Hill from the estate of Israel Stoughton (107). He later lived on what had been the Glover farm where he died in 1683 (108). The Glover, Rawson and Billings families intermarried, leading to a complex process of devolution of the various partitioned shares of the former Glover Farm through the various family branches right down to the date when the area, now known as Atlantic, became subdivided into house lots for the expanding population of an increasing urbanized Boston. The names of Billings, Glover, Newberry and Rawson are preserved in the names of streets in the present residential areas.

At Thomas Hawkins' death, his inventory (109) showed "The farme at Dorchester over ye water with a barne and dwelling house and one hundred and eighty acres of land valued at two hundred fifty seven pounds. By deeds dated 1664, and 1671 this farm was deeded by his estate to John Richards, who presumably added it to his prior smaller holding at Squantum. The 1666 deed referred to a prior lease to one Henry Leadbetter, husbandman. It may be surmised that Leadbetter was the actual resident, a tenant farmer. The estate had previously carved out an approximately thirty acre section of the farm and conveyed it outright into Henry Leadbetter (110). This enabled Leadbetter to become a freeman and in later years to become a constable of the town (1673 and 1707) and for several years a selectman (1687, 1688, 1689, 1690, and 1691) (111). This may well have been a reward to a loyal associate and may reflect a patronage network as well as the family connections illustrated above. This 30 acre farm was located in what is now Marina Bay. John Richards in 1666 conveyed the Hawkins land to one Thomas Faxon (112). John Richards died in 1689.

Thomas Faxon was a member of a family that was to be very prominent in the history of Quincy. He also later became owner of portions of the Glover farm. In 1680, through a power of attorney from Thomas Faxon, Nathaniel Wales, husband of Faxon's

granddaughter, Joanna, gave a lease of "the said Faxons farme at Dorchester called Hakins Neke" to John Brooks and Henry Leadbetter (113). The lease was subject to the rights of Ralph Houghton "the present tenant" for the term of a previous indenture. The Faxon family continued to own the property until beyond the end of the period covered by this paper.

John Holland's will left Munnings Moon specifically to his son John Holland, Jr. and the rest of his land to his wife and children (114). The Holland heirs gave a deed in 1660 of 18 acres at Squantum Neck to Daniel Preston (115). A further deed from the estate in 1714 deeded 17 more acres at Squantum Neck to Preston. John Holland Jr., conveyed Munnings Moon in 1694 to Samuel Pierson, also known as Payson. However, according to page 182 of the book, [The Ancient Proprietors of Jones Hill, Dorchester](#), by David Clapp, when John Holland died in 1652, his estate conveyed Moon Island to Henry Ashworth. It is unclear how the estate could have deeded to Ashworth as the will had specifically granted title to Munnings Moon to John Holland, Jr. On Samuel Payson's death a portion of his holdings passed to his nephew Samuel Foster, while Munnings Moon and adjacent land at Squantum passed to his widow Prudence (116), later the wife of Benjamin Thompson, the first schoolmaster at Boston, and to his nephew Samuel Foster. Thompson and Foster later deeded to the Butts.

The original Richards property, that is the property not within the Hawkin's farm, appears to have remained in him at his death. The will of John Richards (117) left this property in the residuary clause to eight separate classes of people, one of which consists of the children of his cousin Captain Benjamin Davis, who was wife to Sarah Richards, daughter of his late brother. We have already seen that the Leeds interests had been conveyed to Edward Breck. The interests of Edward Breck were further augmented by deeds from the Leadbetter family into Breck or into him and his partner Joseph Bass (118).

The first record we have of John Pope land in Squantum is the 1662 deed (Book 52, Page 204) (119) into one John Pope for twelve acres at Squantum Neck from George Minot, Ruling elder of the Church at Dorchester. The only other record of land owned by him is the "land purchased of Mr. Borne" listed in his will (Suffolk Probate #21) (120) and his division lands in the meadows beyond Neponset. It appears the this latter parcel was one of the interests bought up by Israel Stoughton in about 1660 and is listed as "John Pope's land of four acres, eighteen rods" on the list of tracts purchased (121). The Pope land is located in the part of Squantum shown on Map XIII and is again one of the properties carved out of the escheated land of Edward Rossiter.

We know of a John Pope who was one of the signers of the 1636 Church Covenant, but this John Pope died in 1649, it appears the grantee of the above deed s must be John Pope, Jr. born April 30, 1635 (122). When John Pope, Sr., had died in 1649, his will had omitted John Jr. and left everything to his wife or daughter. This may be why it was necessary to get these later grants from the town through the Church to provide a livelihood for John Jr.,

who was a husbandman by trade. We know that he became resident on this land in Squantum

In 1665 the town records reflect the appointment of viewers "to view the highway which goes over the land of John Pope to Squantum Neck, upon his desire of removing the highway; upon condition that he may have the land that lies between Goodman Leeds his meadow and the said highway; we judge that he have the said land.. . to the common land southwards , allowing always passage into Goodman Leeds and his successors (123). This suggests the augmentation of Pope's holdings.

Perhaps the reason John, Jr. had been omitted from his father's will, is the fact that John, Jr. was not as religious as his father, who had been a pillar of the Church, nor was he as politically active. He was several times censured by the town fathers for failing to see to the Christian education of his children (124). Once he had been cited for allowing his now nonresident daughter to stay with him beyond the allowable visitation period without a permit from the town (125). These obligations applied to all town residents, and the consequences of frequent nonconformity could result in banishment from the center of the Town. This is perhaps why John, Jr. came to be granted a homestead in Squantum.

John Pope Jr. 's holding was argued further by a number of deeds, including a 1663 deed from Daniel Preston of six acres (126), as well as an additional deed from Daniel Preston, Jr. in 1700 (Suffolk Deeds Bk.33, Page 120). In 1680 there is an entry in the town records whereby it was granted to "John Pope libertee to get fourteen hundred clobords out of the common Swamps belonging to Dorchester" for building a house (127). It appears that this house was in the area between Ocean Ave and Sonoma Road near the present intersection with East Squantum Street, as there is a well near that site. Plate 14 of Robinson's Atlas of Norfolk County, 1888, Towns of Milton and Quincy, shows a house of R. Pope on East Squantum Street near its present intersection with Ocean Ave. and Sonoma Road.

John Pope, Jr died in 1686. His probate inventory contains: "Six acres lying about house; twenty acres lying North side parallel line; Twelve acres bounded by Daniel Preston on North and south; twelve acres lying near to Chappell; fourteen acres pasture on south side parallel line (128)." Clearly, he had augmented his holdings further. See Map XVI for a later survey of the Pope lands. His estate shows among his children a predeceased son, John; a son William, who thereafter had sold his interest to Smith Woodward, husband of his sister Thankful; sons Thomas and Ralph and daughters Thankful, Susanna (married to John Cox) , Jane, and Margaret Pierce.(predeceased) . Except for the Smith Woodward land, the estate was settled on Ralph Pope, but he had to pay shares to his siblings. Daughter Jane in 1698 married a John Munnings. This posits a family connection between the Popes and possible heirs of Edmund Munnings. The genealogical websites www.ancestry.com and www.geni.com show us that Smith Woodward died in 1732 and his wife Thankful in 1738. Smith was the son of Deliverance Butt, so we can see the interrelatedness of the Popes and the Butts, who are discussed below.

At this point, 1694, we therefore have the following ownerships at Squantum. The Newberry/Glover farm is in the heirs, devisees and grantees of the Glover, Rawson, and Billings families. The Ludlow/ Hawkins farm is partly in Thomas Faxon and partly in the Leadbetter/Breck/Bass devolution. The Rossiter farm lands are in Daniel Preston, Ralph Pope and Edward Breck and the Munnings properties are in Samuel Foster and Prudence Payson Thompson ownership. We also have some residual Leeds interests (See Map XV).

Daniel Preston is the first of a long line of Prestons who were prominent in Dorchester. He was Ruling Elder in the church, was selectman and town official many times (129). His son Daniel and grandsons Daniel and Remember were prominent as well and the family produced two members who were among the prominent industrial and commercial leaders of nineteenth century Dorchester. Elisha Preston was part of a syndicate formed in 1832 to promote whale and cod fisheries based out of what is now Commercial Point (then called Preston's Point) and John Preston in 1880 owned and operated a cocoa and chocolate mill on Commercial Point (130).

Commercial Point was in fact long a location for maritime related industries such as cooperage, chandlery, wharfing, ship building and as storage and drying space for fish. In later years it saw lumber yards and saw mills as well, one of the most famous of which was run by William and Albert Pope of the Pope family (131). All of these persons lived in the Commercial Street, Mill Street area near Commercial Point. Elisha Preston was involved in the East India trade as well (132). A further example is provided by Edward Breck's cider mill on Tenean Creek, which passed into the ownership of the Tileston family, who ran it as a grist mill, while they at the same time owned much upland and marshland along the north side of the Neponset nearby ([See Map XIV](#)). While the town had to be in effect reconstituted in 1636 and in the late 1640's and really did not get on its feet again until the 1660's, it may be seen that at all times the prominent commercial families controlled both sides of the Neponset River and provided a remarkable functional continuity.

Ralph Pope who inherited John Pope Jr.'s land at Squantum, served as a constable of Dorchester in 1706, while Henry Leadbetter served as selectman (1687 thru 1691) and also as constable (1673 thru 1707). Edward Breck and his grandson Ensign Edward Breck were also selectmen and town officials for many years (133).

1694-1777

During this period the area of the old Newberry/Glover farm became further partitioned and subdivided, while the Ludlow/ Hawkins farm remained leased out by the Faxon family except for the Leadbetter portions, which now devolved into Breck and Bass. Many of the families through marriages of their children and grandchildren intermarried in this period. Edward's Breck's son Robert married Thomas Hawkins daughter Sarah in 1653. His granddaughter Elizabeth married Nathaniel Butt. Breck's great grandson Edward married Mary Davis. Mary, a daughter of John Glover, the fourth son of Nathaniel Glover, married Elijah Belcher. His eldest daughter Susanna married Lazarus Pope. John Richards daughter Sarah married Benjamin Davis.

In around 1696, Squantum proper began to undergo the process of final consolidation into three basic proprietorships, (See Map XX & XXI), first of the Prestons, Butts and Popes, and then, in the 1770's into the farms of Joseph Beale (approximately fifty acres, of Benjamin Beale (approximately one hundred and fifty acres) and the Popes 'land (approximately ninety acres).

During this period we see the Butt family acquiring lands in Squantum. The land of John Holland passed first through Samuel Payson, John Preston and Samuel Foster into the Butts. Munnings Moon, now called simply Moon Island, was deeded to the Butts in 1698 from Prudence Thompson's husband Benjamin Thompson and in 1722 from the heirs of Samuel Foster. There are additional deeds from the Popes.

The inventory of Richard Butt, who died in 1694, shows "land at Chapell worth eight to ten pounds" (134). He left his property to his wife and his son Nathaniel (135). We have seen that Edward Breck's granddaughter Elizabeth married one Nathaniel Butt. In 1710 Edward Breck deeded the so-called "Duncan's lot", said to be 14 acres, to Nathaniel Butt. Nathaniel died in 1721 (136) of smallpox (as did Samuel Payson) leaving his son Richard and widow Elizabeth, and his estate then included sixty one acres of land at the north end of Squantum (137). Various deeds from the Breck, Pope, Foster, Woodward, and Payson interests (138) saw these holdings grow. According to these deeds, the members of the Butt family were primarily husbandman and lived and farmed on the property.

According to files in the Quincy Historical Society and Edward Rowe Snow (138b), this was a bit of a turbulent time. In 1716 there was a proposal for a quarantine hospital (presumably for smallpox) to be built in Squantum. After vigorous protests, the hospital was placed on Spectacle Island. In 1725, There was a invasion of bears into Squantum, and on the night of October 29, 1727 there was an earthquake. In 1776 it was noted That there was now a hotel at Squantum Head. There was also talk in 1777 of building a redoubt on Moon Island with barracks for one hundred men and with cannon to protect Long Island.

Daniel Preston died in 1707 at age 86. His probate administration is in Suffolk Probate #3095. His property passed to his son Daniel. Daniel, Jr. died in 1725 at 77 years old, leaving

three sons, John, Daniel and Remember. Daniel Jr.'s will, in Suffolk Probate #5229, devised the Squantum property to his son Remember Preston. Remember Preston died in 1755. His probate is Suffolk #11060. In his will he leaves the property to his nephew Remember, the son of his brother Daniel. This second Remember Preston died 1761. His estate inventory showed 55 acres of land. The estate conveyed fifty acres in 1777 to Joseph Beale by deed recorded in Suffolk Deeds Book 127, Page 60.

After 1730 the Butt family began to liquidate its holdings and pass them on to the Davis family, particularly to Jonathan Davis, who at his death in 1763 owned about one hundred acres "sixty three plowing, orchard and pasture at the Chappel, so—called, twelve acres cow pasture, and twenty acres house lot, village, mowing and orchard (139) and to Elijah Davis, his son (140). We have already noted the Davis connection to John Richards above. John Richards probate is Suffolk Probate #2002.

The Popes and Prestons also engaged in some deed exchanges to consolidate their holdings as well so that by approximately 1730 the Preston holdings are approximately fifty five acres and the Pope holdings about ninety acres. Later the Popes and the Beales would exchange small parcels as well.

The various deed descriptions, when viewed considering what we know of the prior history, indicate that the Davis, Preston and Pope farms thus formed were located approximately as shown on [Map XX](#). While all three properties were working farms, it appears that about this time Squantum began to be visited by city dwellers for picnics, swimming, and general recreation and some dwellings were made available for their temporary accommodation (141).

The intermarriage of various families continued. Susanna, eldest daughter of John Glover, who in turn was a grandson of the original John Glover, marries in 1751 Lazarus Pope, son of Ralph Pope (142). Edward Breck's great grandson Edward (born 1738) married Mary Davis (143). We remember that Edward Breck's son Robert had married Thomas Hawkins daughter Sarah in 1653 and that John Richards niece Sarah had married Captain Benjamin Davis. A member of the Butt family, Samuel married Anna Rawson, daughter of David, son of William Rawson (144). The Davis family at this point appears to be largely of Braintree. A William Davis was listed as an inhabitant of Braintree in 1640 owning twenty acres there and in 1675 a Captain Davis is listed as the head of a company sent from Braintree to fight the Indian Chief Ninigret (146a).

The Davis family connection was continued in an interesting way when in 1772 Elijah Davis sold the Davis farm, described as one hundred plus acres "with two dwellings, three barns and other dwellings" to one Benjamin Beale(V) of Liverpool, England (145), brother of Joseph Beale (146b). See also deeds in Suffolk Deeds Bk.139, page 190 and Book 164, page 1154 from Joseph Beale to Benjamin (V). Joseph Beale was married in 1767 to Lilly Davis, daughter of Elijah Davis (147).

1777-1854

The Beales and the Popes engaged in further exchanges of land to round out their farms (148), resulting in farms of approximately fifty five acres for Joseph Beale, ninety plus for the Popes and approximately one hundred fifty for Benjamin Beale. Joseph Beale died in 1797 leaving three sons, seven daughters, and one granddaughter (149). By deed dated 1822 (150), his farm was conveyed by the executors of his estate into George W. Beale, son of Benjamin Beale. When Benjamin Beale died in 1825, his property passed to George W. Beale. Thus the two farms were united in George W. Beale. In 1792 Benjamin Beale had also acquired sixty-two acres on the road leading to Squantum from Steven Rawson, but this land was conveyed out to a John Hull and then next into the Billings family by way of Lemuel Billings who married a Mary Rawson (151).

The first Beale to live in Dorchester was Benjamin Beale (Benjamin II), the son of Elizabeth Patten, daughter of Thomas Patten, and her husband Benjamin Bale, or Beale (Benjamin I) (152). Thomas Patten's will in 1629 named sons John, Thomas, and Nathaniel and daughters Sarah, Joanne, and Elizabeth. Elizabeth Patten was therefore the sister of the Nathaniel Patten, who with his wife Justine Pike came to Dorchester (153) in 1640 bringing his six-year-old nephew Benjamin (Benjamin II) with him. Apparently, Elizabeth Patten was dying and entrusted her son to his uncle's care. Benjamin (Benjamin II) ultimately came to inherit his uncle's estate (154), as Nathaniel and Justine died childless. In 1668 Benjamin Beale (II) married Bathsheeba Lothrop and they had four children. He was a mariner and lived both in Dorchester and in Boston where he died in about 1680 (155). His eldest son was Benjamin (III), born in 1669.

Benjamin Beale (III) married Hannah Holman and had many children. The Beale genealogy says that he served as a selectman in Dorchester, in 1717—1719 and again 1727—1729, but this is not reflected in Blake's Annals for those years (156). Benjamin (III) died in 1793 (157). In 1702, his eldest son was born and was also named Benjamin (IV).

(Benjamin IV), married Abigail Hunt and had several children, the eldest of which (by Abigail Hunt) were Benjamin Beale, Jr. (Benjamin V), born May 21, 1741 and Joseph Beale, born September 9, 1743. Benjamin (IV) married twice more, first to a Hannah Baxter, and then to Anna (Trott) Robinson, widow of William Robinson, prominent Dorchester resident.

In 1776 both Joseph and Benjamin V were warned out of Dorchester (158), Joseph apparently for nonattendance regularly at church. Instead of going abroad, he settled at kind of in exile in Squantum. He had married Lilly Davis, daughter of Elijah Davis, who now owned the Butt holdings at Squantum. It is unclear why Benjamin was warned out as well. Perhaps Joseph's move to Squantum was Elijah Davis' way of providing a refuge for his son-in-law against whatever motivated the "warning out". There were probably similar family considerations involved in the purchase by the now wealthy Benjamin IV of the estate of Elijah Davis and he may well have helped finance Joseph's purchase of the Preston land.

Benjamin Beale (V) left home early in life and went to sea. He became a Captain and eventually settled in Liverpool, England. In 1767 he married Ann Copeland. They had nine children. Their first child, Benjamin (VI), who was born in Liverpool in 1768, eventually married a French marquise and settled in France where he died in 1826. Three children died at sea. One died in Surinam in Dutch Guiana. A boy and a girl died in childhood. One other son died in North Carolina. One daughter, Ann, married Thomas Beale Wales. Only she and a son George Beale remained. In 1780 Benjamin (IV) became affiliated with the maritime firm of Thomas Smythe and Company. He thereafter became quite a wealthy man (159). Benjamin (V) died in 1825 and his property was inherited by his son George (160). Although Benjamin Beale (IV) bought the Squantum land in 1772, he did not occupy it until 1784 after the Revolution, when he returned to America along with his children George (born 1782 in Liverpool) and Ann (born 1783 in Liverpool). This property became quite a prosperous agricultural property.

In 1783 Benjamin Beale (V) bought from Nathaniel Beale the farm on Adams Street in Quincy that Beale bought from Ephraim Wales (161). Benjamin's sister Mary had in 1771 married Dr. Ephraim Wales. The farm was adjacent to the Adams Mansion on Adams Street. In 1792 Benjamin built a house on the property and moved there from Squantum (162). He lived there until his death in 1825 (163). He and Joseph, who died in 1797, are buried in the Hancock Cemetery in Quincy (164). Among Joseph's children, and reflecting back to the link with Elijah Davis, were Captain Elijah Beale and Samuel Davis Beale.

Over the years the Pope family members had acquired various parcels. By 1706, The Pope properties had descended into Ralph Pope and then to his sons Ebenezer, Elijah and Lazarus. In 1777 Elijah deeded several parcels into Joseph Beale. The shares of Edmund and Lazarus in 1803 passed into their sons Edmund and John and then into Edmund's grandson John in 1841.

After having married Abigail Hunt, Benjamin (IV) lived in Braintree. In 1728 he served on the committee which sought to incorporate the North Precinct of Braintree into a separate town. This was ultimately voted down (165). In 1773 Braintree conversely petitioned for the Dorchester lands south of the Neponset to be added to Braintree. This petition was never acted upon. No action was taken on this petition. Finally, in 1790/91, Benjamin Beale (V) joined with other residents of Quincy and of Squantum and the Farms in a petition to the General Court, requesting that the portions of Dorchester south of the Neponset be joined together with the North Precinct of Braintree into a separate town (166). The reasons given in support of the petition relative to Squantum stated that. . "the long Peninsular known by the name of Squantum, humbly beg the Honorable Court to recollect that by their record it appears, that when their ancestors first settled on those detached lands on the south side of the river, there was then in that place a public road and ferry, established by the authority of the government... By means of the ferry on Neponset River at the farms, they had such free intercourse with their brethren on the north side of the river, as probably first encouraged their settling down there, and afterwards gave them an easy participation of all the civil and religious privileges of the town of Dorchester, to which they belong. But your petitioners, 'born long since that road and ferry have been disused', are now in a great measure deprived of their privileges... The river, being impassable for horses, is a constant barrier. For these reasons... may they be set off from

Dorchester" (167). Additional reasons supportive of the separation as aiding the better education and industry of their families and community were adduced. On February 22, 1792 their petition was granted, and the town of Quincy was formed. As the Pope family did not wish to go along with this matter, however, only the lands at Squantum and the Farms owned by Benjamin Beale (V), Joseph Beale, John Billings, and Eben and Josiah Glover were set off from Dorchester. The Pope family loyalty to Dorchester held (168). It took further acts in 1819, when the estate of Caleb Faxon was annexed, 1820 and 1855 before all the lands south of the Neponset were finally annexed. (169) Squantum was now entirely part of Quincy (except for Thompson's Island).

In light of the "warning out" from Dorchester of the Beale brothers, the separation of Squantum from Dorchester seems to signal the end of the loyalty of our proprietors to the town of Dorchester per se and a shift to more commercially secular loyalties. Thus 1792 may be seen as the end of an era when town, family and commerce were more closely intertwined and the beginning of a more differentiated era.

Interestingly, the act of separation and incorporation of parts of Squantum in 1792 was soon followed by a petition, signed also by Benjamin Beale (V), with many others, requesting that a bridge be built across the Neponset to offset the very separation earlier referred to (170). The only extant bridge was the bridge built in 1651 across the river up at Lower Mills. The initial contemplated location was from Preston's Point (now Commercial Point) to New Squantum. The location was later changed to Horse Hummock at what is now Neponset Circle, its present terminus, in Quincy (See Map XVII, XVIII & XIX). The petitioners were granted an act of incorporation as a company to build the bridge (171).

Benjamin Beale (V) became very civically active. He was elected a selectman in Dorchester in 1786, then was appointed a Suffolk County Justice of the Peace and later served as one of the first selectmen of Quincy and became an elector for President and Vice-President (172). His son George Beale became a founder of the Stone Bank, later the Granite National Bank, now South Shore National Bank (173).

The Pope family continued to have active business interests. John T. Pope of Boston was one of the trustees in 1892 of the Wollaston Land Company (174). In 1861 John J. Glover was one of the persons allowed to incorporate and to set up a railroad (175). The Faxon family became founders and principals in the Gas Light Company (176). Thus did these families continue the pattern of commercial activism coupled with business acumen and industry. George W. Beale died in 1851 (177) leaving a son and three daughters. His inventory showed the Squantum farm that had been left to him in his father's will (178).

In 1852 an advertisement was placed in a Boston newspaper by Emmons and Whales, marine merchants of Boston (Central Wharf). The advertisement read: "For Sale: Two farms belonging to the estate of George W. Beale, late of Quincy. One farm of one hundred fifty acres, one hundred thirty of which is upland including Moon Island head and about twenty acres of marsh. Also fifty acres of land of which six acres are salt marsh; also Squantum Point, called "Chapel

Rocks" containing about twenty acres land and rocks with building. This place having for so many years been a favorite resort for fishing and other parties (179). This advertisement presaged the next stage in Squantum history when its land gradually passed over to being used for seaside vacation, hotel or residential purposes (180).

A plan of these lands was prepared in May 1952 by Eben Tolman, Surveyor ([See Map XXIII](#)). Thereafter, by deeds in 1852 and 1854, these lands were deeded out of the George Beale Estate and passed to three owners. The Squaw Rock piece of fourteen acres was deeded to William C. Reed, the Joseph Beale property was conveyed to John R. Pratt and the larger, seventy-nine acre and nine acre portions of the estate were conveyed to James Huckins (deed Bk. 224, page 492). William Reed operated the Squantum House Hotel on Squaw Rock Farm 1854 to the 1880's. Note that the piece of land shown as 9 acres, 42,498 square feet, at the lower right corner of the 1852 map is shown on another map, [Map XXII](#), called "Squantum-In the State of Massachusetts", as having been part of the Pope land. It appears that this other map is an attempt at a compiled map, not a survey map, so it is unclear whether this the map was merely incorrect in showing the boundary as a straight line at this point or whether there was perhaps some sort of boundary issue between the two estates. At any rate, subsequent deeds out from James Huckins to Holley Pope and to grantees from the Popes appear to have laid this issue to rest ([See Map XXIV](#)). James Huckins at this time also owned a farm in Roxbury on what is now shown as Dennis and Huckins Streets. James Huckins was the grandfather of Lillie B. Titus. The Huckins property eventually came into the ownership of his granddaughter, Lillie B. Titus, after which it and the Pope and properties began to be subdivided into residential lots.

In the 1700's Squantum had become a popular place for summer weekend and day trip visitors from Boston. In 1694 a hotel was built at Squantum Head on the Butt property. This is the hotel later acquired by William Reed. Campers would also pitch tents in this area. Around 1810-1812 there began the tradition of "Squantums", popular clambakes and picnics. In the nineteenth century additional hotels were built and vacation homes sprung up. Steamboats began bringing passengers from Boston to Squantum and a trolley brought them out from Atlantic along Dorchester Street to Squantum Park. Eventually, starting in 1908, Squantum began to be subdivided into the residential lots that exist today. With the sales initiated after the date of this advertisement and with the final full incorporation of Squantum and the farms into Quincy, came the effective end of the era herein studied. Squantum increasingly became integrated into Quincy and drew away from Dorchester, which itself was now being drawn increasingly into the urban web of Boston, ending in the annexation of Dorchester to Boston in 1869/1870. The Neponset then became a true dividing line rather than a link.

Conclusion

The land ownership system set up in Squantum was, in its formative period, rooted in the sense and expectation that the land was granted to the individual as a person bound to use it in furtherance of the good of the community. Even when this began to breakdown under the forces of mobility, commercialization and secularization, there is much evidence that in the case of Squantum the early owners still held the land in close identification with their perceived roles in the community, its economy and their family situations. Through use of leases they appear to have been able to exploit the land for subsidiary uses when they were not utilizing it directly themselves and it appears that many of the tenant farm users were also part of their patronage networks. Their ownership of the land enabled them to control the agenda for its use while also preserving it in the commercial and maritime subsidiary of the puritan enterprise planted in 1630.

Many groups of fisherman, explorers and fur traders had preceded the Puritans including some like Fernando Gorges and the Old Planters, who tried to set up permanent economic bases within the New World. Ironically, however, it was the depression that followed the Tudor period and caused problems for their Stuart successors that laid the groundwork for the most effective plantation of the colonies. The Puritan emigration to New England happened within the context of the world of Stuart England. The expansive, commercial dynamic of the Tudor era had served as the major financial impetus for New World exploration and had given rise to heightened expectations for the possibility of effective economic colonization and exploitation (181). However, the historian Lawrence Stone has observed (182) that Puritanism was a kind of "moral panic". The economic crisis of the Stuart period found the Puritans, who were principally from the emerging commercial middle class, squeezed out of a depressed economy at the very moment of their most dynamic growth. This created a great social tension reflected first of all in a feeling that their economic survival was threatened and secondly, that as dissenters from the Church of England, their political, spiritual, and physical wellbeing was in jeopardy as well (183).

While English society was trying to find its bearings and its new sense of community after the breakdown of the bonds of Feudalism, it also found a heightened sense of insecurity. This created the dual tensions in Puritanism between the desire to find a safe nest for the pursuit of their "middle class" individuality and their feeling that society required a severe bending of the will to channel self-assertive instincts to the collective good (184).

The emigration to America allowed them the space to work out this conflict. From the first, their organization showed a desire for hierarchy based on moral uprightness and material success, coupled with a desire for the individual space to work out and manifest those qualities. They were a highly resolute and moral group, but also self-reliant. The extolling of these virtues is demonstrated in the Memoirs of Roger Clapp and in the sermonic theme of the materials relative to him and to Richard Mather in the Collections of the Dorchester Antiquarian and Historical Society (185).

They were also very legally conscious, being careful to bolster their title to the lands of Massachusetts, where dispute might or did arise, by getting "deeds" or their equivalents from

the Indians. Some examples are the deed from Kitchamakin to Richard Collicot on behalf of the town of Dorchester (186), the deed from Josias Chickataubot to Thayer et al on behalf of Braintree (187) and the affidavit from the Indian Sagamore of Agawam relative to Thompson's Island (188).

When the first Old Planters came, Squantum was geographically already an important area at the mouth of one of the two main Native American trade rivers to the interior. The first Dorchester settlers felt the same dynamic, although eventually Boston's predominance caused a shift in the geographic center of the harbor from the Neponset, Dorchester, and Squantum to Boston. Boston had become "fittest for such as can trade into England, for such commodities as the Country wants, being the chief place for shipping and merchandize" (189). The potential secondary importance of Squantum from a maritime point of view did not disappear, however. It has been affirmed in one way or another by naval and maritime oriented interests throughout our period, even if temporarily used for only subsidiary purposes. That use, although in a more commercialized and more secular setting, continues even to this day when the immediate use is residential, but Squantum is surrounded by Marinas or ocean facing institutional ownerships. One of the most important illustrations of this was the 1940's taking by the Navy (in large part from Alice and Catherine Pope) (190) of New Squantum for a Naval Air Station. Previous to that there had been military boat building on the same site. Further illustration is the town of Dorchester's debate in 1777 about the possibility for a redoubt on Moon Island with cannon and barracks for one hundred men to protect the approaches between the mainland and Long Island, with a smaller redoubt on Squantum facing Moon Island (191).

The proximity of Squantum to the sea has had other effects as well, ranging from the hotel and recreation uses of the 1800's to the less desirable, but equally important uses, such as construction of the sewer system out to Moon Island, or such as the earlier proposal in 1717 to put a quarantine hospital on Squantum Neck (192). Although protests by residents led to the hospital being placed on Spectacle Island, the tendency to see Squantum as important for its relationship to the sea, and the harbor islands has not diminished to this day. Debates on the problems of siting of contemporary harbor-oriented activities such as water purification, sewage processing, and water recreation activities have continued to enmesh Squantum.

The signers of the 1791 petition to set-off Squantum and annex it to Quincy choose to express the following perceived ideal for their community: "Your petitioners, being impressed with the common sentiment of their country, have a warm desire of seeing their children educated in such a manner as is best adapted to render them the most useful members of Society, and as they inhabit a long extent of sea coast their character and habits of life will naturally take a maritime cast, and an education adapted to fit them for trade, navigation, fishery, and the attendant arts and manufactories, would be very desirable. . . and our youth be thereby rendered more extensively useful to their families and benefactors to the public" (193) .

Footnotes

- (1) This discussion is based on the summary of the science of geography outlined in the article "Geography" in Encyclopedia Britannica, Volume 10, pp. 146-150.

- (2) Massachusetts Reports: Decisions of the Supreme Judicial Court of Massachusetts. Gray 451, at 457 (1857).
- (3) Ibid.
- (4) Stanley, Raymond W. The Four Thompsons of Boston Harbor. 1621 1965. Boston: Private Printing, 1966, p. 4.
- (5) Ibid.
- (6) Ibid.
- (7) Deputy Governor Roger Ludlow, while digging for a house foundation in 1631 found French coins dated 1596 — see Orcutt, William Dana. Good Old Dorchester, A Narrative History of the Town. Cambridge Mass.: J. Wilson and Son, 1893, p. 24.
- (8) Stanley, op. cit., p. 4.
- (9) Commonwealth of Massachusetts, Water Resources Commission. compilation and Summarization of the Massachusetts General Laws, Special Laws, Pertinent Court Decisions, etc. Relating to Water and Water Rights. Boston 1970, p .7
- (10) Stanley, op. cit., p. 13.
- (11) Ibid.
- (12) Adams, Charles Francis. "Old Planters About Boston Harbor. Massachusetts Historical society proceedings XVI (6): 194—206.
- (13) File #84 . 17.22 entitled "Colonial Squantum, 1600' s and 1700' s" at Quincy Historical Society.
- (14) Massachusetts Water Resources Commission, op. cit., p. 7
- (15) Starbuck, David, Ed. Seventeenth Century Survey of Dorchester Massachusetts. Boston: Massachusetts Historical Commission, 1979, pp. 11-12.
- (16) Dorchester Historical Society. Dorchester Old and New: Tercentenary, 1630 — 1930. Dorchester: Chapple Publishing, 1930, pp. 7-9.
- (17) Starbuck, op. cit., pp. 11—12.
- (18) Orcutt, op. cit., p. 52.
- (19) Dorchester Historical Society, op. cit., pp. 10—11.
- (20) Orcutt, op. cit., p. 27.
- (21) Ibid., pp. 27 and 52
- (22) Massachusetts Reports, op. cit., Boston v. Richardson, 13 Allen 146, at 149 (1866) .
- (23) Stanley, op. cit., p. 23.

- (24) Blake, James. Annals of the Town of Dorchester 1750, in Collections of the Dorchester Antiquarian and Historical Society, Number Two. Boston: David Clapp, Jr. 1846, p. 9.
- (25) See Map #IV and map #V.
- (26) See Map #V
- (27) Massachusetts Historical commission, Michael Joseph Connolly, Secretary of State. Historical and Archaeological Resources of the Boston Area: A Framework for Preservation Decisions. Boston, 1982 pp. 28 -30.
- (28) Dorchester Historical Society, op. cit.p.23, Orcutt, op. cit., p. 31.
- (29) Ibid. Massachusetts Historical Commission, op. cit., p.28
- (30) Orcutt, op. cit., p. 31.
- (31) 31) Dorchester Historical Society, op. cit., p.23
- (32) Starbuck, op. cit., p. 11
- (33) Dorchester Historical Society, op. cit., p.12. Orcutt, op. cit., p. 29.
- (34) Dorchester Historical Society, op. cit., p. 12
- (35) Blake's Annals, op. cit., entries for 1676 & 1679.
- (36) Stanley, op. cit., p. 23.
- (37) Ibid. p .24.
- (38) Blakes Annals, op. cit., pp. 10—11.
- (39) Fourth Report of the Records Commission: Dorchester Records. Boston, 1886.
- (40) Ibid., various entries.
- (41) Orcutt, op. cit., p. 45.
- (42) Massachusetts Historical Commission. op. cit.,
- (43) Fourth Report, op. cit., p. 1.
- (44) The map of "The Meddows beyond Naponset" may be found in the Fourth Report. op. cit., on the back page.
- (45) see Map #VII
- (46) See Annotated Map #VIIA
- (47) Quincy History Society, op. cit., file 84. 17.22.
- (48) see Map #VIII
- (49) Clapp, David. The Ancient Proprietors of Jones Hill, Dorchester Boston: E. Clapp, Jr. 1859. p. 9.

- (50) Fourth Report. op. cit., pp. 7 & 24.
- (51) Pattee, William F. History of Old Braintree and Quincy. Quincy, Massachusetts: Green and Prescott, 1878. p. 21. and folder Quincy Historical society. op. cit., on Glover and Wilson Farm. File 5179M.
- (52) Massachusetts Bay Records, Volume One.
- (53) Quincy Historical Society. Folder 5179M. op. cit. See Map IX
- (54) Ibid. See Map IX
- (55) Pattee. op. cit., pp. 19-20. Massachusetts Bay Records, Volume One, op. cit., p. 162.
- (56) Fourth Report. op. cit., p. 13
- (57) Fourth Report. op. cit., pp. 14—18.
- (58) Fourth Report. op. cit., pp. 14—25.
- (59) Quincy Historical society. Folder 84.17.22. op. cit.
- (60) Fourth Report. op. cit., p. 34.
- (61) Orcutt, op. cit., P. 36.
- (62) Blake's Annals. op. cit.
- (63) Edward Rowe Snow. The Islands of Boston Harbor, 1626 - 1935. Andover, Massachusetts, 1935. p. 109.
- (64) Orcutt, op. cit., pp. 55—56.
- (65) Ibid, p. 57. Starbuck, op. cit., p. 125.
- (66) Orcutt, op. cit., p. 80.
- (67) Ibid. p. 69.
- (68) Suffolk County Probate # 303 (1662).
- (69) Clapp, Ebenezer. The History of the Town of Dorchester, Massachusetts Boston: E. Clapp Jr. 1859. p. 127. Note also per Orcutt op. cit., p. 41, that Dorchester residents were the first to engage in fishing as a business.
- (70) Ibid. p. 50.
- (71) bid. p. 107. Also, Starbuck op. cit., p. 20. see also Map #1 X.
- (72) Adams, Charles Francis. op. cit.
- (73) Orcutt, op. cit. , p. 36.
- (74) Ibid.

- (75) Ibid. p. 52. Starbuck op. cit., p. 13.
- (76) Clapp. op. cit. pp. 78—79.
- (77) Starbuck, op. cit., p. 59.
- (78) Ibid. p. 12.
- (79) Suffolk County Registry of Deeds. Book 4/145.
- (80) Orcutt, op. cit., pp. 55/56. Starbuck, op. cit., p. 12.
- (81) Suffolk Probate # 168 (1657), inventory in Record Book 3/101.
- (82) Blake's Annals. op. cit. p. 16.
- (83) Orcutt, op. cit., pp. 55/56.
- (84) Drake, Samuel G. Recovery of Some Materials for the Early History of Dorchester. Boston: New England Historical Genealogy Society, 1851
- (85) Orcutt, op. cit., p. 21
- (86) Suffolk Probate # 1 Will in Book 1/1.
- (87) Orcutt, op. cit., p. 53.
- (88) Ibid.
- (89) See details in Quincy Historical Society. cit. File 5179M. Orcutt, op. cit., p. 53
- (90) Orcutt, op. cit., p.36
- (91) See Suffolk Probate Records Book 2/57.
- (92) See Suffolk Probate Records Book 1/67.
- (93) Pattee, op. cit. pp.68-69. See Map #II.

But note this ferry (costing four pence) failed for a lack of business. In 1638 another attempt was to get the ferry going was made by ordering Bray Wilkins, under the direction of Israel Stoughton and John Glover, to run it at a cost of one pence. Wilkins later gave up running it as well and in 1648 John Glover was designated as the operator. It is not known how long thereafter it operated, but we know that by 1792 it was not in use. There has been some speculation as to the location of this ferry. The Neponset is a tidal river, so that, if the ferry was not to be totally out of service during low tide, it had to run from a wharf or area where the high water came closest to the channel and to where the shore was not marshy. The original ferry was said to run from Mr. Newberry's Creek to Captains Point and later it was said to run from Billings Rock to Captains Point. Analysis of extant maps suggests this would be in the area behind Naval Terrace just below the Boston Scientific complex and next to Billings Creek (formerly Mr. Newberry's Creek). This area also is rocky. See the map entitled "Plan of Roads from Boston to Milton and Quincy, through Roxbury and Dorchester, 1802, #1614, Third Series Volume 54", page 21. See plan 55 at the end of these footnotes.

- (94) Fourth Report, op. cit, p.87.
- (95) Ibid.p.125.
- (96) Ibid. p.316.
- (97) Ibid. p.131.
- (98) Edward Rowe Snow, op. cit., p.181.
- (99) Ibid. p.181.
- (100) Map #2004 at Bostonian Society Library.
- (101) Quincy Historical Society, op. cit., file 84.17.22.
- (102) Drake, op. cit., p.1.
- (103) Pope, Charles Henry. A History of the Dorchester Pope Family: 1634- 1888. Boston, 888. at Quincy Historical Society.
- (103a) The Ancient Proprietors of Jones Hill, Dorchester by David Clapp. P.9
- (104) Quincy Historical Society. File 84.17.22 (Glover.)
Suffolk Probate Miscellaneous Docket (Holland).
Suffolk Probate Docket #168 (1657) (Hawkins).
- (105) Quincy Historical Society. File 5179M. Glover and Wilson Farms.
- (106) Ibid.
- (107) Orcutt op. cit., p. 110.
- (108) Ibid.
- (109) Suffolk Probate #168 (1657). Records Book 1/101
- (110) Suffolk Deeds 5/13 and 7/286 (to John Richards. Suffolk Deeds 4/145 (to Henry Leadbetter)
- (111) Blake's Annals — entries for those dates.
- (112) Suffolk Deeds 5/171.
- (113) Suffolk Deeds 81/9.
- (114) Suffolk Probate Miscellaneous Docket. Probate Record Book 1/67.
- (115) Suffolk Deeds 28/211 (to Daniel Preston). Suffolk Deeds 16/320 (to Samuel Payson).
- (116) See reference in Deed 19/80 (1698).
- (117) Suffolk Probate #2140 Will in Probate Record Book 13/416.
- (118) Suffolk Deeds 60/154, 68/29, and 74/3.
- (119) Suffolk Deeds 52/204.

- (120) Suffolk Probate #82 (1649). Will in Probate Record Book 2/22 (new).
- (121) Pope History, op. cit., p. 59.
- (122) Ibid. p. 73.
- (123) Ibid. p. 76.
- (124) Various entries in the Fourth Report. op. Cit., Pope History, op. cit. pp. 76—78.
- (125) Pope History, op. cit. PP. 76-78.
- (126) Suffolk Deeds. 52/203.
- (127) Pope History, op. cit. p.78.
- (128) Suffolk Probate. #1512. Inventory in Probate Record Book 14/154. Pope History. op. cit., p. 78.
- (129) Blake's Annals. op. cit.
- (130) Clam Point. op. cit.
- (131) Ibid.
- (132) Ibid. Land Court Department of the Trial Court, Commonwealth of Massachusetts, Case Abstract #8585.
- (133) Blake's Annals. op. cit.
- (134) Probate file cards in records for Squantum of Quincy Historical Society.
- (135) Quincy Historical Society. File 84. 17.22.
- (136) He died of smallpox, which also felled Samuel Payson and in all some thirteen Dorchester residents. Earlier in 1690 per Blake's Annals, thirty-three Dorchester residents had died of smallpox, twenty-four of fever, and forty-six were killed on the expedition to Canada.
- (137) Quincy Historical society. File 84.17.22.
- (138) Suffolk Deeds 37/130, 36/68, 19/80, 30/273, 33/120, and 33/119. 138b. Quincy Historical Society (file 84.17.22) and) Edward Rowe Snow (p.176).
- (139) Probate file cards in records for Squantum of Quincy Historical Society.
- (140) The last of these deeds was 1762, Suffolk Deeds 98/270. See also the deed from Wiswall to Jonathan Davis, Suffolk Deeds 83/265, of property Wiswa11 had received from the Butts.
- (141) Folder, "Squantum Land" at Quincy Historical Society.
- (142) Glover and Wilson Farm file 5179M at Quincy Historical Society.
- (143) Drake, op. cit.
- (144) Glover and Wilson Farm File 5179M at Quincy Historical Society.

- (145) Suffolk Deeds 122/176.
- (146) Suffolk Deeds 127/60
- (147) Beale Genealogy film roll at Quincy Historical Society.
- (147b) Pattee, op. cit. pp. 28 & 364.
- (148) Suffolk Deeds. 130/161 and 131/31.
- (149) Beale Genealogy film roll at Quincy Historical Society.
- (150) Norfolk County Registry of Deeds, Book 69/80.
- (151) Glover and Wilson Farm file 5179M at Quincy Historical Society.
- (152) The following material, except as specifically otherwise foot— noted to additional sources, comes from the Beale genealogy film rolls at Quincy Historical Society.
- (153) Drake, op. cit.
- (154) See Land Court Abstract #5939.
- (155) Suffolk Probate #1155.
- (156) Blake's Annals, op. cit., entries for those years.
- (157) Suffolk Probate #20137.
- (158) Beale Genealogy film roll at Quincy Historical Society.
- (159) Ibid.
- (160) Ibid.
- (161) See Land Court Abstract #17691.
- (162) Beale Genealogy film roll at Quincy Historical society.
- (163) Norfolk Probate #1416.
- (164) Pattee, op. cit. pp. 129—130.
- (165) Ibid. p.57
- (166) Ibid. p.58
- (167) Ibid. pp.58-59
- (168) Ibid. pp.61-62
- (169) Ibid. pp. 82-83
- (170) Ibid p.68
- (171) Ibid. p. 68

- (172) Ibid. pp. 85 & 97.
- (173) Wilson, Daniel M. Quincy, Braintree, and Mercy—mount. Boston: Private Printing, 1906. p. 283.
- (174) See Land Court Abstract #16652
- (175) Pattee, op. cit. p. 72Ibid. P. 73.
- (176) ibid p.73
- (177) Norfolk Probate #1438.
- (178) Norfolk Probate #1416. Will in Probate Record Book 44/427.
- (179) Folder, "Squantum Land" at Quincy Historical Society
- (180) In fact, per Quincy Historical Society files there was a hotel at Squantum Head as early as 1776 frequented by "vacationers" and "weekenders".
- (181) Orcutt, Georgia. Massachusetts: A Portrait of the Land and Its People. Volume 1: Yesterday. Helena, Montana: American Geographic Publishing, 1988. p. 9.
- (182) Observation expressed and discussed at a seminar at Boston University, November 8, 1988, and attended by the author.
- (183) Orcutt, Georgia. op. cit. p. 9.
- (184) Demos, John. A Little Commonwealth: Family Life in Plymouth Colony. Oxford University Press, 1970.
- (185) Collections of the Dorchester Antiquarian and Historical Society op. cit.
- (186) Dorchester Historical Society, op. cit. Clapp, Ebenezer, op. cit. p. 47.
- (187) Orcutt, William, op. cit. p. 45.
- (188) Stanley, op. cit. pp. 32—34. Whitehill, Walter Muir. Boston,
- (189) Whitehill, Walter Muir. Boston, A Topographical History. Cambridge Harvard University Press, 1959. p. 10.
- (190) Land Court Abstract # 27744.
- (191) Quincy Historical society file 84. 17. 22.
- (192) Snow, Edward Rowe, op. cit., p. 176.
- (193) Pattee, op. cit., pp.58-59.

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Squantum Land

Glover and Wilson Farms #5179M

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M—4 of Wilson Farm

M—IO Division of the Wilson Farm

M—66 partition of the Glover Farm

M—88 Further division of part of the Glover Farm

"Plan of Real Estate situated at Squantum; Belonging to the Heirs of George Beale, Surveyed May 11, 1852, Eben Tolman, Surveyor" recorded in Norfolk Registry of Deeds. Plan Book 8/344A and 8/ 344B.

"Plan of Real Estate in Squantum; Belonging to the Heirs of George Beale, May 11, 1852. Eben Tolman. Recorded in Norfolk Registry of Deeds as Plan #26 of 1875. See also sheet 149a of Land Court Abstract #1963 .

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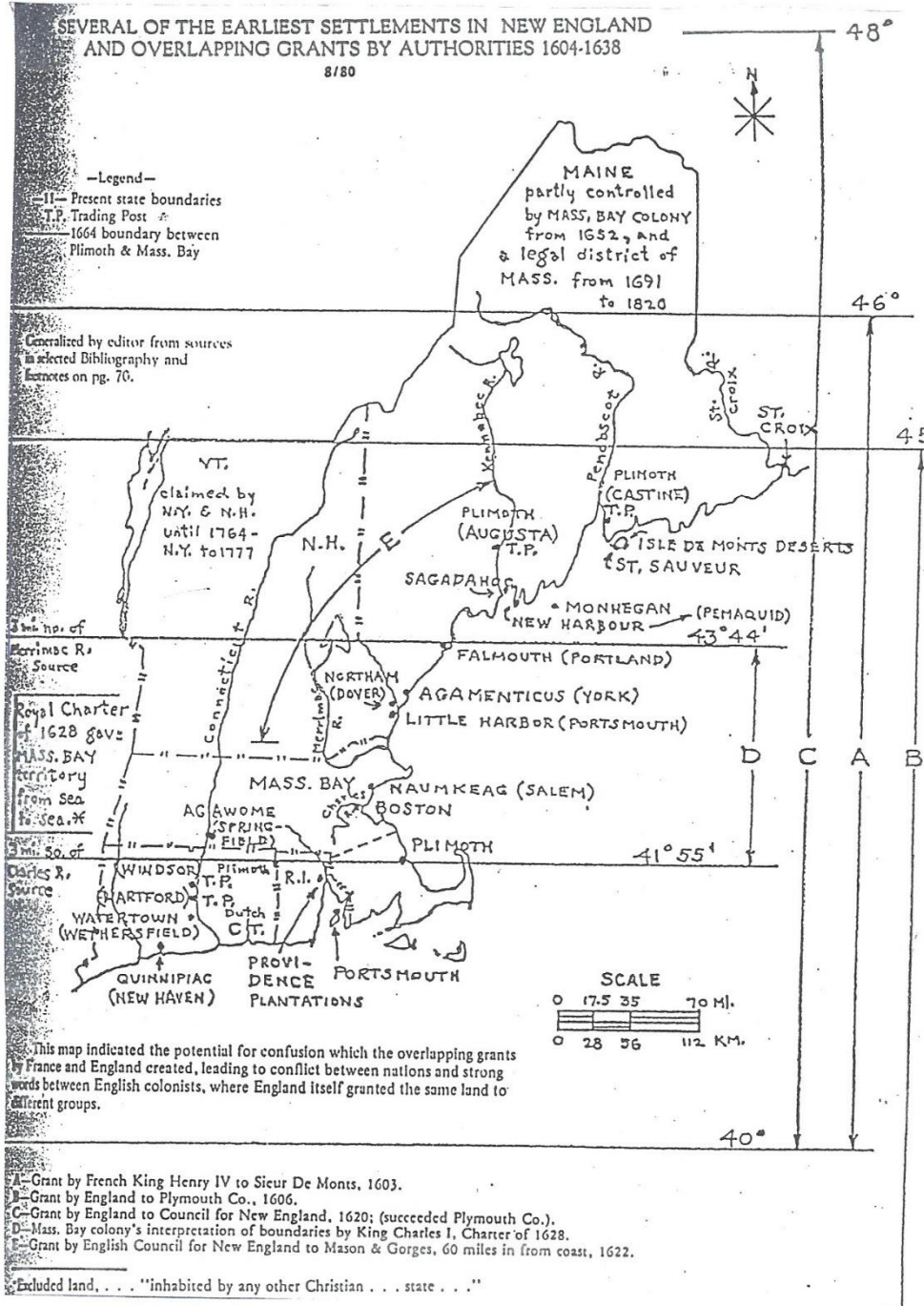
MAP XI



MAP III

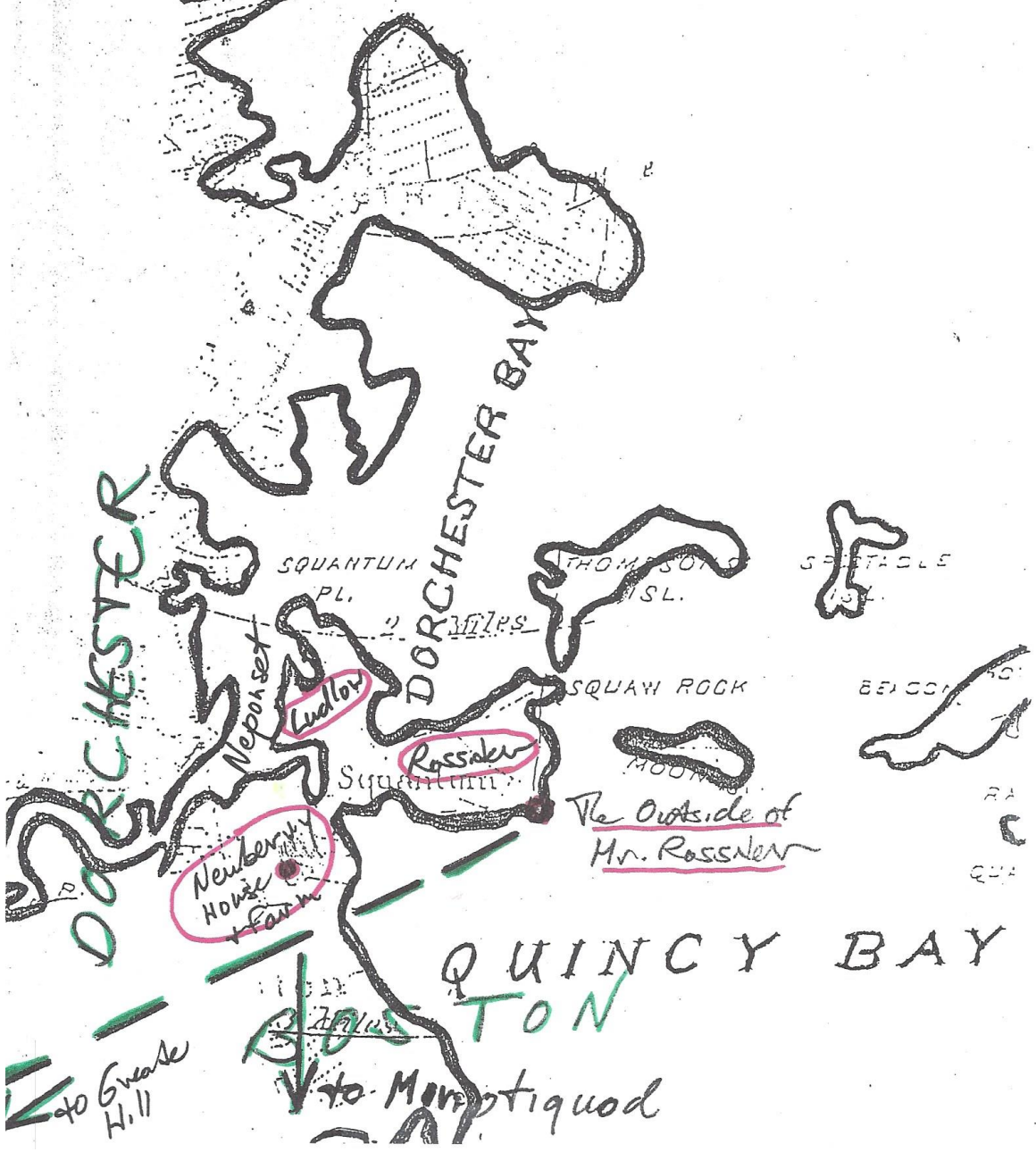
SEVERAL OF THE EARLIEST SETTLEMENTS IN NEW ENGLAND
AND OVERLAPPING GRANTS BY AUTHORITIES 1604-1638

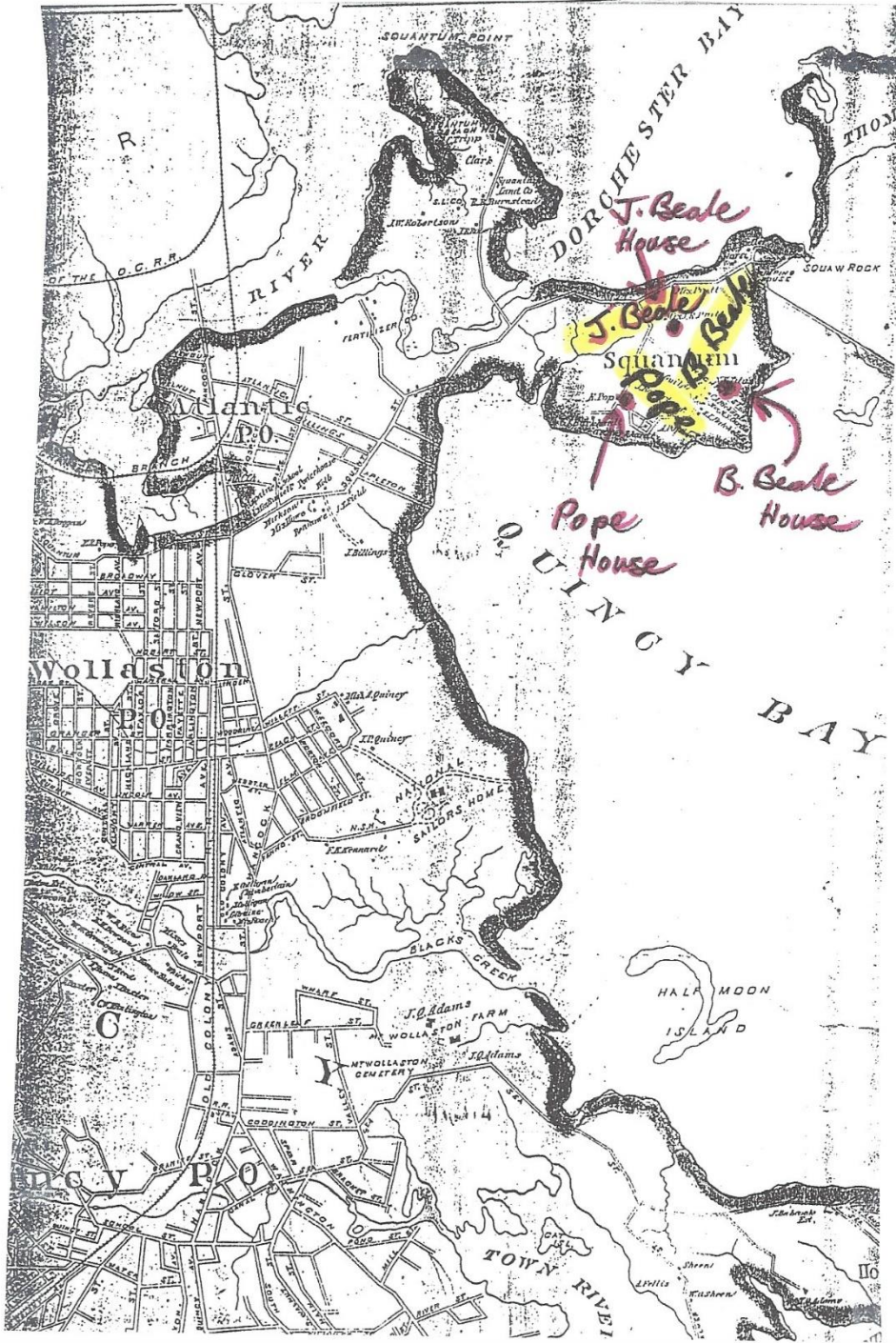
8/80



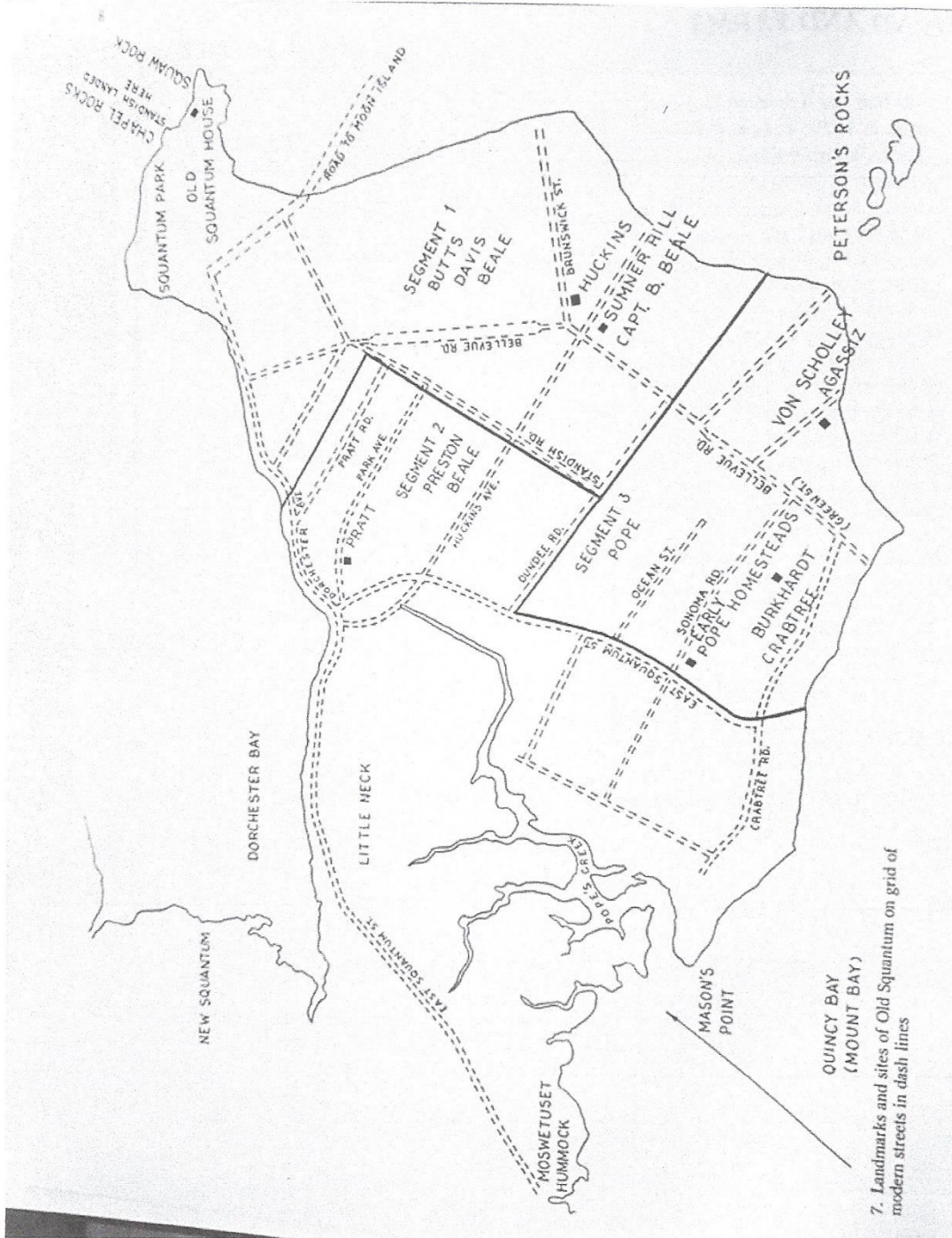
CHARLES RIVER
BOSTON

MAP X





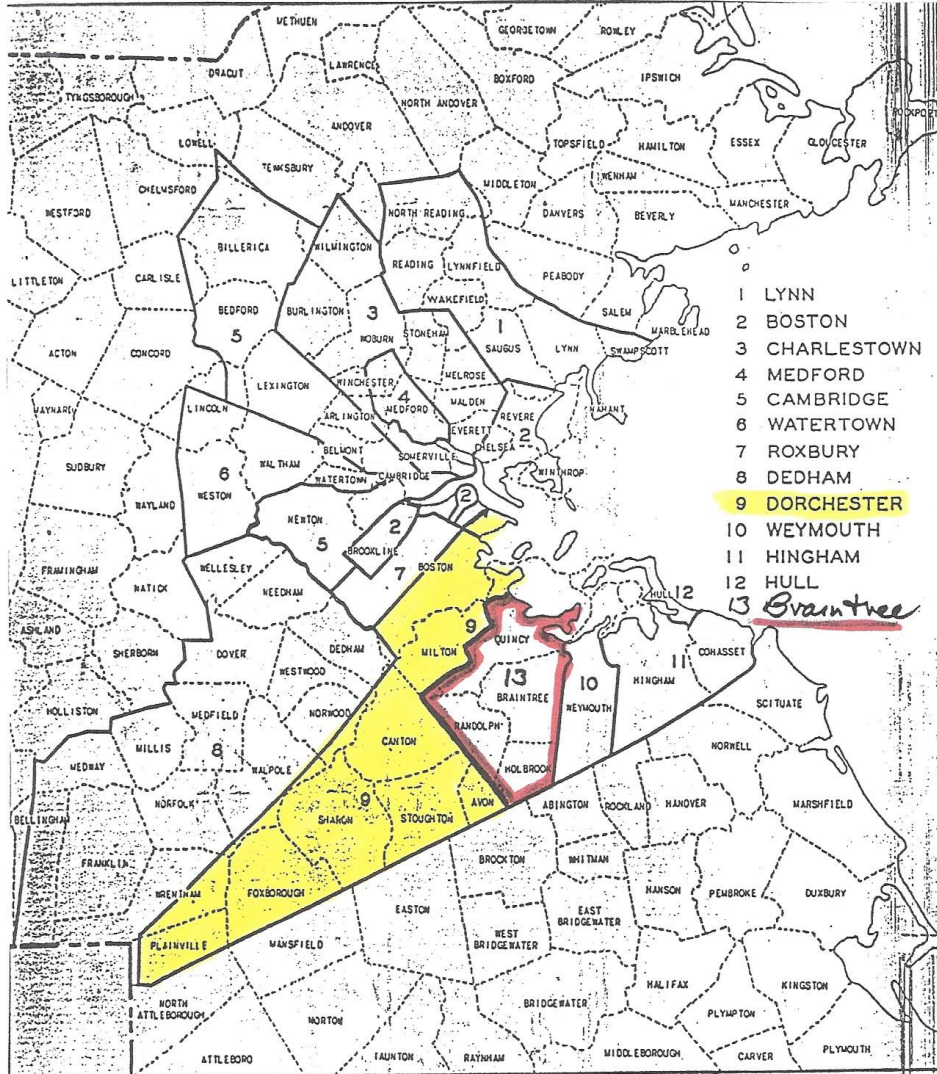
Map "Squantum in the State of Massachusetts"



MAP A

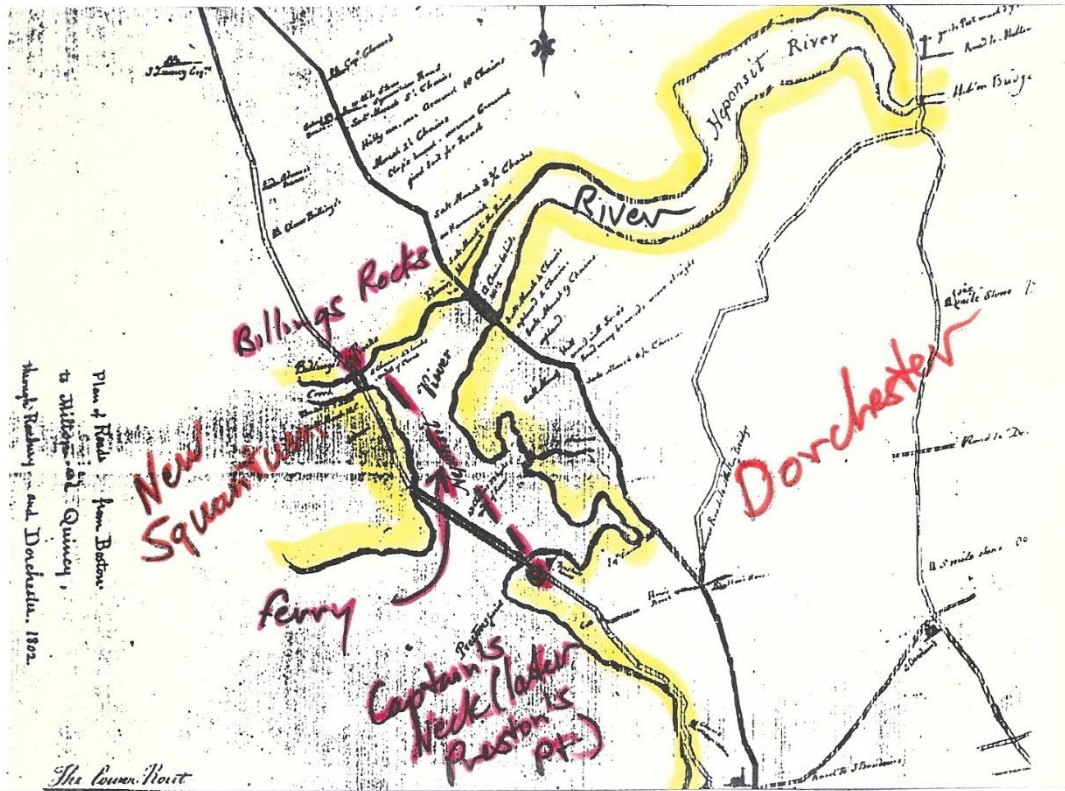


Copy of Map of Business District Partnerships/Quincy Chamber of Commerce at thequincychamber.com

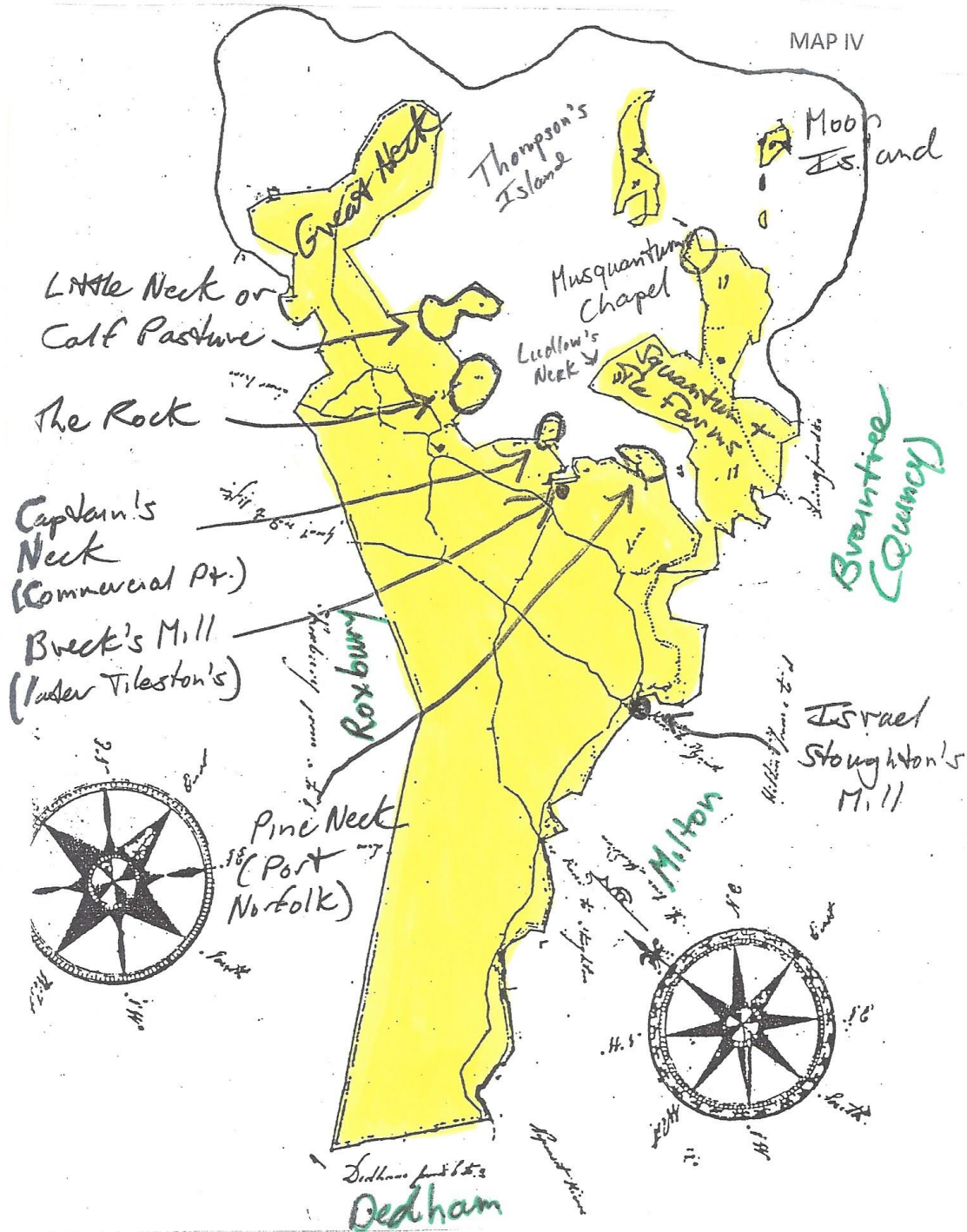


METROPOLITAN BOSTON
 THE ORIGINAL ^{Thirteen} TWELVE TOWNS AT THEIR
 GREATEST EXTENTS
 1640-1650

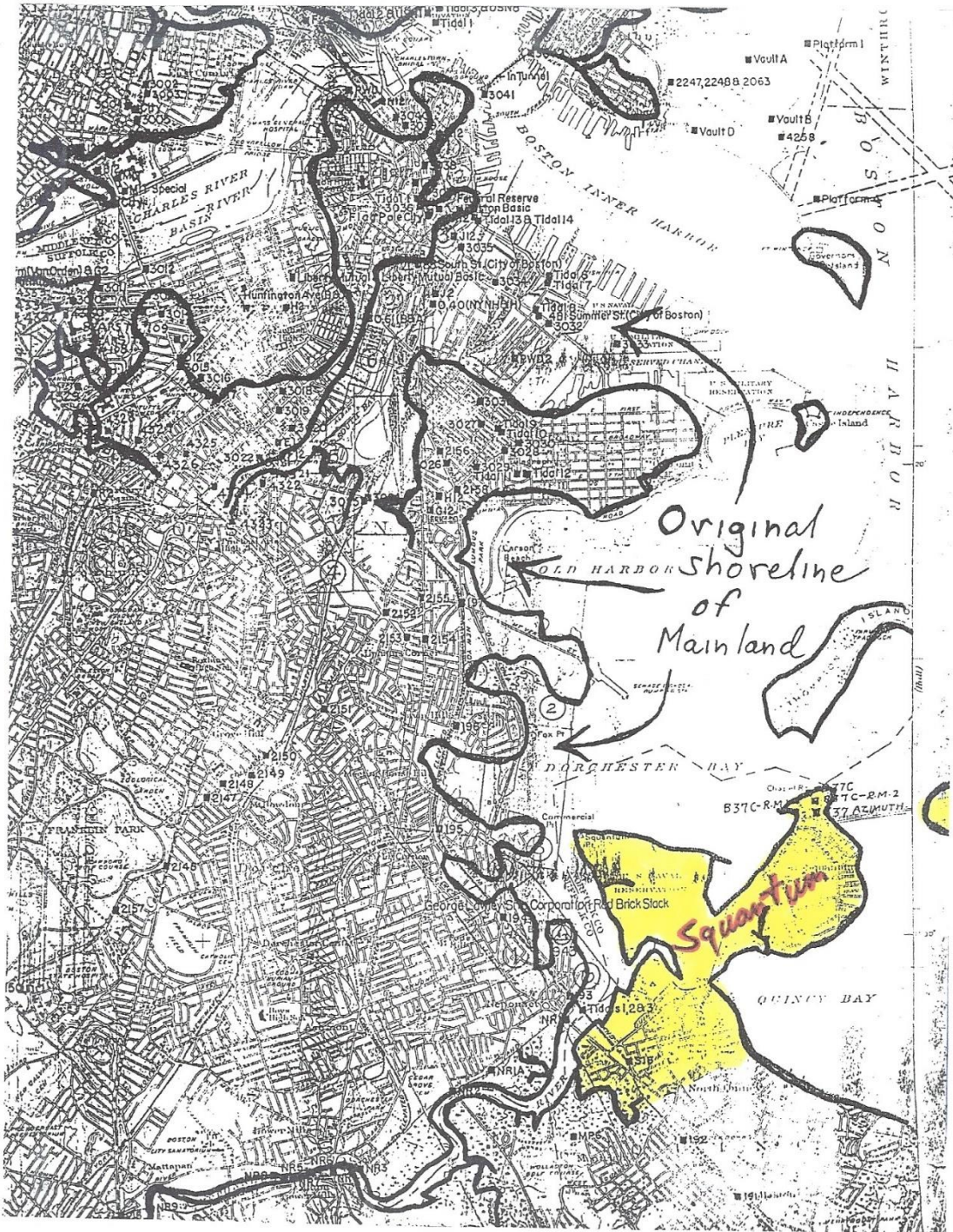
MAP II



MAP IV



MAP IV



CHARLES RIVER

Shawmut

MAP V

St. Peter's Neck

MATTAPAN ROCKS
Allens Plain
The Rock

Little Neck
DORCHESTER BAY

The landing place
Cove

SQUANTUM PL.

THOMPSONS ISLAND

SPECTACLE ISLAND

Musquantum (SQUAW ROCK)

BEACON

MOON ISLAND

RA

QU

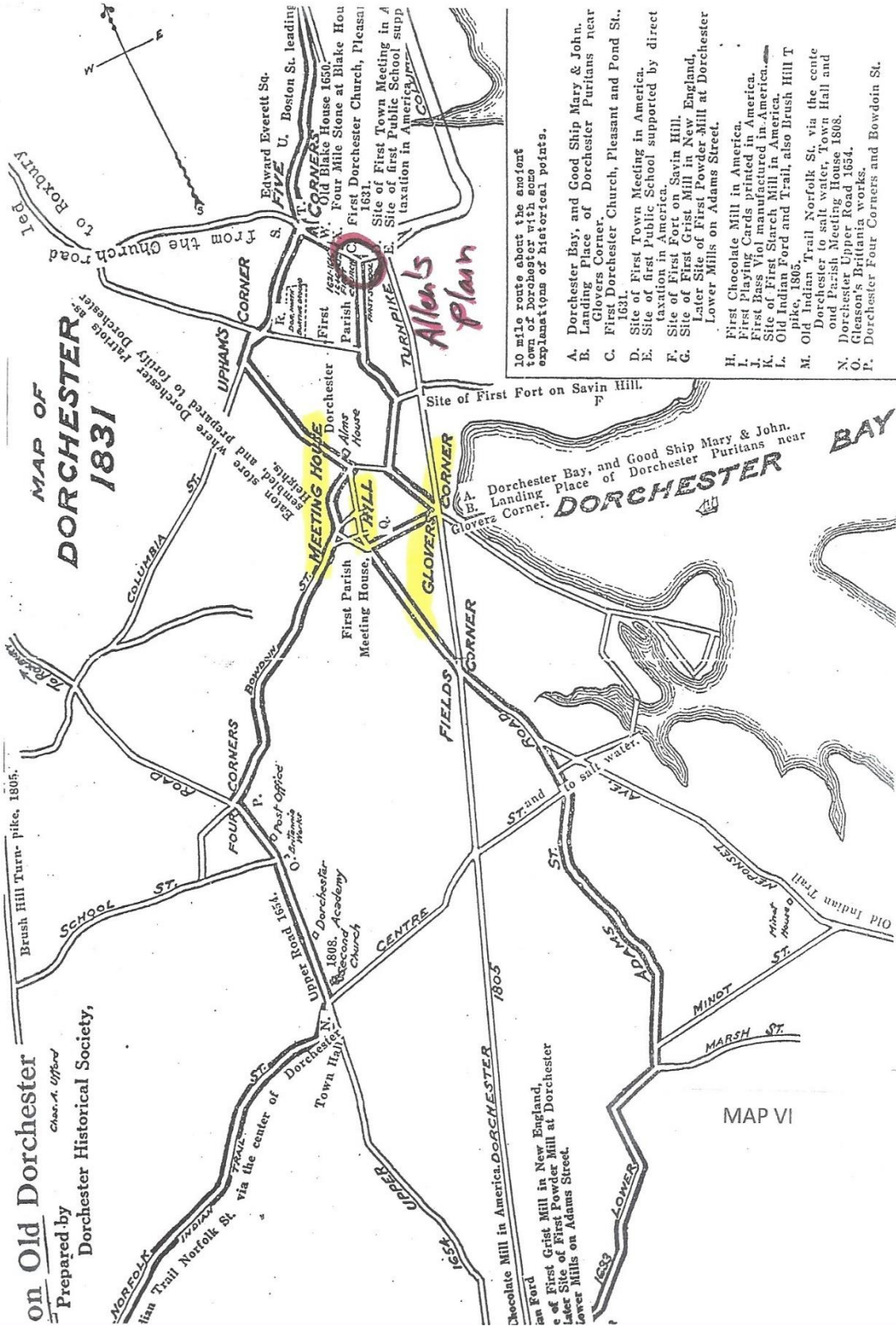
New Squantum

Squantum Fields (Atlantic)

Maswotuset or Massachusetts Hummock

QUINCY BAY

Massachusetts Fields



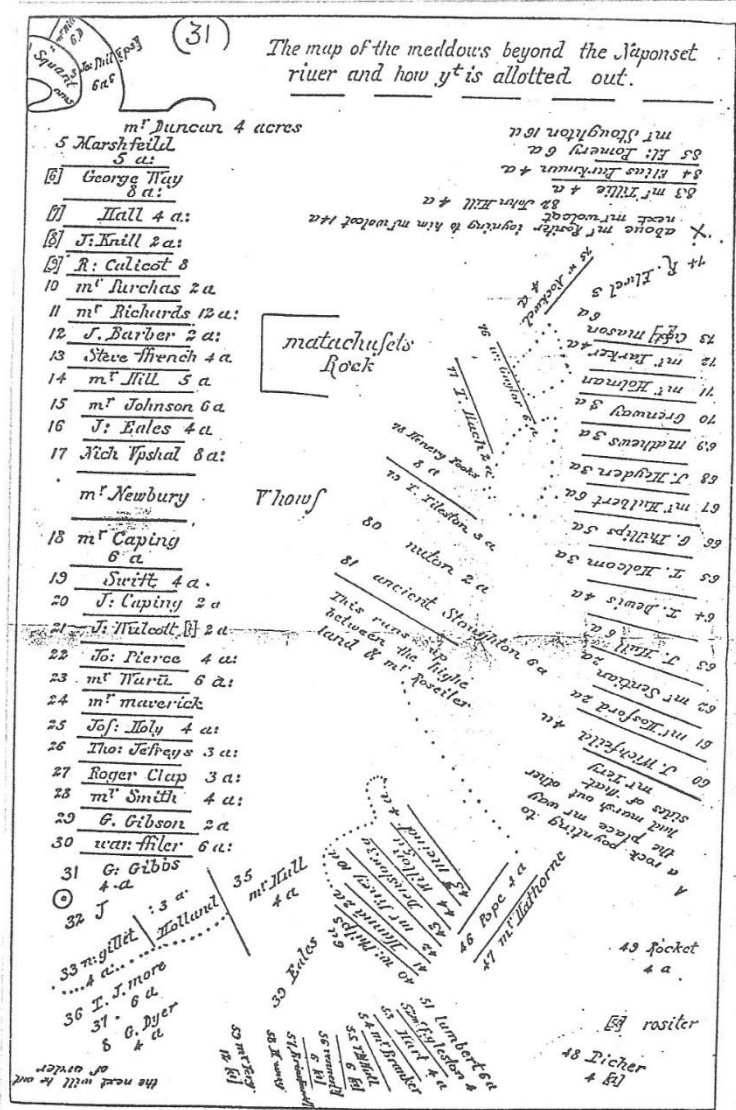
on Old Dorchester
 Prepared by
 Char. A. Upham
 Dorchester Historical Society,

MAP OF
DORCHESTER
 1831

10 mile route about the ancient town of Dorchester with some explanations of historical points.

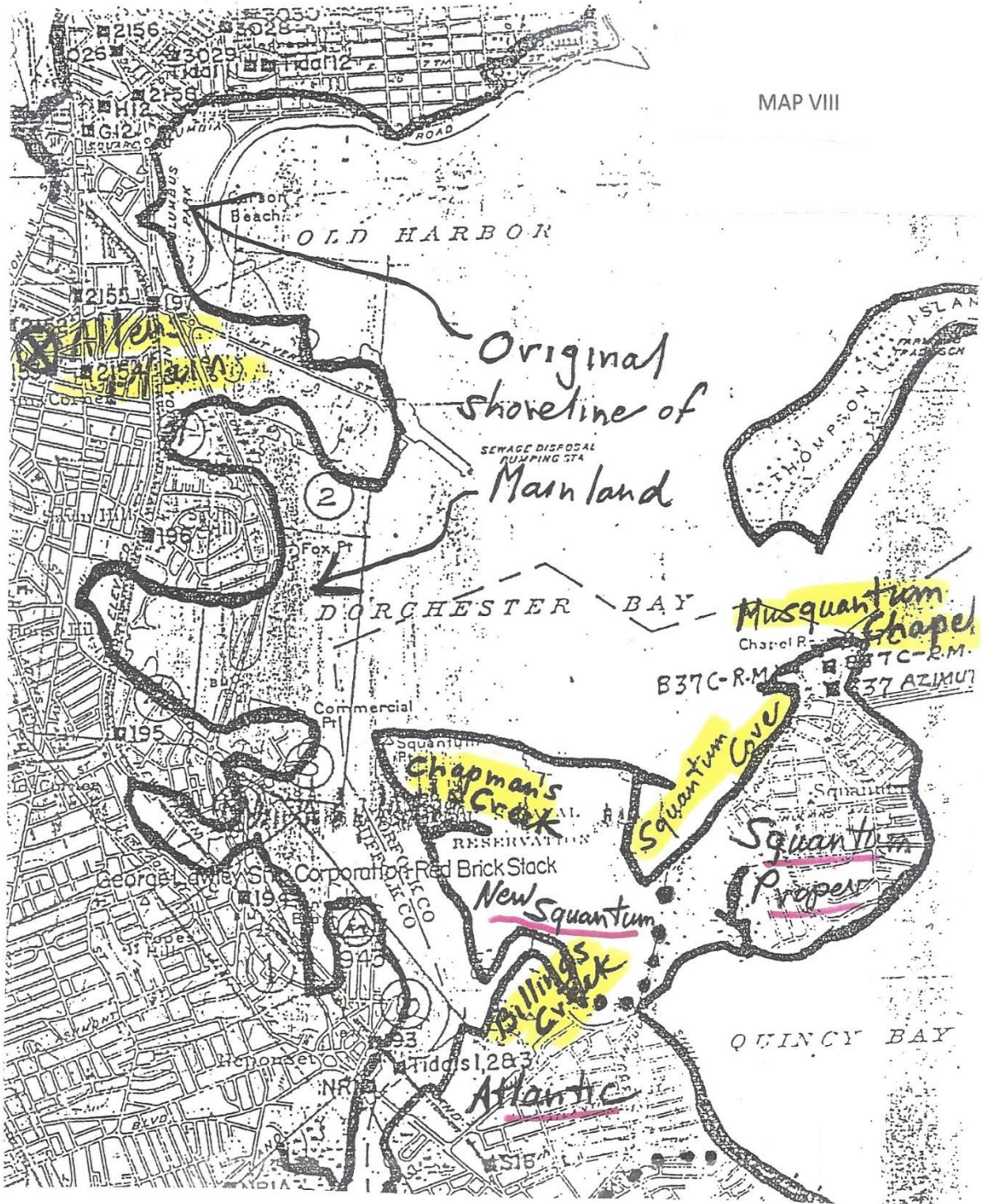
- A. Dorchester Bay, and Good Ship Mary & John.
- B. Landing Place of Dorchester Puritans near Glovers Corner.
- C. First Dorchester Church, Pleasant and Pond St., 1631.
- D. Site of First Town Meeting in America.
- E. Site of first Public School supported by direct taxation in America.
- F. Site of First Fort on Savin Hill.
- G. Site of First Grist Mill in New England, Later Site of First Powder Mill at Dorchester Lower Mills on Adams Street.
- H. First Chocolate Mill in America.
- I. First Playing Cards printed in America.
- J. First Bass Viol manufactured in America.
- K. Site of First Starch Mill in America.
- L. Old Indian Ford and Trail, also Brush Hill T pike, 1805.
- M. Old Indian Trail Norfolk St. via the centre of Dorchester to salt water, Town Hall and Pond Parish Meeting House 1808.
- N. Dorchester Upper Road 1654.
- O. Gleason's Britannia works.
- P. Dorchester Four Corners and Bowdoin St.

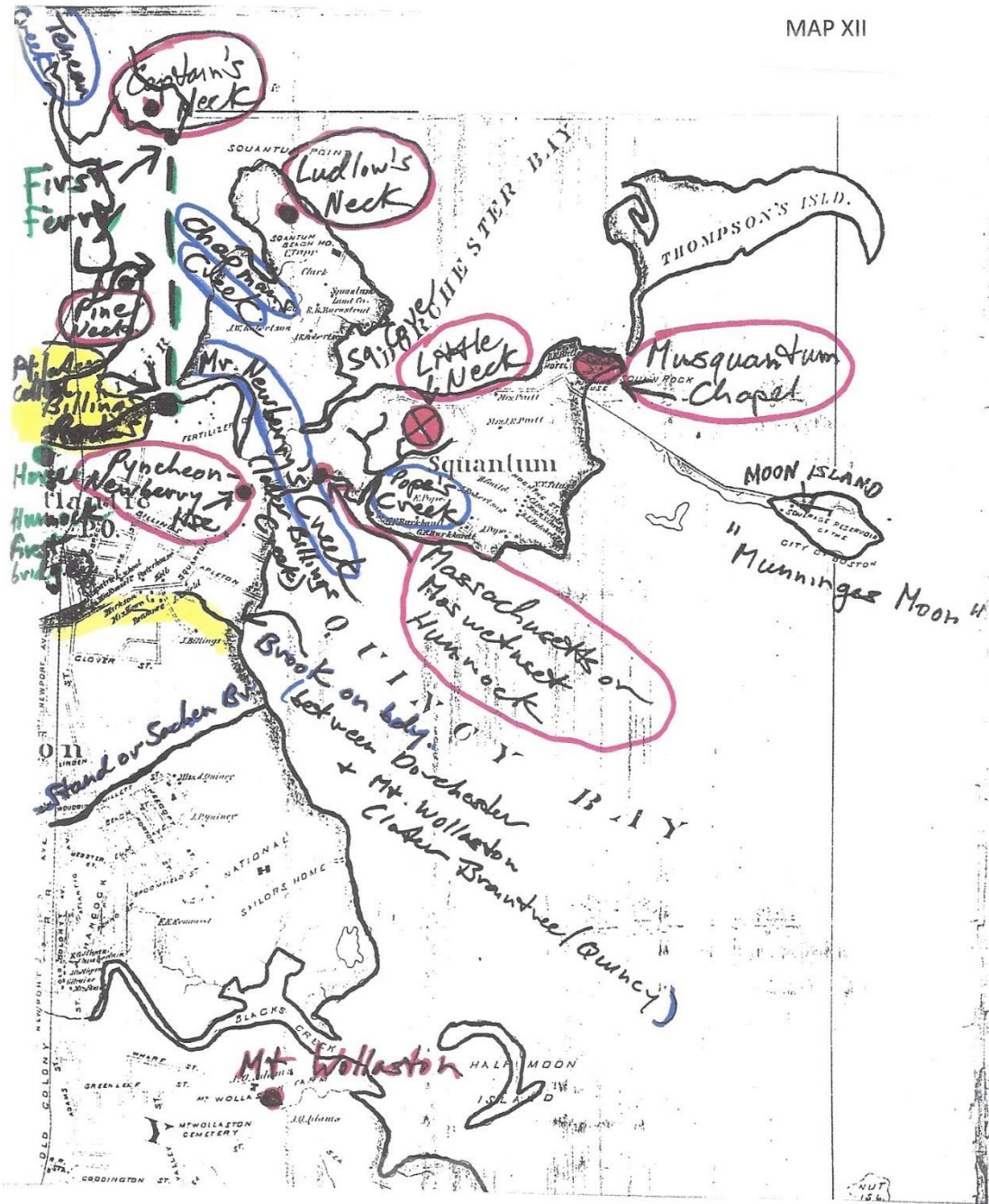
MAP VI

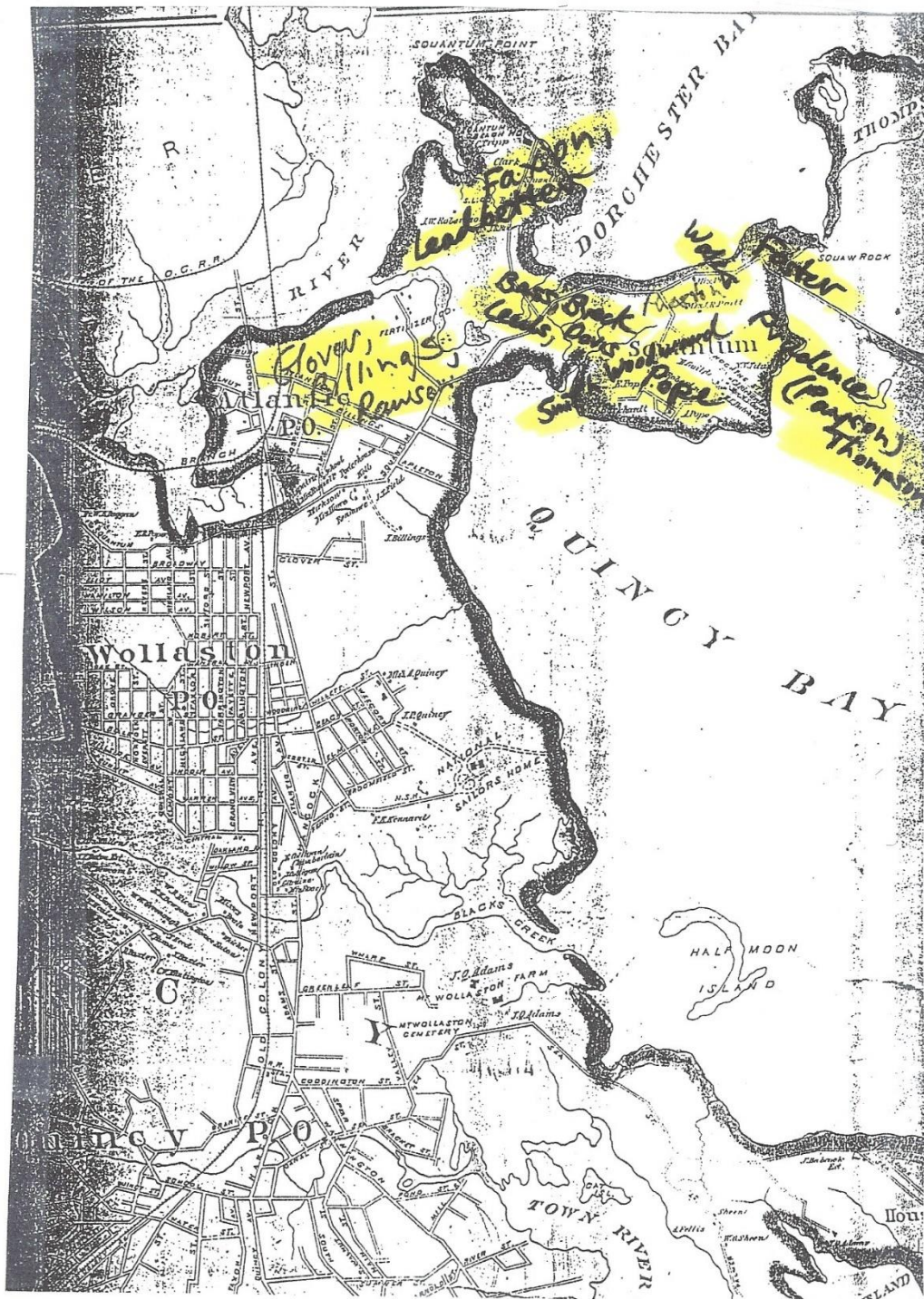


Copy of Page 31 of the Dorchester Town Records
 Giving an exact reproduction of the text in Modern letters.

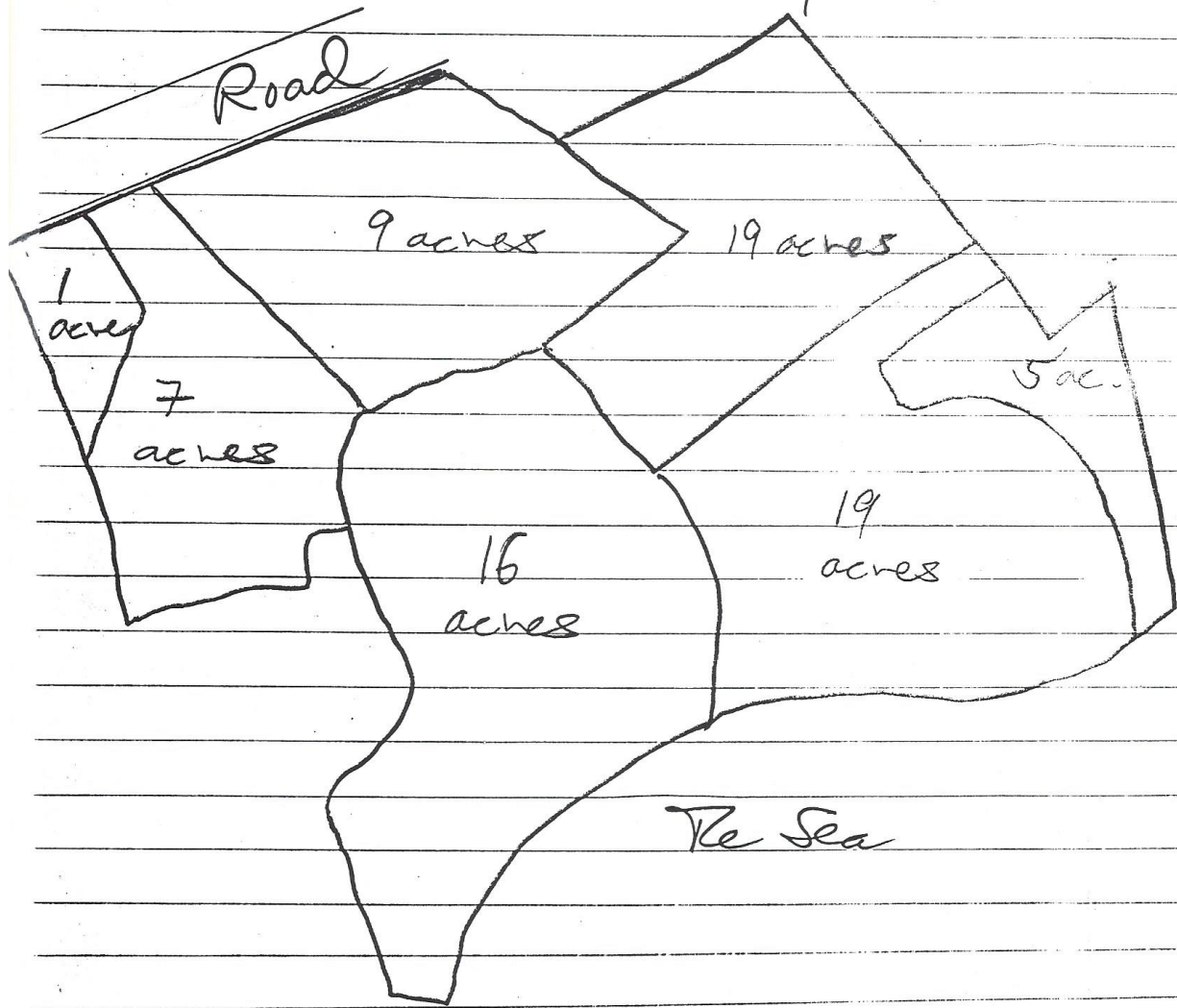
MAP VIII

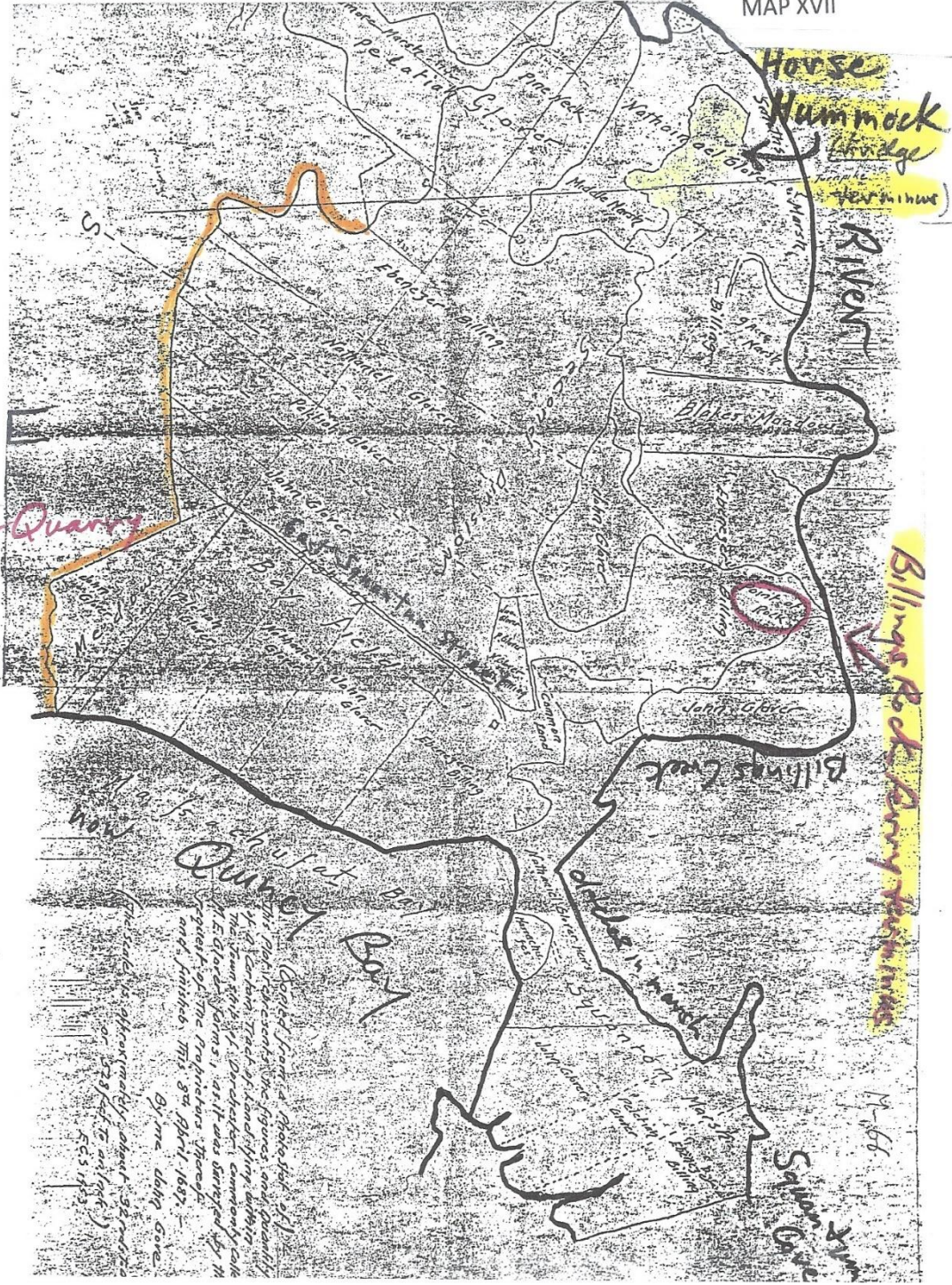






Sketch - Composite of Mather Withington
Plans of Pope land #164 at
The Bostonian Society





Slate Quarry

Blinging Road Army Post Office

Quincey Bar

(Detailed part of a note about the map's scale and accuracy, mentioning 'The scale is approximately about 32,000 feet to an inch' and 'By the Lake Gore'.

M-66

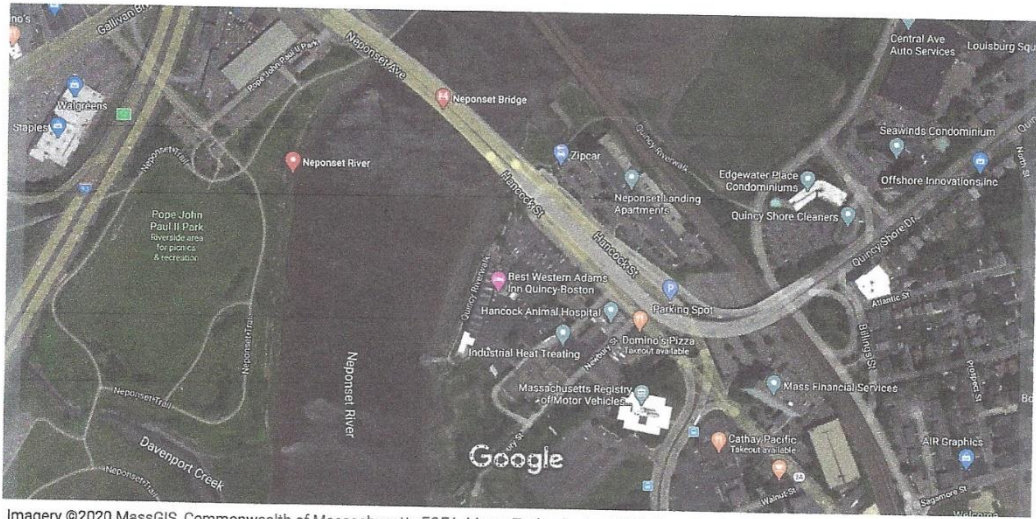
MAP XVIII
Plan M-88



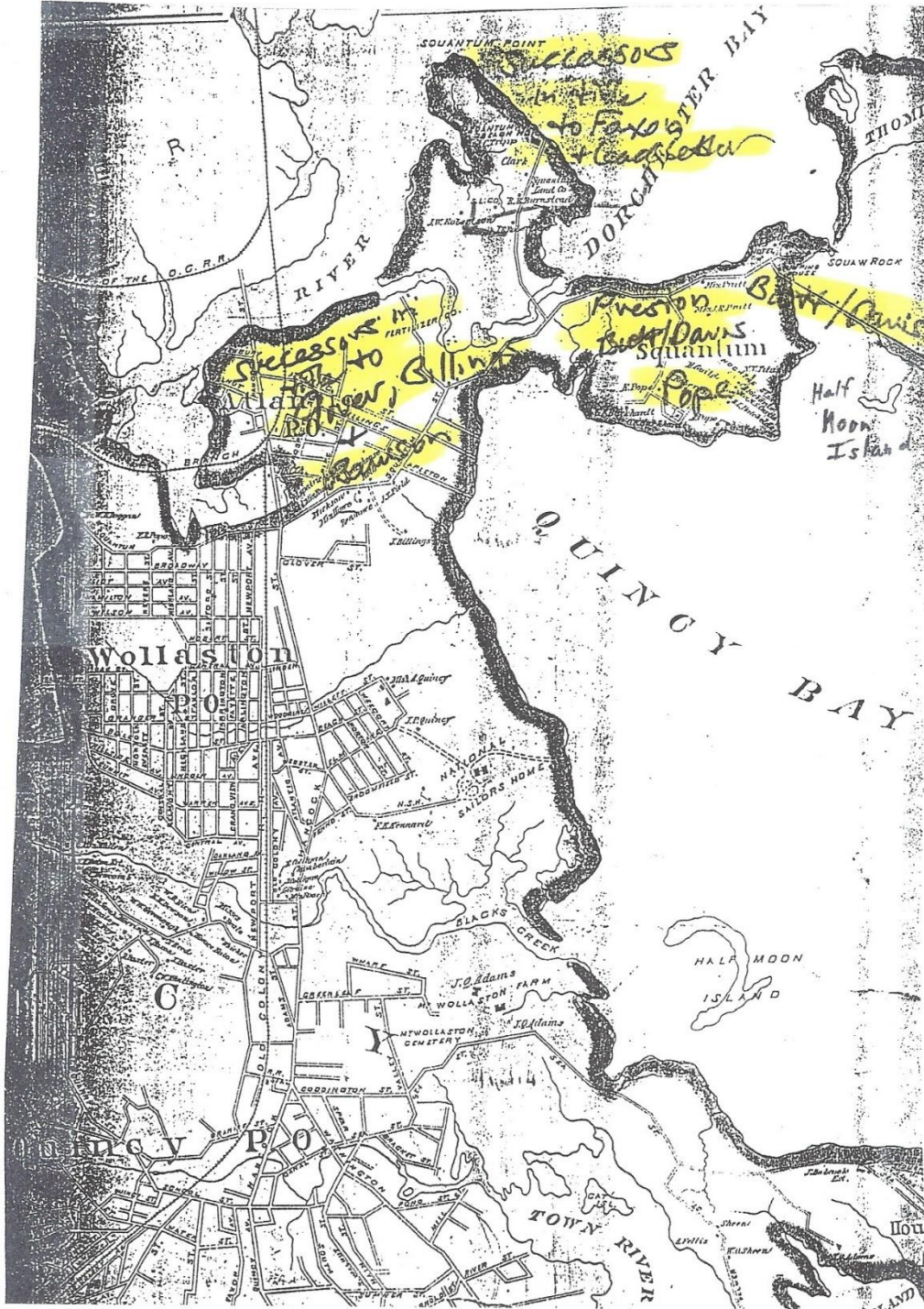
Map XIX

Google maps – The Neponset Bridge at the former Horse Hummock

Google Maps Neponset River Bridge, Quincy MA



Imagery ©2020 MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, USDA Farm Service Agency, Map data ©2020



Flats from
of Boston
727-339

